

VICINITY MAP  
(NOT TO SCALE)

LEGEND	
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
SQ. FT.	SQUARE FEET
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

NOTES:

- The bearings hereon are referenced to the east line (S 00°05'21" E) of TRACT 14 as described in Limited Warranty Deed to HILLWOOD/2500, LTD., recorded in Volume 9409, Page 1403, Deed Records, Tarrant County, Texas.
- All property corners are 1/2" rebar with yellow plastic caps stamped 'Goodwin & Marshall' set, unless otherwise noted.
- The subject property is affected by the conditions and Use Restrictions set out in Special Warranty Deed, recorded in D206015693, Deed Records, Tarrant County, Texas.
- Compliance with Ordinance #19615-05-2009 regarding Urban Forestry is required.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 464360070K, map revised September 25, 2009 - Lots 7R & 8R, Block 20 platted hereon appear to lie in ZONE X NON SHADED (Areas determined to be outside the 0.2% annual chance floodplain).

LAND USE TABLE

Development Yield	
Gross Site Area (Acreage): 0.280	Total Number Lots: 2
Total Residential Lots 2 Number/ 0.280 Acreage	
Single Family Detached 2	
Total No. Dwelling Units: 2	
Total Non-Residential Lots: 0 Number/ 0 Acreage	
Private Open Space Lots: 0 Number/0 Acreage	
Right-of-Way 0 Acreage	

NO PUBLIC PARKS PROPOSED

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT:

WHEREAS KB HOME LONE STAR, INC. is the owner of a tract of land situated in the John Edmonds Survey, Abstract No. 457, City of Fort Worth, Tarrant County, Texas, being all of LOTS 7 & 8, BLOCK 20 of Valley Brook, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D212271248, Plat Records, Tarrant County, Texas, being a portion of that tract of land as described in deed recorded in D20912153, Deed Records, Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT KB HOME LONE STAR, INC., acting by and through the undersigned their duly authorized agent, does hereby accept this plat of LOTS 7R & 8R, BLOCK 20, VALLEY BROOK and does hereby dedicate to the public forever the streets and easements shown hereon.

Witness our hand, this the 12 day of MARCH, 2013.

KB HOME LONE STAR, INC.  
a Texas corporation

*Marcia Dillon*  
Marcia Dillon, Executive Vice President - Sales, Marketing & Studio

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Marcia Dillon, Executive Vice President - Sales, Marketing & Studio of KB HOME LONE STAR, INC., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 12 day of MARCH, 2013.

*Terah Paul*  
Notary Public, State of Texas

My commission expires 8-16-16



*U. PV*  
3-14-13

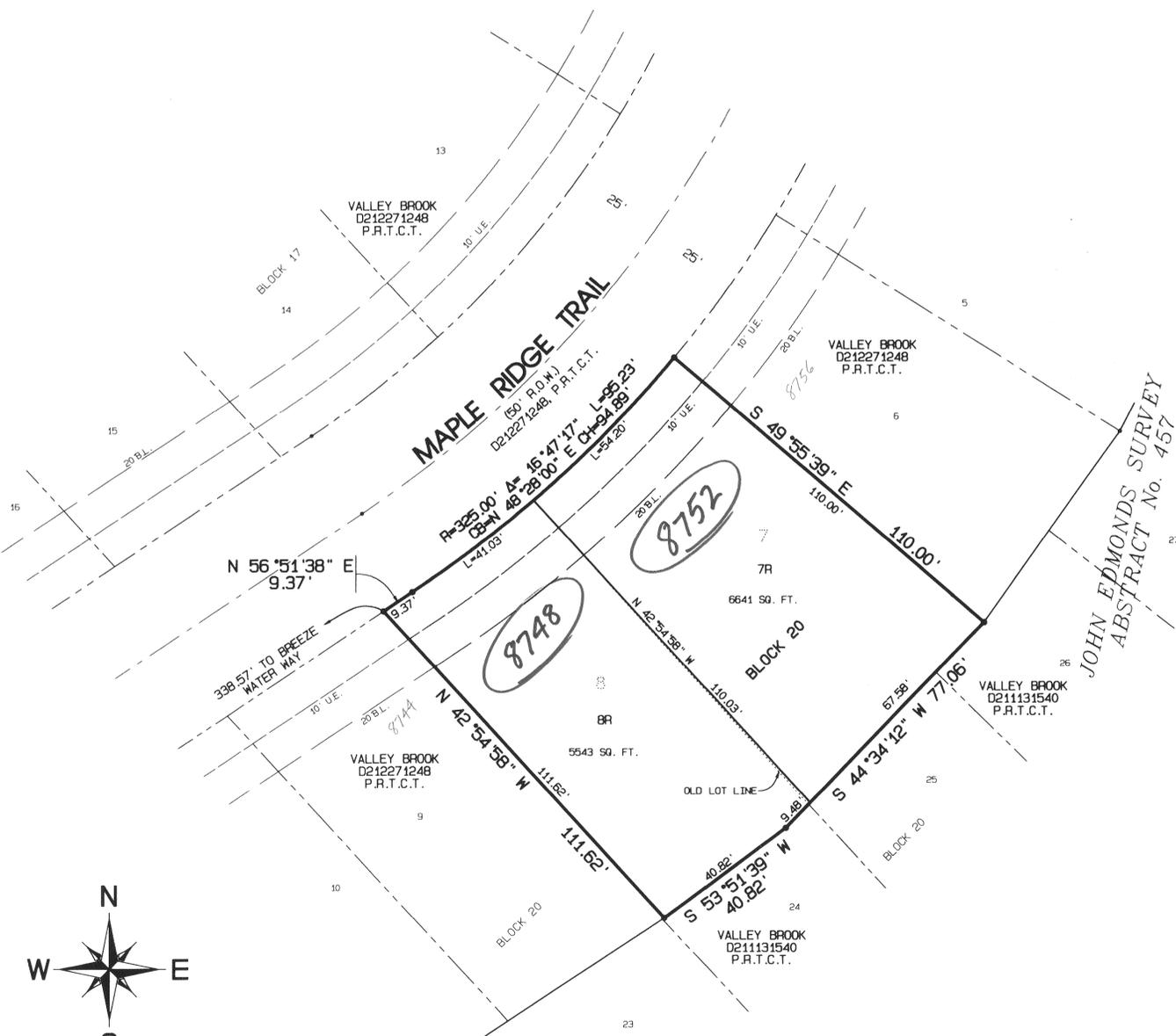
SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have platting the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

*Joel S. Barton*

Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329-4373

3/11/2013



CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
NOTE: THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.	
PLAT APPROVED DATE: <u>3/15/2013</u>	
BY: <i>Charles R. Roof</i> Chairman	
BY: <i>Daniel S. [Signature]</i> Secretary	

PREPARED BY:

**GOODWIN & MARSHALL**

CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, TX 76051  
Metro (817) 329-4373

PHASE 6B  
ORIGINAL CASE No. FP-042-023  
CASE No. FS-013-009

OWNED/DEVELOPED BY:



4616 TIMBER CREST WAY  
BALCH SPRINGS, TEXAS 75180  
PHONE: (972) 891-3418

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

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, trees, 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, petrolling, 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.

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 current Sidewalk Policy per "City Development Design Standards".

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.

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(ies) 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.

FLOODPLAIN/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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of the said drainage-ways. Property owners shall keep the adjacent drainage-ways 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 drainage-ways are occasionally subject to the 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 drainage-ways. The drainage-way crossing each lot is contained within the flood-plain easement line as shown on the plat.

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. Solid areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape 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 subdivision's 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.

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.

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 on Schedule 1 of the impact fee ordinance in effect as of the date of this 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.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Plat 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.

FS13-009

FINAL PLAT  
OF  
LOTS 7R & 8R, BLOCK 20  
VALLEY BROOK  
BEING A REPLAT OF LOTS 7 & 8, BLOCK 20  
VALLEY BROOK  
RECORDED IN D212271248,  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
BEING  
0.280 ACRE  
SITUATED IN THE  
JOHN EDMONDS SURVEY, ABSTRACT No. 457  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
2 RESIDENTIAL LOTS  
JANUARY 2013

THIS PLAT FILED IN D213066788 DATED 3-15-13