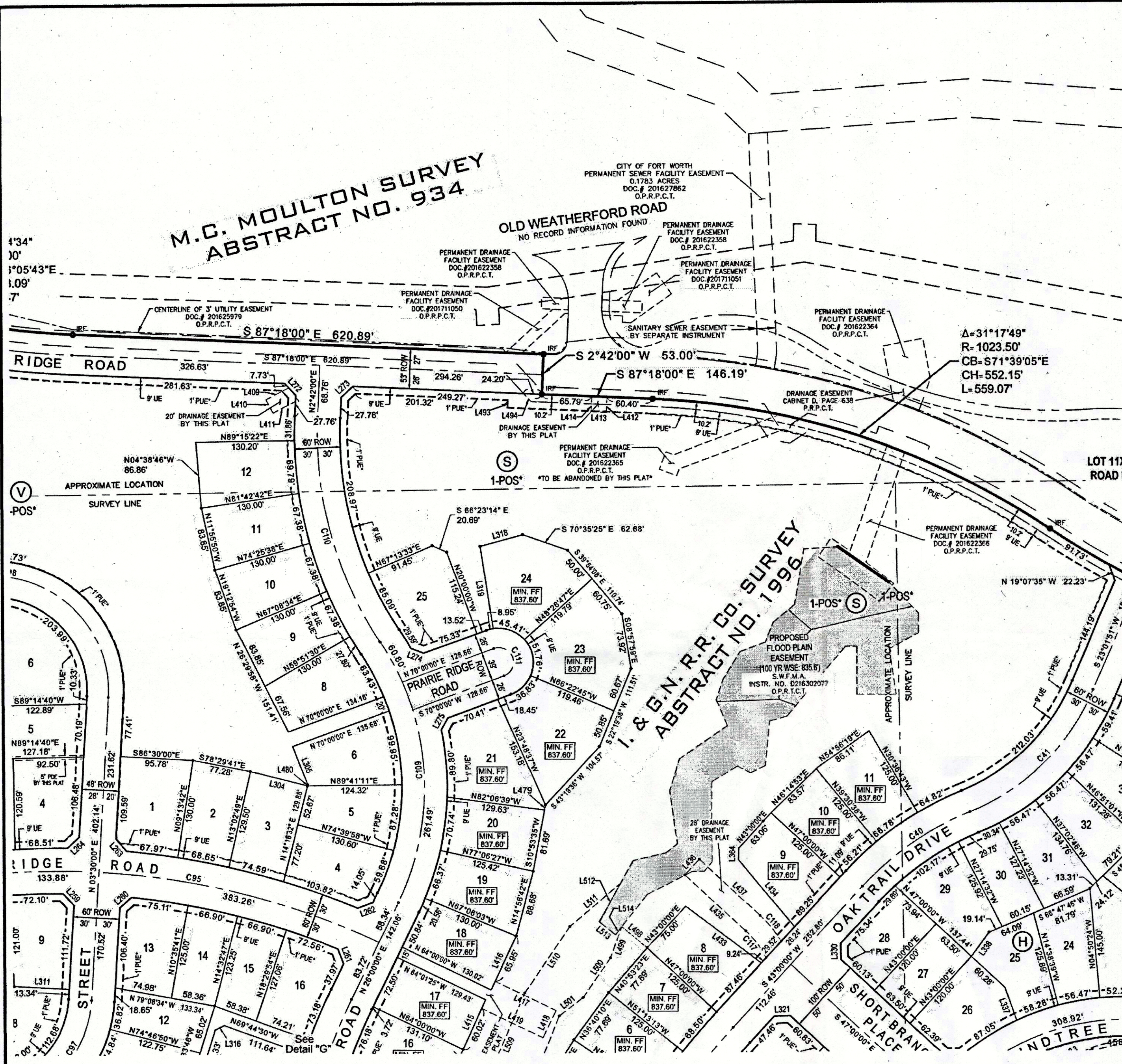


USER: bcole
 DWG: \\H2TWORK\disk2\proj\R30306102\05_CADD & BIM\AutoCAD\306102_DWG\Plat - Phase 1C - Final Plat Temp\C3D-WR-QV-PH-1C-FINAL PLAT.dwg
 DATE: Jul 31, 2017 12:53pm
 XREFS: WR-QV-PH-1C-FINAL PLAT 18x24-BD_306102-Lot Layout

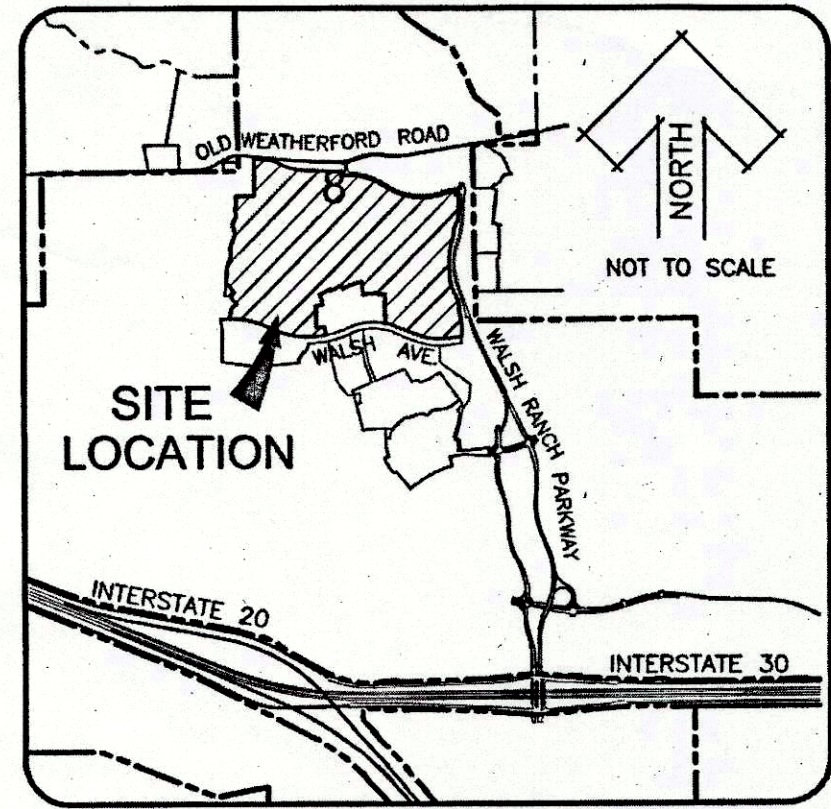


**M.C. MOULTON SURVEY
ABSTRACT NO. 934**

**I. & G.N. R.R. CO. SURVEY
ABSTRACT NO. 1996**

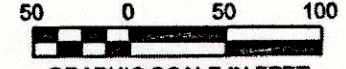


Capt. Casey
7-1-17



VICINITY MAP

- LEGEND**
- IRF - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP" UNLESS NOTED OTHERWISE.
 - HZF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - MIN. FF - MINIMUM FINISH FLOOR
 - PDE - PRIVATE DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - BL - BUILDING LINE
 - 1-POS* - PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS EASEMENT
 - ◆ - DENOTES STREET NAME CHANGE
 - D.R.P.C.T. - DEED RECORDS, PARKER COUNTY, TEXAS
 - P.R.P.C.T. - PLAT RECORDS, PARKER COUNTY, TEXAS
 - O.P.R.P.C.T. - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 - 1" PUE* - 1" WIDE PRIVATE UTILITY EASEMENT



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.
 BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

**FINAL PLAT
WALSH RANCH, QUAIL VALLEY**

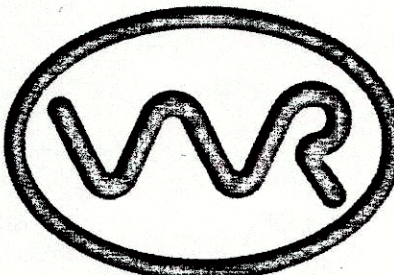
Lots 1 thru 33, Lot 19 POS*, Block A, Lots 1 thru 16, Block B, Lots 1 thru 16, Block C,
 Lots 1 thru 10, Block D, Lots 1 thru 7, Lot 8 POS*, Block E, Lots 5 thru 14, Block F,
 Lots 2 thru 14, Lots 16 thru 20, Lot 15 POS*, Block G,
 Lots 1 thru 4, Lots 6 thru 33, Lots 40 thru 46, Lot 5 POS*, Block H,
 Lots 1 thru 6, Lots 8 thru 13, Lots 15 thru 23, Lot 7 POS*, Lot 14 POS*, Block J,
 Lots 1 thru 4, Lots 6 thru 14, Lot 5 POS*, Block K,
 Lots 1 thru 14, Lots 16 thru 21, Lots 23 thru 34, Lot 15 POS*, Lot 22 POS*, Block L,
 Lots 8 thru 10, Block M, Lots 4 thru 7, Lots 9 thru 27, Lot 8 POS*, Block R,
 Lots 2 thru 25, Lot 1 POS*, Block S, Lot 1 POS*, Block T,
 Lots 1 thru 3, Lots 5 thru 20, Lot 4 POS*, Block U, Lots 1 thru 6, Lots 8 thru 22, Lot 7 POS* Block V
 Lots 1 thru 8, Block W, Lots 1 thru 13, Block X, Lots 1 thru 7, Lots 9 thru 23, Lot 8 POS*, Block Y,
 Lots 1 thru 18, Block Z, Lots 1 thru 8, Block AA, Lots 7 thru 16, Block AB, Lots 1 thru 13, Block AC,
 Lots 1 thru 8, Block AD, Lot 1 POS*, Block AE, Lots 1 thru 8, Block AF,
 Lots 1 thru 3, Lots 5 thru 12, Lot 4 POS*, Block AG,
 Lots 1 thru 15, Lots 17 thru 33, Lot 16 POS*, Block AH,
 Lots 1 thru 7, Lots 9 thru 28, Lot 8 POS*, Block AJ, Lot 1 POS*, Block AL, Lot 1 POS*, Block AM,
 Lot 1 POS*, Block AN, Lot 1 POS*, Block AP, Lot 1 POS*, Block AQ, Lot 1 POS*, Block AR

**177.98 ACRES
AN ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS**

SITUATED IN THE
**M.C. MOULTON SURVEY, ABSTRACT NO. 934,
 HEIRS OF C.H. HIGBEE SURVEY, ABSTRACT NO. 2740,
 I. & G.N. R.R. Co. SURVEY, ABSTRACT NO. 2004, I. & G.N. R.R. Co. SURVEY, ABSTRACT NO. 1996**

LAND USE TABLE			
Gross Site Area (Acreage):		177.98 Ac.	
Right of Way (Acreage):		40.09 Ac.	
NET ACREAGE:		137.89 Ac	
Private Open Space Lots Area (Acreage):	44.11 Ac.	Private Open Space Lots (Number):	25
Commercial Lots Area (Acreage):	0 Ac.	Commercial Lots (Number):	0
Public Park (Acreage):	0 Ac.	Public Park Lots (Number):	0
Gross Non-Residential Lots (Acreage):	44.11 Ac.	Non-Residential Lots (Number):	25
Gross Residential Lots (Acreage):	93.78 Ac.	Residential Lots (Number):	482

**NOTE:
 - SEE SHEET 12 FOR STANDARD NOTES & GENERAL NOTES.
 - SEE SHEETS 10 & 11 FOR LINE & CURVE CALL TABLES.



ACCT NO: 19003
 SCH. DIST: AL
 CITY: CFW
 MAP NO: M-15

D 756

OWNER
Quail Valley Devco I, LLC
 8401 NORTH CENTRAL EXPRESSWAY
 SUITE 350, DALLAS, TEXAS 75225
 PHONE: (214) 292-3410
 FAX: (214) 292-3411

PREPARED BY:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

COUNTY RECORDING INFORMATION
 JULY 2017 SHEET 8 OF 14