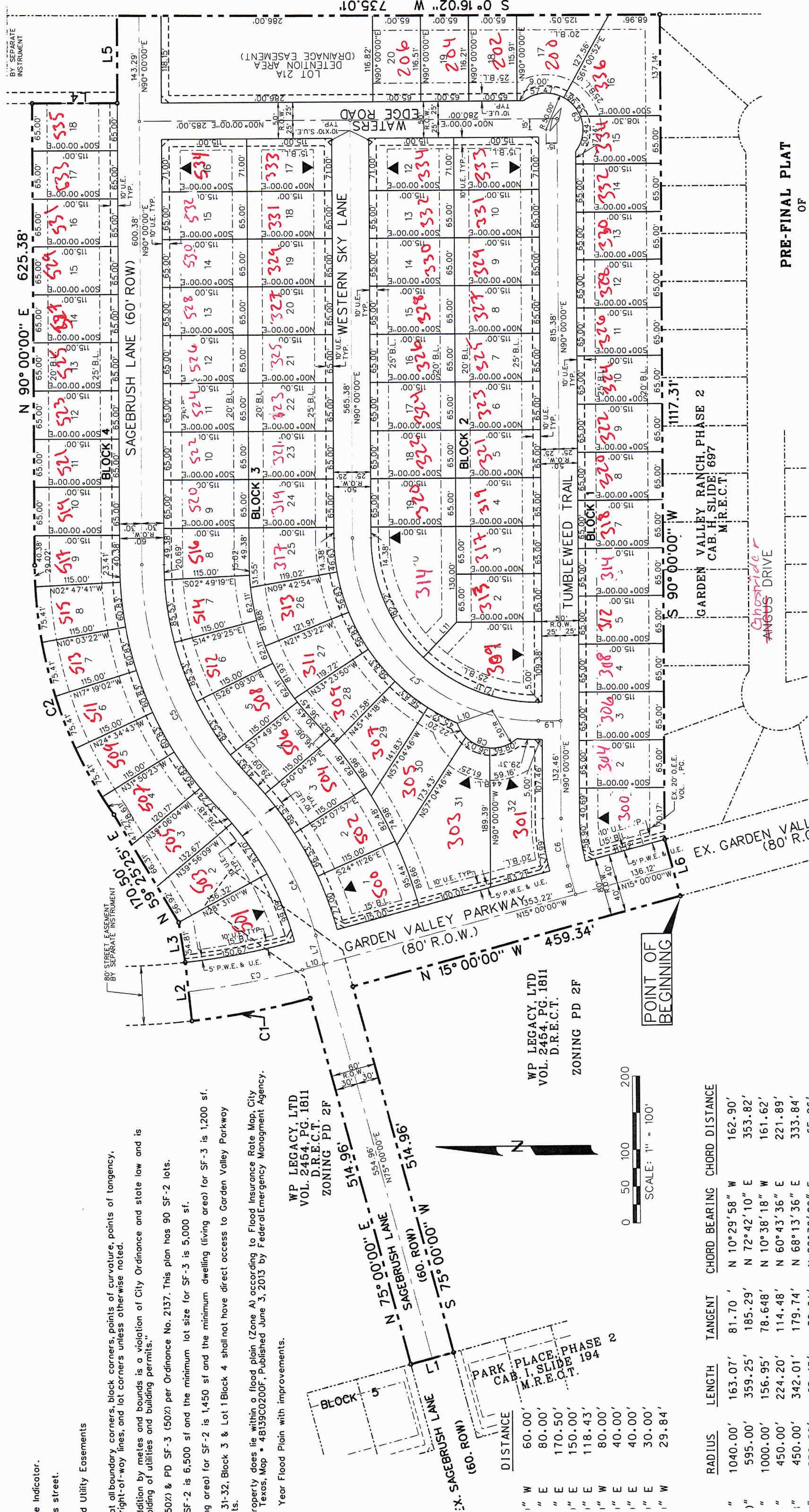




Legend:

- e Indicator.
- s street.
- d Utility Easements

at all boundary corners, block corners, points of curvature, points of tangency, right-of-way lines, and lot corners unless otherwise noted.

dition by metes and bounds is a violation of City Ordinance and state law and is void of utilities and building permits.

50%) & PD SF-3 (50%) per Ordinance No. 2137. This plan has 90 SF-2 lots.

SF-2 is 6,500 sf and the minimum lot size for SF-3 is 5,000 sf.

ig area) for SF-2 is 1,450 sf and the minimum dwelling (living area) for SF-3 is 1,200 sf.

31-32, Block 3 & Lot 1 Block 4 shall not have direct access to Garden Valley Parkway.

roperty does lie within a flood plain (Zone A) according to Flood Insurance Rate Map, City of Texas, Map # 48139C0200F, Published June 3, 2013 by Federal Emergency Management Agency.

Year Flood Plain with improvements.

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PARK PLACE, PHASE 2
CAB. I. SLIDE 194
M.R.E.C.T.

GARDEN VALLEY RANCH, PHASE 2
CAB. H. SLIDE 697
M.R.E.C.T.

PRE-FINAL PLAT
OF
GARDEN VALLEY RANCH, PHASE 2