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"
- 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

HEIRS OF C.H. HIGBEE SURVEY
ABSTRACT NO. 2740

WALSH RANCH, QUAIL VALLEY, LOT 1, BLOCK C
DOC.# 201711441, O.P.R.P.C.T.
CABINET D, SLIDE 721, P.R.P.C.T.

(ZONE A - NO BASE FLOOD ELEVATIONS) PER FIRM MAP PANEL No. 48367C0450E FOR PARKER COUNTY, TEXAS & INCORPORATED AREAS DATED SEPTEMBER 26, 2008

FLOOD PLAIN PERMIT NO. FP-16-04B-FS

APPROX. SURVEY LINE

15' WATER ESMT. CAB. D, SLIDE 721 P.R.P.C.T.

16' DRAINAGE ESMT. CAB. D, SLIDE 721 P.R.P.C.T.

DRAINAGE ESMT. CAB. D, SLIDE 721 P.R.P.C.T.

15' DRAINAGE ESMT. CAB. D, SLIDE 721 P.R.P.C.T.

FLOOD PLAIN EASEMENT CAB. D, SLIDE 721 P.R.P.C.T.

15' STORM DRAIN ESMT. (SEE DETAIL 'B')

15' STORM DRAIN ESMT. (SEE DETAIL 'C')

15' WATER ESMT. (SEE DETAIL 'A')

(SEE DETAIL 'B')

(SEE DETAIL 'E')

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 2-POS*

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 1-POS*

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 2-POS*

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 1-POS*

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 2-POS*

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE 1-POS*

PERMANENT DRAINAGE FACILITY EASEMENT DOC.# 201715118 O.P.R.P.C.T.

ONCOR ELECTRIC EASEMENT DOC.#201818684 & DOC.#201818685 O.P.R.P.C.T.

N 74°13'49" E 548.94'
N 45°54'57" E 72.34'
N 72°19'04" E 110.57'
S 68°51'13" E 16.67'
N 3°41'17" E 294.62'
N 0°30'11" E 73.24'
N 17°12'10" W 173.09'
N 19°58'19" W 110.00'
N 28°44'49" W 72.78'
N 33°35'09" W 92.60'
S 54°36'55" W 40.21'
N 39°20'07" W 144.95'
N 39°47'05" W 60.00'
N 39°20'07" W 150.00'
N 83°38'43" E 200.84'
S 74°15'07" E 221.29'
S 67°30'35" W 140.95'
N 35°19'33" W 159.39'
N 45°54'57" E 130.90'
N 53°34'17" W 161.93'
S 26°03'18" W 132.03'
N 22°40'42" W 139.89'
N 83°31'21" W 140.20'
N 7°30'00" E 153.66'
N 82°30'00" W 55.59'
N 47°30'00" E 50.71'
N 45°00'26" W 179.15'
N 6°21'17" W 130.89'
N 74°15'07" E 134.03'
N 83°38'44" E 87.00'
N 74°15'07" E 63.96'
N 63°38'44" E 87.05'
N 50°48'19" E 224.33'
S 83°28'52" E
S 57°06'51" E 190.17'
N 74°01'15" E 137.70'
N 74°48'35" E 188.02'
S 15°11'25" E 246.81'
S 74°48'35" W 115.00'
S 78°14'15" E 44.05'
S 14°04'29" E 150.00'
S 73°44'47" W 100.38'
S 68°39'27" W 134.02'
S 64°39'25" W 50.25'
S 61°18'12" W 109.91'
S 58°25'34" W 90.10'
S 55°57'29" W 114.06'
S 53°58'23" W 50.16'
S 52°00'57" W 111.75'

Δ= 3°11'06"
R= 1125.00'
CB= S87°54'16"E
CH= 62.53'
L= 62.54'

Δ= 2°46'08"
R= 885.00'
CB= N71°24'46"E
CH= 42.76'
L= 42.77'

Δ= 0°26'58"
R= 2580.00'
CB= N50°26'24"E
CH= 20.24'
L= 20.24'

Δ= 0°26'58"
R= 2520.00'
CB= S50°26'24"W
CH= 19.76'
L= 19.76'

Δ= 9°29'45"
R= 1470.00'
CB= S80°40'24"W
CH= 243.35'
L= 243.63'

NOUVELLE CIRCLE
BALTAZAR WAY
PALADORA DRIVE
RISTON STREET
COTANO COURT
CLINE RIDGE ROAD

APPROX. SURVEY LINE

SHEET 1 / SHEET 2

MIN. FF 844.44
MIN. FF 848.49
MIN. FF 849.27
MIN. FF 853.64
MIN. FF 853.98
MIN. FF 845.77

1-POS* 2-POS*

9' UE

WALSH RANCHES LIMITED PARTNERSHIP
VOLUME 1699, PAGE 1765
D.R.P.C.T.

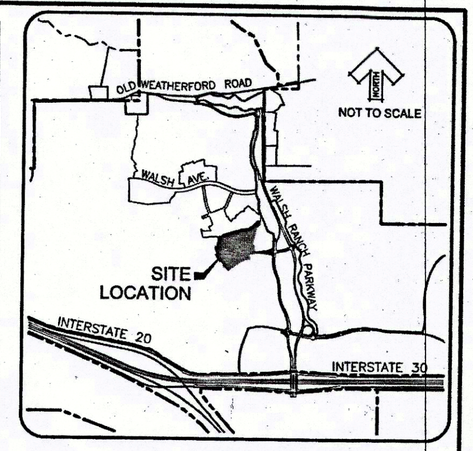
22004.002.000.80
22140.001.000.80
WALSH RANCHES LIMITED PARTNERSHIP
VOLUME 1699, PAGE 1765
D.R.P.C.T.

50 0 50 100
GRAPHIC SCALE IN FEET

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

LINE TABLE		
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	N86°58'33"E	22.15'
L13	N02°26'41"E	22.25'
L14	S59°28'12"E	21.46'
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	9.91'
L41	N74°15'07"E	46.53'

LINE TABLE		
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	153.38'
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	137.92'
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	145.86'
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'



VICINITY MAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	178.31'	860.00'	11°52'46"	S75°58'04"W	177.99'
C2	363.14'	1150.00'	18°05'33"	N77°15'56"W	361.64'
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°37'25"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°58'27"W	15.10'

ACCT. NO.: 30001
SCH. DIST.: AF
CITY: CFW
MAP NO.: D-16

FORT WORTH FIRE DEPARTMENT

08-30-2018

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

E149

COUNTY RECORDING INFORMATION

OWNERS

QUAIL VALLEY DEVCO I, LLC
8401 NORTH CENTRAL EXPRESSWAY
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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

MAY 2018

DWG: J:\Survey\30306100-Walsh Ranch\02-Quail Valley\PHASE 2C - Custom Lots\plats\dwg\WR-2C_FINAL PLAT.dwg USER: mmadrid
DATE: Aug 24, 2018 9:36am XREFS: WR_PH2C_ESMTS WR-QV-PH2A-FINAL PLAT_306103_PH2_Prop_Site Base_Custom Lot WR-2C_FINAL PLAT