

LEGEND:

- ◇ EXISTING MEDIAN OPENING
- ◆ PROPOSED MEDIAN OPENINGS
- ☁ DENOTES AREAS WITH HEAVY CONCENTRATION OF TREES PER AERIAL PHOTOGRAPH. THERE HAS BEEN NO TREE SURVEY OF THE 72.8 ACRES TO DATE
- EXISTING ZONING BOUNDARY
- ▨ EXISTING FLOODWAY
- ... EXISTING 100 YEAR FLOODPLAIN
- 100YR— PROPOSED 100 YEAR FLOODPLAIN
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

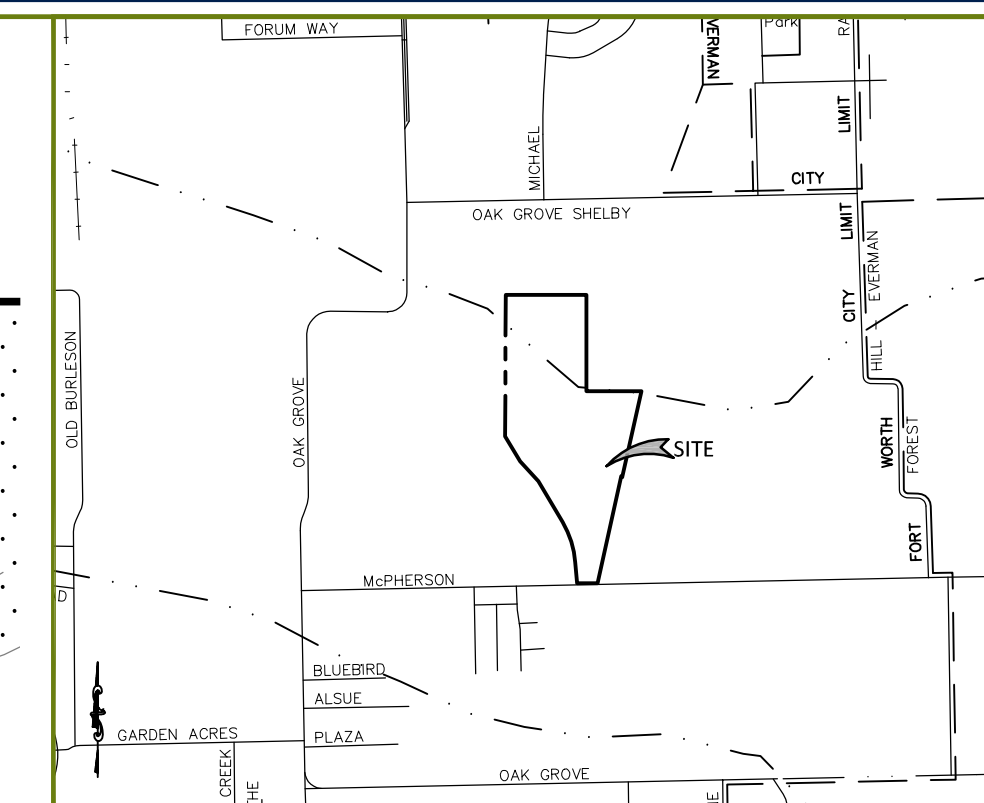
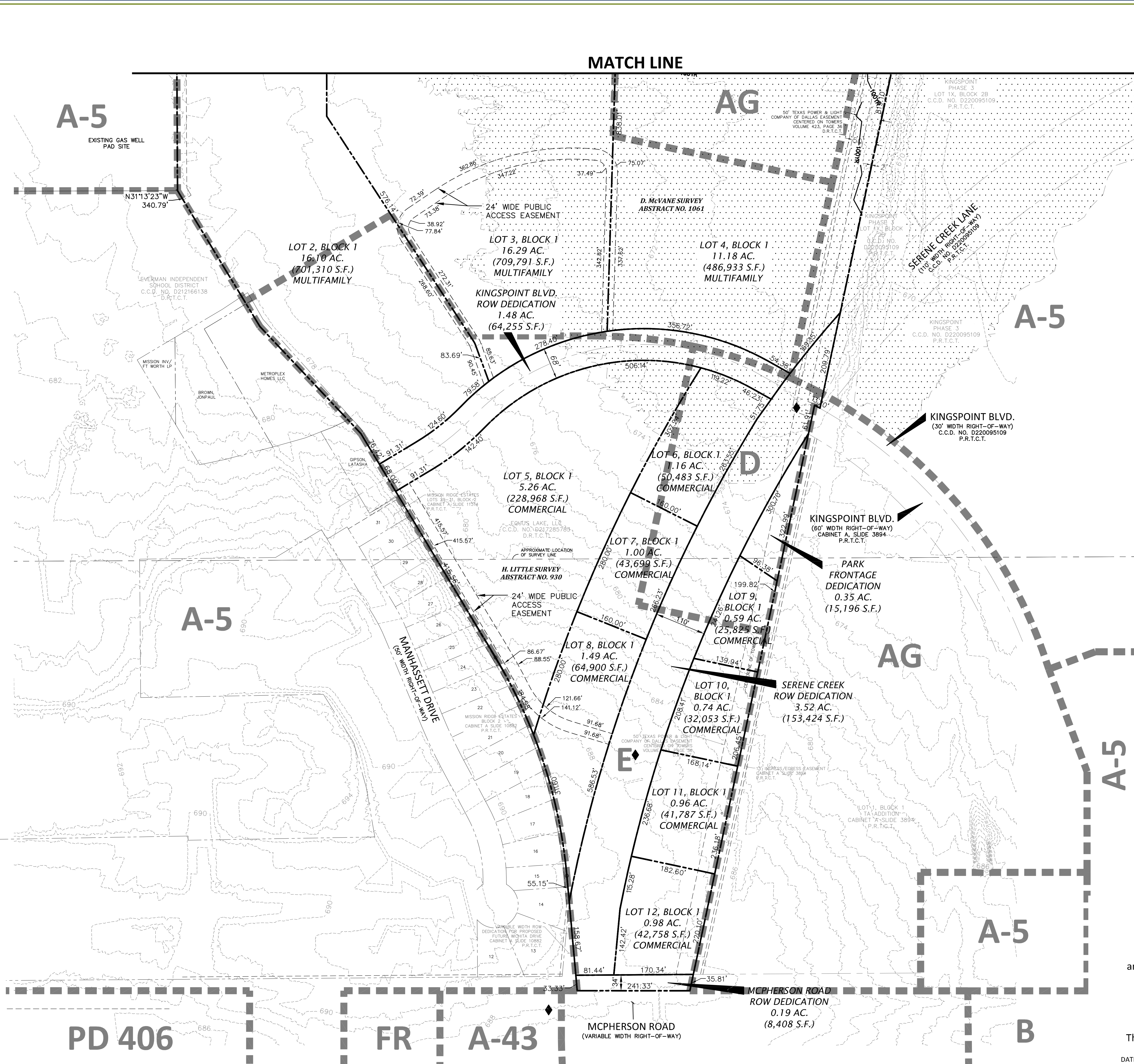
GENERAL NOTES:

- Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance.
- No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- Parkway improvements such as curb and gutter, pavement tie-ins, drive approaches, sidewalks and drainage inlets may require a parkway permit at the time of building permit.
- According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 295 of 495, Map Number 48439C0295 K, Map Revised Dated: September 25, 2009, indicates the subject property is located in Zone 'X' defined as "areas determined to be outside the 500 year floodplain" and in Zone 'X (shaded)', and Zone 'AE', defined as areas inundated by 100-year flood. This statement does not reflect any type of flood study by this firm.
- 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.
- This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the Final Stormwater Management Plan is submitted.

Case #PP-21-021

DUNAWAY

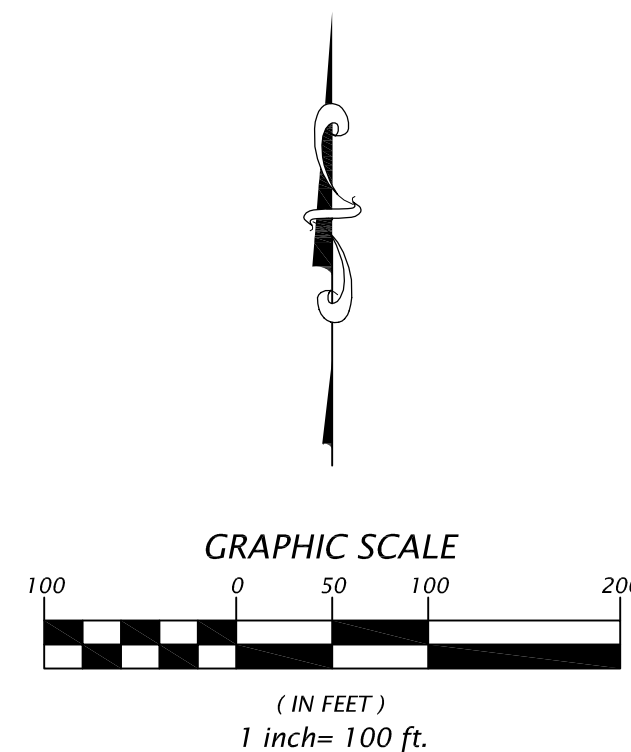
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



PREPARED BY:
ENGINEER / PLANNER / SURVEYOR
Dunaway Associates
550 Bailey Ave., Suite 400
Fort Worth, TX 76107

OWNER / DEVELOPER
Equus Lake, LLC
6709 Gascony Place
Fort Worth, TX 76132

SITE DATA	
Site Acreage	72.8 Acres
Existing Zoning	A-5 (Single Family) AG - Agricultural B - Two-family C - Med. Dens. Multifamily D - High Dens. Multifamily E - Neighborhood Commercial
Existing Land Use	Vacant
Proposed Zoning	E Neighborhood Commercial C Medium Density Multi-family
Proposed Land Use	Commercial/Retail Multi-Family Duplex
Commercial Outlots	8 Lots ~ 12.2 Acres
Multi-Family	4 Lots ~ 55.1 Acres
Right-of-Way Dedication	5.5 Acres
Public Access Easement	1.1 Acres



Preliminary Plat of EQUUS LAKE VILLAGE

Lots 1 - 12, Block 1
McPherson Boulevard, Serene Creek,
and Kingspoint Blvd. Right-of-Way

an addition to the City of Fort Worth, Tarrant County,
Texas, being situated in the H. Little Survey,
Abstract No. 930

12 Lots 72.8± Acres

This preliminary plat was prepared in November 2022

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