

DWG: \\HFTWORTH\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 12:55pm XREFS: WR-QV-PH-1C - FINAL PLAT 18x24-BD - 306102_Lot Layout USER: bcole

Overall P
J.D. KYLE SURVEY
ABSTRACT NO. 792

WALSH RANCHES LIMITED PARTNERSHIP
 DOC. # 201321981
 O.P.R.P.C.T.

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

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

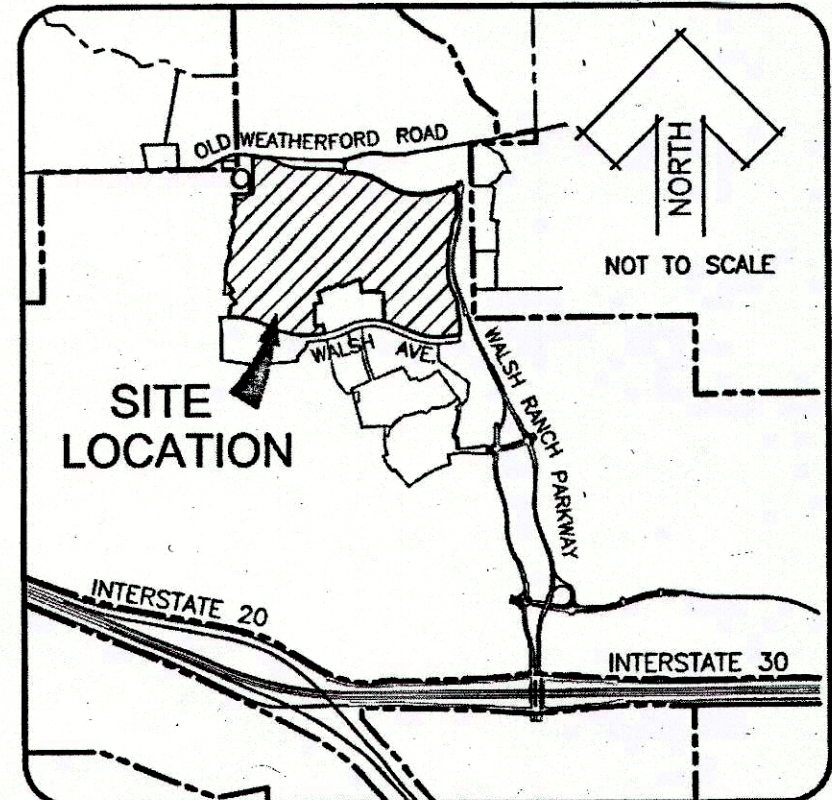
PERMANENT
 WATER LINE EASEMENT
 TO MORNINGSTAR RANCH M.U.D. NO. 1
 & MORNINGSTAR RANCH M.U.D. NO. 2
 FILE NO. 201524742
 O.P.R.T.C.T.

OLD WEATHERFORD ROAD
 NO RECORD INFORMATION FOUND

TRI COUNTY ELECTRIC
 COOP. EASEMENT
 (UNRECORDED-4/19/17)

TRI COUNTY ELECTRIC
 COOP. EASEMENT
 (UNRECORDED-4/19/17)

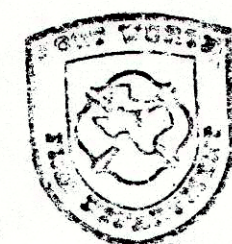
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 $CB = S76^{\circ}05'43''E$
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 $L = 375.47'$



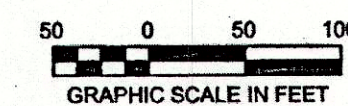
VICINITY MAP

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



Cap. Conry
 8-1-17



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

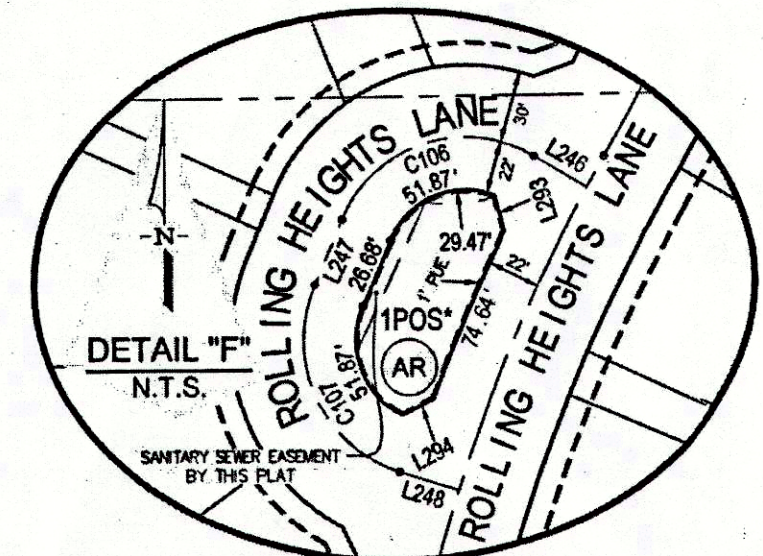
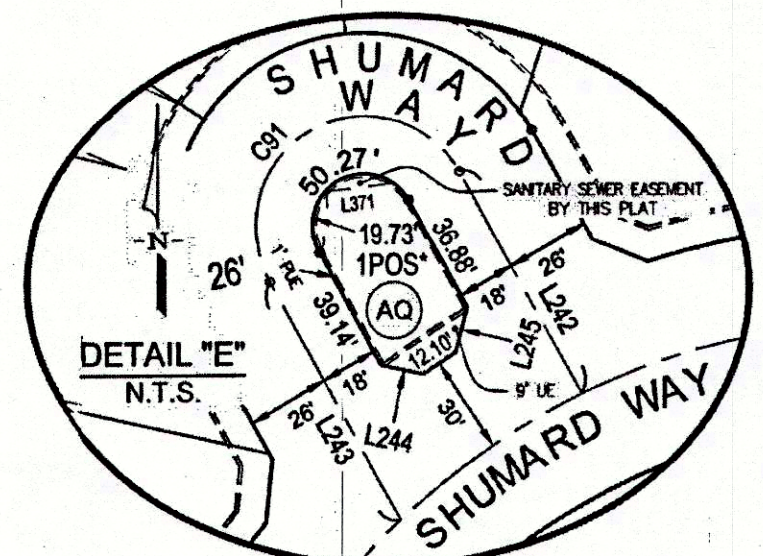
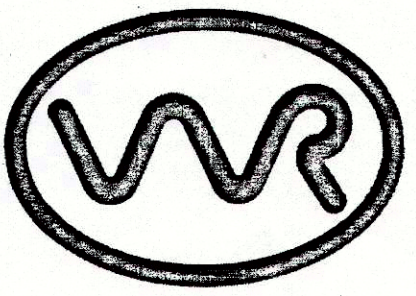
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 $CH = 56.67'$
 $L = 57.46'$

$\Delta = 46^{\circ}54'26''$
 $R = 100.00'$
 $CB = N9^{\circ}02'28''E$
 $CH = 79.60'$
 $L = 81.87'$

$\Delta = 54^{\circ}59'15''$
 $R = 100.00'$
 $CB = N5^{\circ}00'04''E$
 $CH = 92.33'$
 $L = 95.97'$

$\Delta = 50^{\circ}57'11''$
 $R = 250.00'$

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



D 756

COUNTY RECORDING INFORMATION

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

JULY 2017

SHEET 9 OF 14