

~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	S72°29'09"W	46.93'

~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	800.07'	02°04'33"	28.99'	S 73°34'08" W	28.99'
C2	941.00'	31°32'05"	517.91'	S 88°15'11" W	511.40'
C3	794.00'	14°20'13"	198.68'	N 83°08'58" W	198.16'

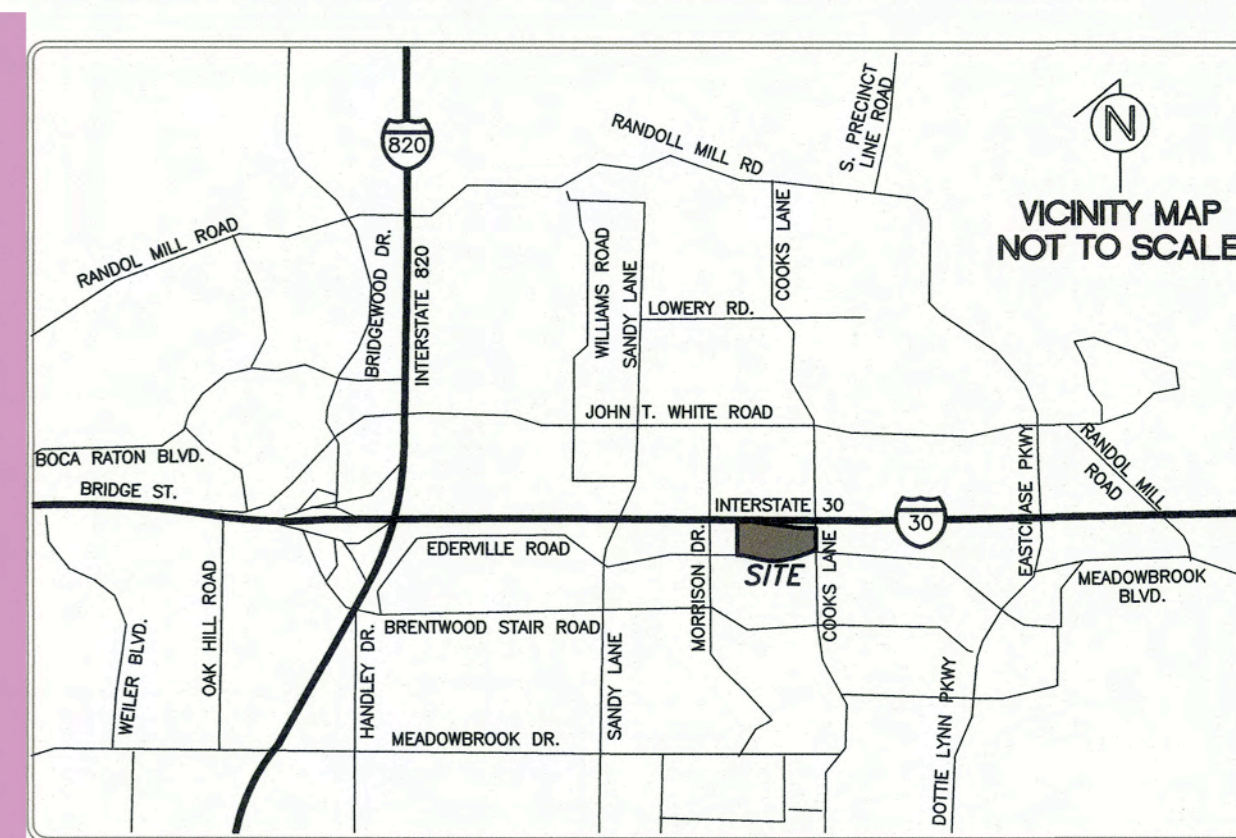
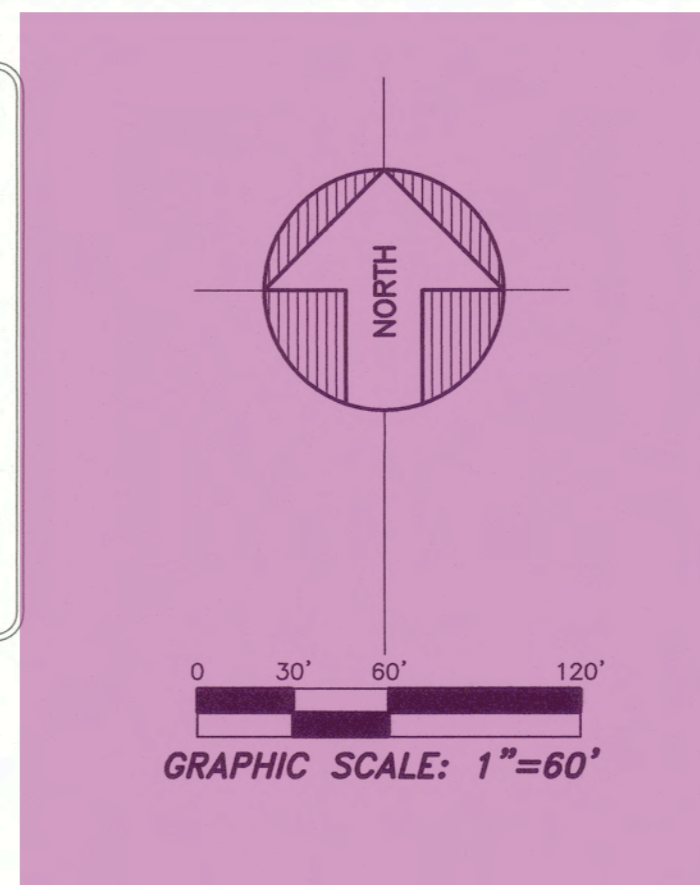
FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48439C0220L, MAY REVISED, MARCH 21, 2019, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN ZONE "X" (OTHER AREAS) AND IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED).
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PRIVATE P.R.V'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

CONSTRUCTION PROHIBITED OVER EASEMENTS
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

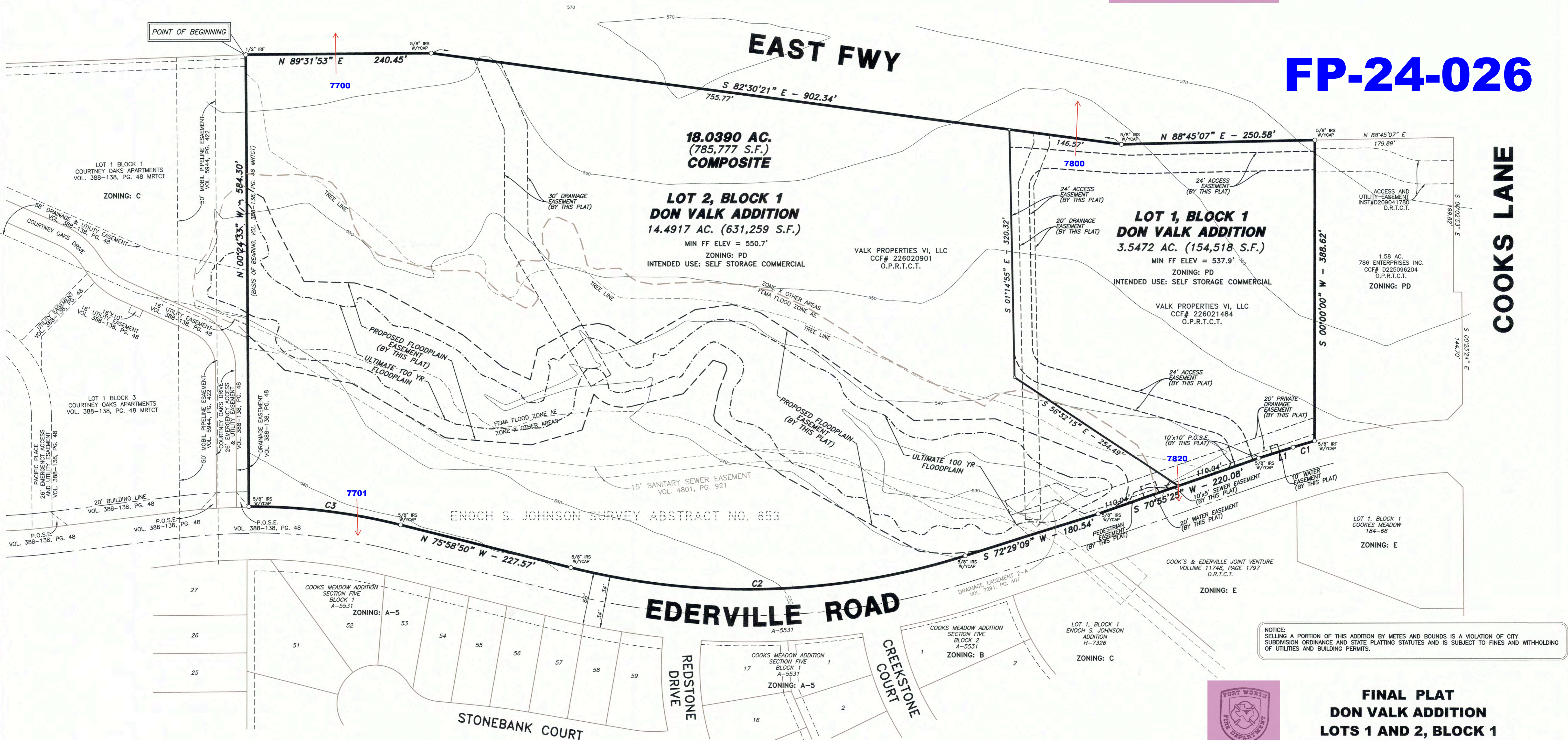
DEVELOPMENT YIELD
 GROSS SITE AREA (ACREAGE): 18.0390
 TOTAL NUMBER LOTS: 2
 RESIDENTIAL LOTS: NUMBER 0 TOTAL NUMBER DWELLING UNITS: 0
 ACREAGE: SINGLE FAMILY DETACHED 0
 SINGLE FAMILY ATTACHED 0 TWO FAMILY 0 MULTIFAMILY 0
 NON-RESIDENTIAL LOT: NUMBER 2
 ACREAGE: COMMERCIAL LOTS: 18.0390 INDUSTRIAL LOTS: 0
 OPEN SPACE LOTS: 0 RIGHT-OF-WAY: 0

LEGEND
 IRS IRON ROD SET
 IRF IRON ROD FOUND
 CAB. CABINET
 SL. SLIDE
 MON. MONUMENT
 P.O.S.E. PUBLIC OPEN SPACE EASEMENT
 P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
 M.R.T.C.T. MAP RECORDS TARRANT COUNTY TEXAS
 D.R.T.C.T. DEED RECORDS TARRANT COUNTY TEXAS
 CCF# COUNTY CLERK'S FILE NUMBER

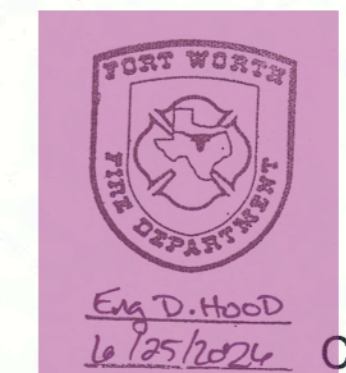


FP-24-026

COOKS LANE



NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



FINAL PLAT
DON VALK ADDITION
LOTS 1 AND 2, BLOCK 1
AN 18.0390 ACRE ADDITION TO
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 SITUATED IN THE
 ENOCH S. JOHNSON SURVEY, ABSTRACT NO. 853

These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

SURVEYOR
 BLUE SKY SURVEYING AND MAPPING
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 CONTACT: DAVID PETREE, RPLS 1890
 DRPETREE@BLUESKYSURVEYING.COM
 TPLS REGISTRATION No. 10105700

OWNER
 VALK PROPERTIES VI, LLC
 1450 S TL TOWNSEND, SUITE 100
 ROCKWALL, TX 75082
 PHONE: (972) 722-2990
 CONTACT: SHAN WALK
 SHAWN@PLATNUMTX.COM

CooksLaneH30swc FINAL Plat 2026.dwg

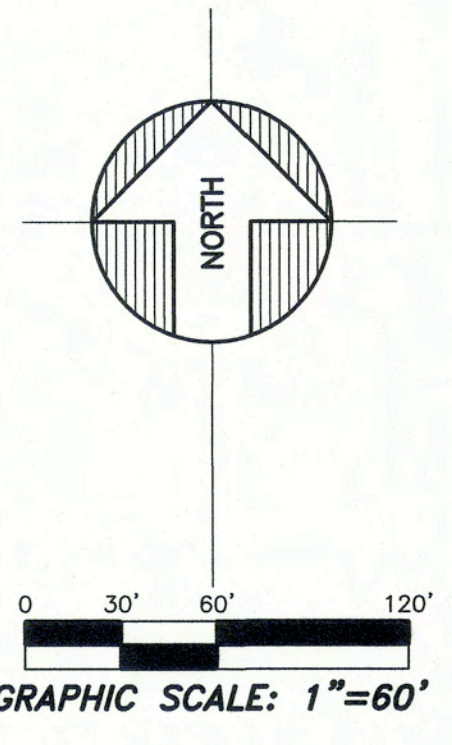
EAST FWY

COOKS LANE

**LOT 2, BLOCK 1
DON WALK ADDITION**
14.4917 AC. (631,259 S.F.)

**LOT 1, BLOCK 1
DON WALK ADDITION**
3.5472 AC. (154,518 S.F.)

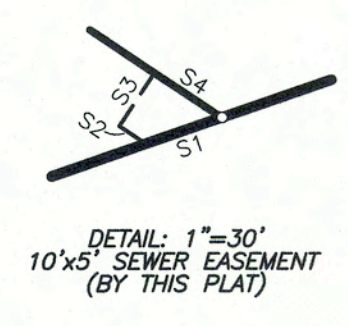
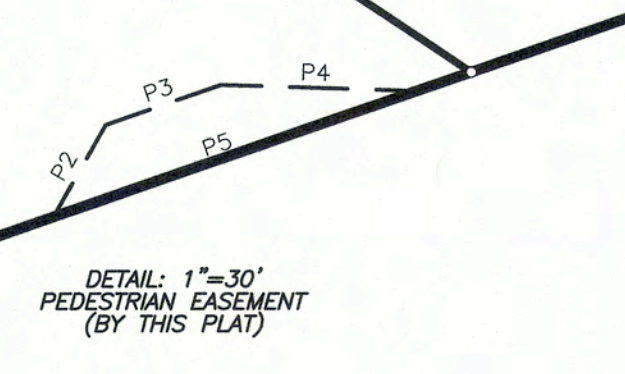
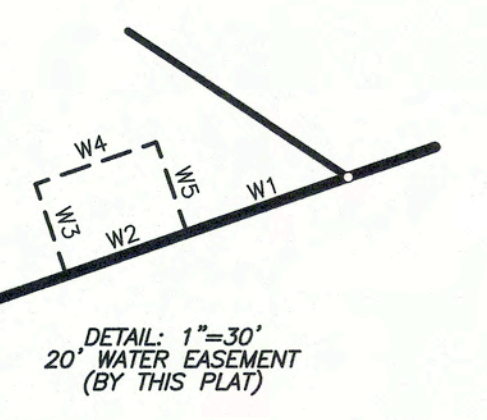
EDERVILLE ROAD



PROPOSED EASEMENT LINE & CURVE DATA TABLES

~ LINE TABLE ~			~ CURVE TABLE ~				~ LINE TABLE ~				
NO.	BEARING	DISTANCE	RADIUS	DELTA	ARC	CH. BEARING	CHORD	NO.	BEARING	DISTANCE	
F1	S59°03'48"E	23.43'	FC1	29.84'	135°04'25"	70.34'	N18°51'59"W	55.15'	D1	S82°30'21"E	55.91'
F2	S22°29'52"E	34.03'	FC2	229.45'	22°26'11"	89.85'	N87°58'05"E	89.28'	D2	S82°30'21"E	34.91'
F3	S27°16'18"E	86.12'	FC3	7.44'	95°53'53"	12.45'	N14°32'40"W	11.05'	D3	S23°15'47"E	86.98'
F4	S88°17'53"E	65.86'	FC4	51.62'	62°12'53"	56.06'	S73°31'45"E	53.34'	D4	S00°24'33"E	140.40'
F5	S74°36'25"E	36.44'							D5	S30°24'33"E	212.78'
F6	S61°14'26"E	119.53'							D6	S59°35'27"W	30.00'
F7	S51°21'20"E	66.42'							D7	N30°24'33"W	220.82'
F8	S65°35'36"E	39.33'							D8	N00°24'33"W	142.37'
F9	N13°42'58"E	40.93'							D9	N23°15'47"W	98.77'
F10	N60°55'37"E	60.71'							D10	S82°30'21"E	31.87'
F11	N83°03'39"E	26.26'							D11	S82°30'21"E	20.24'
F12	S76°48'16"E	13.11'							D12	S01°14'55"E	14.04'
F13	S57°30'15"E	42.22'							D13	S21°29'38"W	55.61'
F14	N60°19'19"E	88.39'							D14	S01°14'55"E	430.92'
F15	N82°28'39"E	48.70'							D15	S88°45'05"W	20.00'
F16	S73°58'43"E	36.80'							D16	N01°14'55"W	434.94'
F17	S57°24'30"E	47.61'							D17	N21°29'38"E	55.61'
F18	S54°33'55"E	195.70'							D18	N01°14'55"W	13.10'
F19	N88°54'28"E	105.72'							D19	N00°00'00"E	9.16'
F20	S68°36'02"E	155.03'							D20	S70°55'25"W	315.67'
F21	S58°48'12"W	17.42'							D21	N64°04'35"W	41.41'
F22	S70°55'25"W	14.94'							D22	S70°52'26"W	62.03'
F23	S72°28'09"W	150.05'							D23	N19°04'35"W	20.00'
F24	N81°04'57"W	202.95'							D24	N70°54'59"E	70.31'
F25	N51°08'59"W	110.88'							D25	S64°04'35"E	41.42'
F26	N14°08'13"W	7.76'							D26	N70°55'25"E	314.30'
F27	N11°30'42"E	31.92'							D27	S00°00'00"W	21.16'
F28	N20°39'33"E	26.67'									
F29	N73°12'27"W	14.41'									
F30	S41°47'18"W	58.07'									
F31	S78°22'10"W	66.71'									
F32	S18°12'29"W	48.40'									
F33	S73°35'53"W	68.87'									
F34	N85°16'19"W	111.39'									
F35	N59°54'03"W	140.20'									
F36	N78°50'13"W	89.30'									
F37	N46°14'24"W	66.01'									
F38	N00°24'33"W	189.85'									

~ LINE TABLE ~			~ CURVE TABLE ~				~ LINE TABLE ~				
NO.	BEARING	DISTANCE	RADIUS	DELTA	ARC	CH. BEARING	CHORD	NO.	BEARING	DISTANCE	
S1	S70°55'25"W	12.59'	AC1	212.00'	5°20'46"	19.78'	S88°34'30"E	19.77'	W1	S70°55'25"W	26.70'
S2	N56°33'39"W	5.00'	AC2	25.00'	92°20'47"	41.60'	S48°23'29"W	36.97'	W2	S70°55'25"W	20.00'
S3	N33°26'21"E	10.00'	AC3	25.00'	73°08'50"	31.92'	S37°49'19"E	29.79'	W3	N18°43'03"W	15.00'
S4	S56°31'24"E	12.66'	AC4	49.00'	55°19'09"	47.31'	N46°44'10"W	45.49'	W4	N70°55'25"E	20.00'
			AC5	25.00'	55°19'09"	24.14'	N46°44'10"W	23.21'	W5	S18°43'03"E	15.00'
			AC6	49.00'	73°08'50"	62.56'	S37°49'19"E	58.39'	W6	S72°29'09"W	18.43'
			AC7	188.00'	5°20'46"	17.54'	S88°34'30"E	17.54'	W7	S72°29'09"W	10.00'
									W8	N17°32'44"W	9.95'
									W9	N72°27'16"E	10.00'
									W10	S17°32'44"E	10.00'



••ANNOTATIONS PAGE••



**FINAL PLAT
DON WALK ADDITION
LOTS 1 AND 2, BLOCK 1
AN 18.0390 ACRE ADDITION TO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE
ENOCH S. JOHNSON SURVEY, ABSTRACT NO. 853**

SURVEYOR
BLUE SKY SURVEYING AND MAPPING
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TBLPS REGISTRATION No. 10105700

OWNER
WALK PROPERTIES VI, LLC
1450 S TL TOWNSEND, SUITE 100
ROCKWALL, TX 75082
PHONE: (972) 722-2590
CONTACT: SHAWN WALK
SHAWN@PLATINUMTX.COM

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS WALK PROPERTIES VI, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ENOCH S. JOHNSON SURVEY ABSTRACT NO. 853 AND BEING A PORTION OF A 19.619 ACRE TRACT OF LAND CONVEYED TO DON WALK BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER D204008835 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, IN BLOCK 1 OF COURTNEY OAKS APARTMENTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-138, PAGE 48 OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 89° 31' 53" EAST FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 FOR A DISTANCE OF 240.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER;

THENCE SOUTH 82° 30' 21" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 FOR A DISTANCE OF 902.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER;

THENCE NORTH 88° 45' 07" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 FOR A DISTANCE OF 250.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF A 1.58 ACRE TRACT OF LAND CONVEYED TO 786 ENTERPRISES INC. BY DEED AND RECORDED IN COUNTY CLERK'S FILE NUMBER D225096204 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30 AND ALONG THE WEST LINE OF SAID 1.58 ACRE 786 ENTERPRISES TRACT FOR A DISTANCE OF 388.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 1.58 ACRE 786 ENTERPRISES TRACT, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF EDERVILLE ROAD, SAID POINT BEING IN THE OF ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.07 FEET WITH A CENTRAL ANGLE OF 02° 04' 33" AND A CHORD BEARING SOUTH 73° 34' 08" WEST AT A DISTANCE OF 28.99 FEET;

THENCE SOUTHWESTERLY FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EDERVILLE ROAD FOR AN ARC DISTANCE OF 28.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER; THENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EDERVILLE ROAD, THE FOLLOWING BEARING AND DISTANCES NUMBERED 1 THROUGH 6;

- 1. SOUTH 72° 29' 09" WEST FOR A DISTANCE OF 46.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER;
2. SOUTH 70° 55' 25" WEST FOR A DISTANCE OF 220.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER;
3. SOUTH 72° 29' 09" WEST FOR A DISTANCE OF 180.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 941.00 FEET WITH A CENTRAL ANGLE OF 31° 32' 05" AND A CHORD BEARING SOUTH 88° 15' 11" WEST AT A DISTANCE OF 511.40 FEET;
4. SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 517.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER;
5. NORTH 75° 58' 50" WEST FOR A DISTANCE OF 227.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 794.00 FEET WITH A CENTRAL ANGLE OF 14° 20' 13" AND A CHORD BEARING NORTH 83° 08' 58" WEST AT A DISTANCE OF 198.16 FEET;
6. NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 198.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID OF LOT 1, IN BLOCK 1 OF COURTNEY OAKS APARTMENTS ADDITION;

THENCE NORTH 00° 24' 33" (BASIS OF BEARING) WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID EDERVILLE ROAD AND ALONG THE EAST LINE OF AFORESAID OF LOT 1, IN BLOCK 1 OF COURTNEY OAKS APARTMENTS ADDITION FOR A DISTANCE OF 584.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.0390 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF ROCKWALL }

THAT WE, WALK PROPERTIES VI, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, DON WALK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

EXECUTED THIS 19 DAY OF June, 2026.

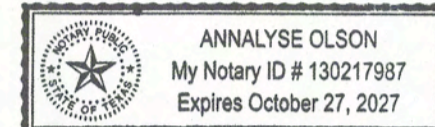
SHAWN WALK
[Signature]
NAME & TITLE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SHAWN WALK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS 19 DAY OF June, 2026.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

[Signature]
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



CITY OF FORT WORTH URBAN FORESTRY COMPLIANCE NOTE:

COMPLIANCE WITH TREE ORDINANCE # 17228-10-2006 WILL BE REQUIRED.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATE DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

PARKWAY PERMIT

PARKWAY IMPROVEMENTS SUCH AS CURB AND CUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISIONS PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

GENERAL NOTES

- 1. ALL OUTER BOUNDARY CORNERS MONUMENTS ARE 5/8" IRON RODS FOUND UNLESS NOTED OTHERWISE.
2. ALL INNER LOT CORNERS MONUMENTS ARE 5/8" IRON RODS SET UNLESS NOTED OTHERWISE.
3. BASIS OF BEARING (NORTH 00° 24' 33" WEST) EAST LINE OF LOT 1, BLOCK 1, COURTNEY OAKS APARTMENTS, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 12804-12806, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
4. COVENANTS OR RESTRICTIONS ARE UN-ALTERED. THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
5. CONSTRUCTION PROHIBITED OVER EASEMENTS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
6. PRIVATE P.R.V.S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

FORT WORTH

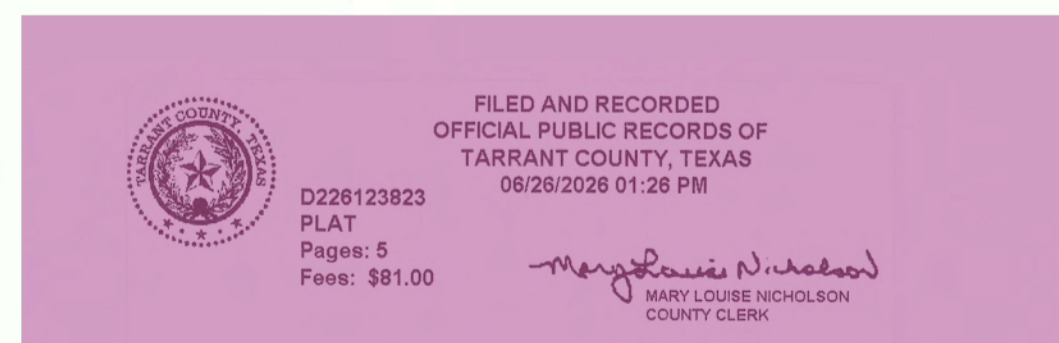
CITY PLAN COMMISSION
CITY OF FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 6/26/2026

By: [Signature] Chairman

By: [Signature] Secretary



Eng. D. Head
6/26/2026

FINAL PLAT
DON WALK ADDITION
LOTS 1 AND 2, BLOCK 1
AN 18.0390 ACRE ADDITION TO
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE
ENOCH S. JOHNSON SURVEY, ABSTRACT NO. 853

SURVEYOR
BLUE SKY SURVEYING AND MAPPING
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER
WALK PROPERTIES VI, LLC
1450 S TL TOWNSEND, SUITE 100
ROCKWALL, TX 75087
PHONE: (972) 722-2590
CONTACT: SHAWN WALK
SHAWN@PLATNUMTX.COM