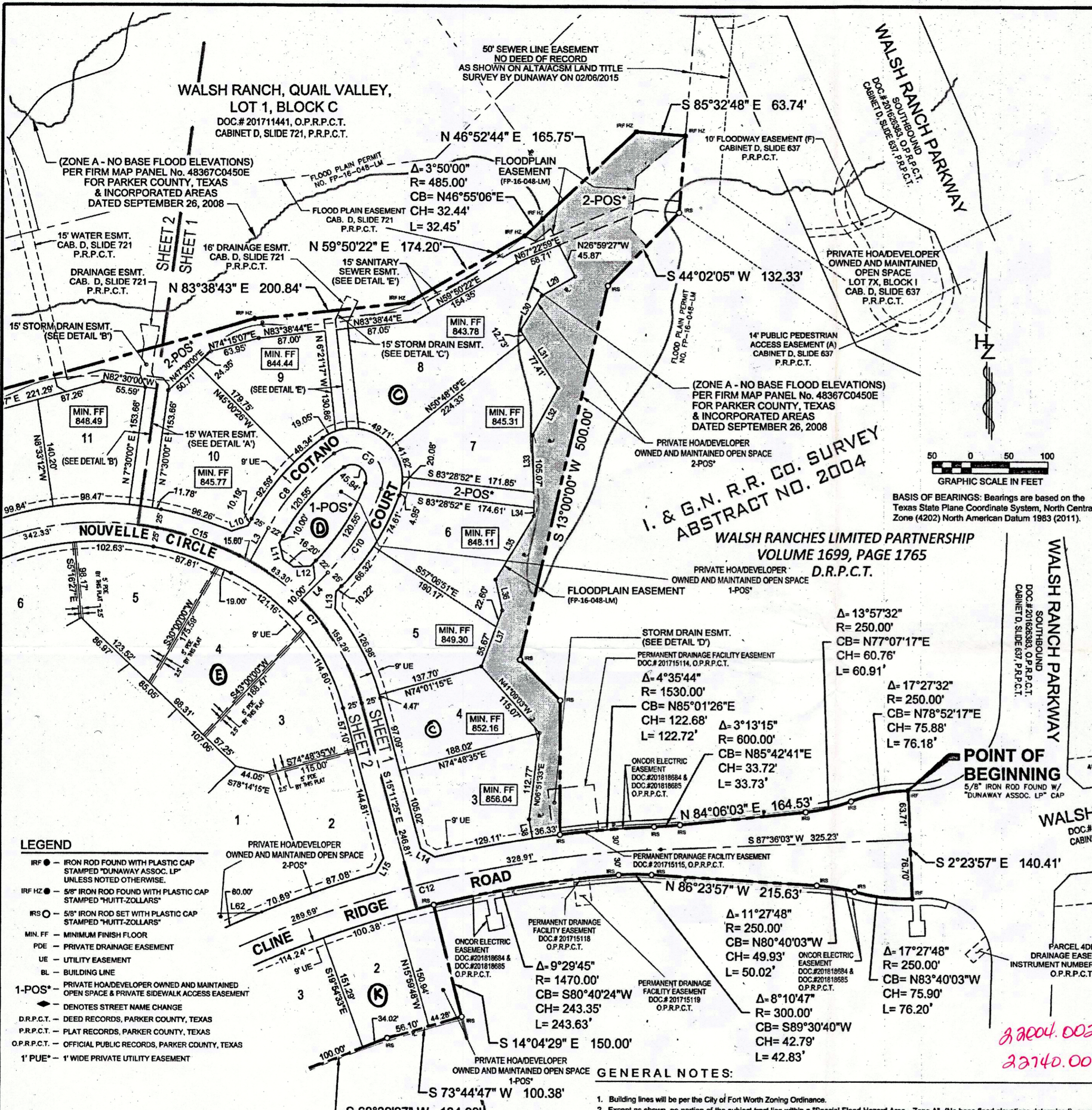
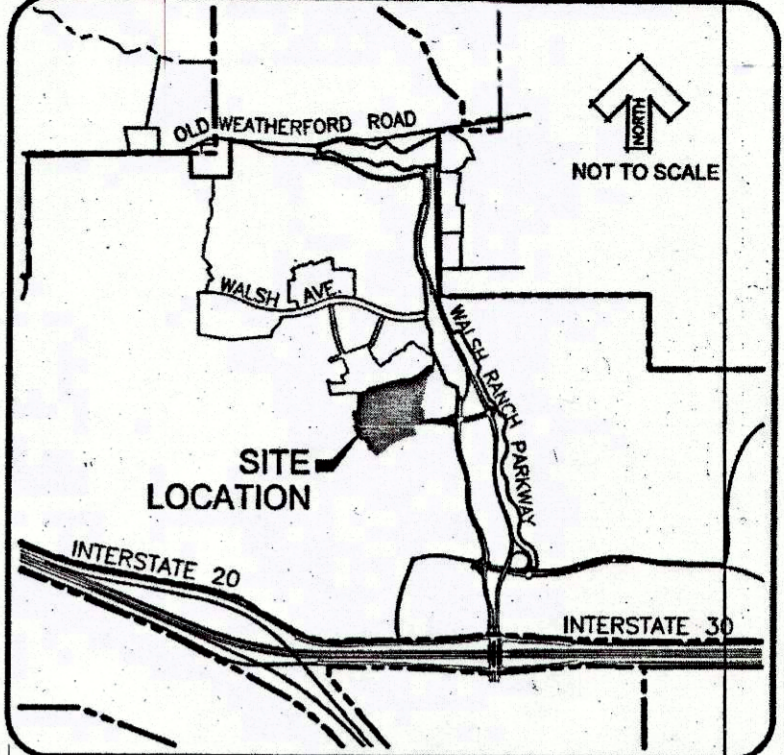


DWG: J:\Survey\2018061001\Walsh Ranch\2018061001-FINAL-PLAT.dwg USER: mmachid
 DATE: Aug 24, 2018 9:36am XREFS: WR_PH2C_ESMTS WR-QV-PH-2A-FINAL PLAT_306103_P2 Prop. Site Base Custom Lot WR-2C_FINAL PLAT 18x24-BD



LINE	BEARING	LENGTH
L1	N06°40'47"W	60.00'
L2	N22°05'17"E	20.38'
L3	S28°40'09"W	49.26'
L4	N44°34'40"E	49.26'
L5	N05°53'24"E	20.46'
L6	N59°03'20"W	22.61'
L7	N37°42'06"E	22.26'
L8	N32°08'19"W	20.11'
L9	N61°57'49"E	23.51'
L10	S71°14'14"W	22.09'
L11	N13°43'44"W	22.15'
L12	N66°58'33"E	22.15'
L13	N20°26'41"E	22.25'
L14	S59°28'12"E	21.48'
L15	S29°18'45"W	21.40'
L16	N73°47'17"W	22.60'
L17	N14°42'15"E	20.10'
L18	N83°07'54"W	22.10'
L19	N59°37'39"E	21.71'
L20	N83°48'49"W	21.86'
L21	S06°55'36"W	20.26'
L22	S74°06'43"E	21.91'
L23	N17°09'32"E	20.00'
L24	N25°59'00"W	19.03'
L25	N85°11'33"W	19.34'
L26	N63°04'16"E	20.34'
L27	N24°29'08"W	22.63'
L28	N09°27'45"E	21.29'
L29	N60°00'15"E	49.99'
L30	N31°49'18"E	53.01'
L31	N33°45'24"W	90.14'
L32	N28°34'12"E	69.63'
L33	N01°20'14"W	74.22'
L34	N01°20'14"W	10.65'
L35	N30°51'08"E	96.55'
L36	N12°22'26"W	41.09'
L37	N20°13'00"E	78.28'
L38	N10°44'05"W	25.27'
L39	N74°13'49"E	15.01'
L40	S13°35'29"E	8.91'
L41	N74°15'07"E	46.53'

LINE	BEARING	LENGTH
L42	S82°30'00"E	79.89'
L43	S37°30'00"E	12.43'
L44	S07°30'00"W	159.87'
L45	N07°30'00"E	153.36'
L46	N82°30'00"W	70.59'
L47	S74°15'07"W	49.52'
L48	N74°13'49"E	16.33'
L49	S07°30'00"W	33.31'
L50	S22°30'00"E	18.64'
L51	S07°30'00"W	157.40'
L52	N07°30'00"E	153.66'
L53	N22°30'00"W	18.64'
L54	N07°30'00"E	30.88'
L55	N83°38'43"E	18.70'
L56	S24°49'11"W	20.97'
L57	S06°21'17"E	137.82'
L58	N06°21'17"W	142.28'
L59	N24°49'11"E	13.82'
L60	S35°11'13"E	115.02'
L61	S57°50'17"E	60.64'
L62	N88°38'35"E	60.75'
L63	N06°21'17"W	145.89'
L64	N83°38'44"E	113.89'
L65	N59°50'22"E	152.17'
L66	N67°22'59"E	182.86'
L67	S85°32'48"E	48.81'
L68	N85°32'48"W	45.20'
L69	S67°22'59"W	178.26'
L70	S59°50'22"W	154.35'
L71	S83°38'44"W	102.05'
L72	S06°21'17"E	129.11'
L73	S63°52'51"E	15.44'
L74	N50°24'27"E	26.20'
L75	S26°59'27"E	70.07'
L76	S50°30'49"W	82.56'
L77	S05°38'36"W	68.75'
L78	S42°12'24"E	30.40'
L79	S59°40'50"E	13.18'
L80	N13°35'29"W	15.42'
L81	N83°30'28"E	16.14'



CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	178.31'	860.00'	11°52'46"	S75°58'04"W	177.99'
C2	383.14'	1150.00'	18°05'33"	N77°15'56"W	381.64'
C3	217.59'	1300.00'	9°35'24"	N35°47'34"W	217.34'
C4	175.65'	250.00'	40°15'25"	N10°52'09"W	172.06'
C5	130.16'	1000.00'	7°27'27"	N12°59'17"E	130.07'
C6	560.91'	380.00'	84°34'23"	N59°00'12"E	511.36'
C7	257.20'	300.00'	49°07'14"	S39°45'02"E	249.39'
C8	130.09'	300.00'	24°50'45"	S41°05'32"W	129.08'
C9	102.08'	40.00'	146°13'01"	N53°22'35"W	76.55'
C10	130.09'	300.00'	24°50'45"	N32°09'18"E	129.08'
C11	454.23'	2550.00'	10°12'22"	S55°19'06"W	453.63'
C12	711.55'	1500.00'	27°10'46"	S74°00'40"W	704.90'
C13	389.47'	600.00'	37°11'28"	N49°37'29"W	382.66'
C14	100.21'	100.00'	57°24'50"	N06°37'08"W	96.07'
C15	113.09'	450.00'	14°23'57"	S71°30'38"E	112.79'
C17	15.00'	405.00'	2°07'21"	N83°33'41"W	15.00'
C18	15.14'	65.00'	13°20'33"	N89°41'00"W	15.10'
C19	15.14'	65.00'	13°20'33"	S76°56'27"W	15.10'

LEGEND

- IRF - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP" UNLESS NOTED OTHERWISE.
- IRF HZ - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRF S - 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

GENERAL NOTES:

- Building lines will be per the City of Fort Worth Zoning Ordinance.
- Except as shown, no portion of the subject tract lies within a "Special Flood Hazard Area - Zone A" (No base flood elevations determined), as explained on Community Panel Number 48367C0450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated areas, dated September 26, 2008. The subject parcel lies within "Other Areas - Zone X" (Areas determined to be outside the 0.2% annual chance flood plain).
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a yellow plastic cap stamped Huitt-Zollars. In areas where it is not physically possible to set rebar, a PK nail or X cut will be used. The centerline of the street right of way will be marked with an X cut in concrete at the point of curvature, point of tangency, angle points and intersections.
- The care, ownership, maintenance of all private open space lots (Lot 2-POS*, Blk. C; Lot 1-POS*, Blk. D; 1-POS*, 2-POS*, Blk. E; Lot 1-POS*, Blk. F; 2-POS*, Blk. G; 1-POS*, Blk. K) is the responsibility of the H.O.A.
- Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
- PUE - Private Utility Easements are governed by that certain Quail Valley at Walsh Ranch Utility Easement Agreement dated November 26, 2017, by and between Quail Valley Devco I, LLC, as Grantor, and Quail Valley Community, Inc., as Grantee, recorded as Document No. 201627211, Official Public Records, Parker County, Texas.
- Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks along Walsh Creek Boulevard shall be 6ft. all other sidewalks shall be 5ft.

LAND USE TABLE	
Gross Site Area (Acreage):	26.65 Ac.
Right of Way (Acreage):	6.27 Ac.
NET ACREAGE:	20.38 Ac
Private Open Space Lots Area (Acreage):	3.58 Ac.
Private Open Space Lots (Number):	7
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):	3.58 Ac.
Non-Residential Lots (Number):	7
Gross Residential Lots (Acreage):	16.80 Ac.
Residential Lots (Number):	40



ACCT. NO.: 30001
 SCH. DIST.: AL
 CITY: CFW
 MAP NO.: N16
 AAL

201822499 PLAT Total Pages: 1

FINAL PLAT
WALSH RANCH - QUAIL VALLEY

Lots 2-POS*, 3 thru 15, Block C,
 Lot 1-POS*, Block D,
 Lots 1-POS*, 2-POS*, 1 thru 9, Block E, *
 Lot 1-POS*, Block F,
 Lot 1, 2-POS*, Block G

Lots 1 thru 3, Block H,
 Lots 1 thru 8, Block J,
 Lots 1-POS*, 2 thru 3, Block K,
 Lots 1 thru 3, Block L,
 Lot 1, Block M,

26.65 ACRES
 AN ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
 SITUATED IN THE
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT No. 2740
I. & G.N. R.R. SURVEY ABSTRACT No. 2004

OWNERS
 QUAIL VALLEY DEVCO I, LLC
 8401 NORTH CENTRAL EXPRESSWAY
 SUITE 350, DALLAS, TEXAS 75225
 PHONE: (214) 292-3410
 FAX: (214) 292-3411

WALSH RANCHES L.P.
 500 W. 7TH STREET
 SUITE 1007, FORT WORTH, TEXAS 76102
 PHONE: (817) 335-3741

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
MAY 2018

SHEET 1 OF 4

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