

USER: bcole  
 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 12:50pm  
 XREFS: WR-QV-PH-1C - FINAL PLAT 18x24-BD\_306102\_Lot Layout

WALSH RANCHES LIMITED PARTNERSHIP VOL. 1699, PG. 1765 D.R.P.C.T.

QUAIL VALLEY DEVCO I, LLC (TRACT 1) DOC# 201607571 O.P.R.P.C.T.

A=17°35'11" R=220.00' CB=N58°45'03"E CH=67.26' L=67.53'

N 22°27'21" W 60.00'

N 35°40'07" W 128.27'

N 63°10'59" E 89.72'

N 13°01'33" E 190.46'

A=27°45'07" R=1353.00' CB=N77°33'17"W CH=648.96' L=655.34'

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

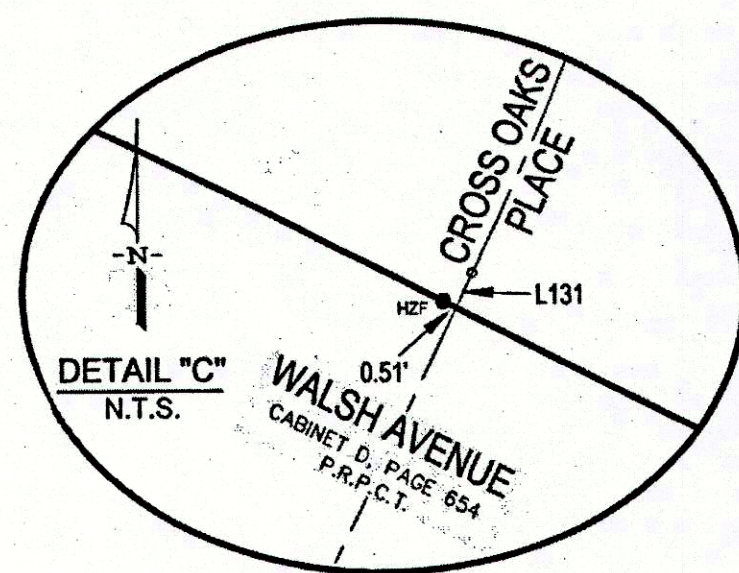
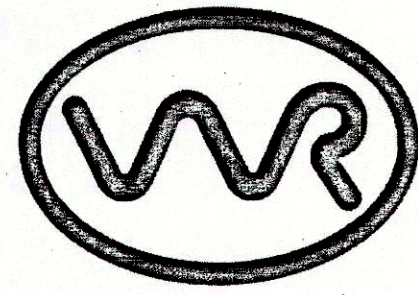
WALSH RANCH QUAIL VALLEY, LOT 1, BLOCK AK, & WALSH AVENUE ROW

ALEDO INDEPENDENT SCHOOL DISTRICT DOC# 201608667 O.P.R.P.C.T. (14.51 ACRES)

LOT 1 (AK)

A=36°47'21" R=1447.00' CB=N82°04'24"W CH=913.23' L=929.11'

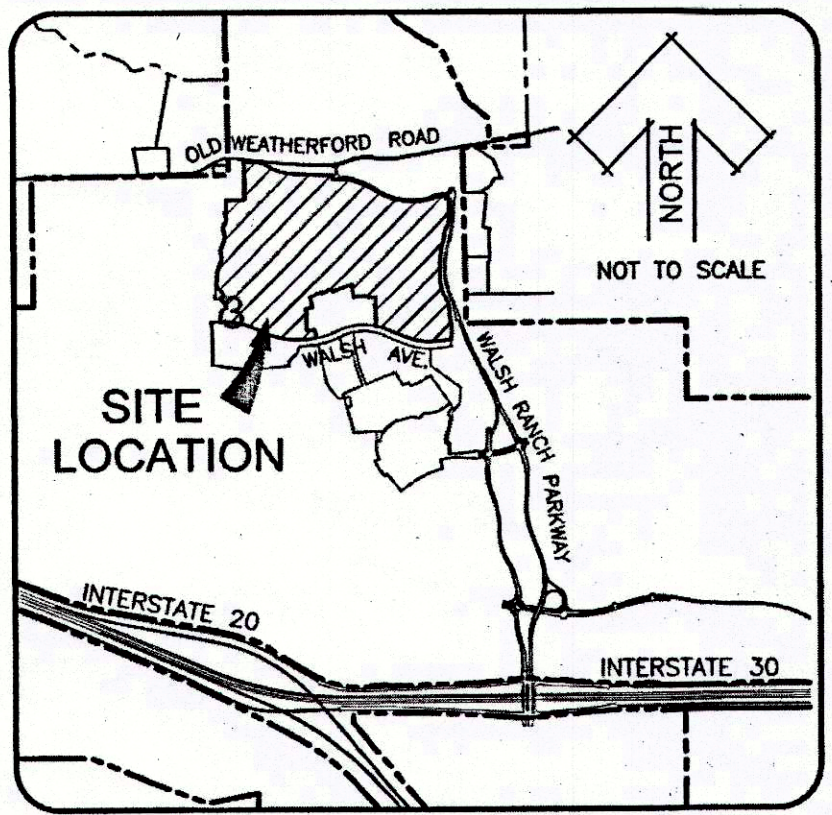
\*\*NOTE:  
 - SEE SHEET 12 FOR STANDARD NOTES & GENERAL NOTES.  
 - SEE SHEETS 10 & 11 FOR LINE & CURVE CALL TABLES.



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

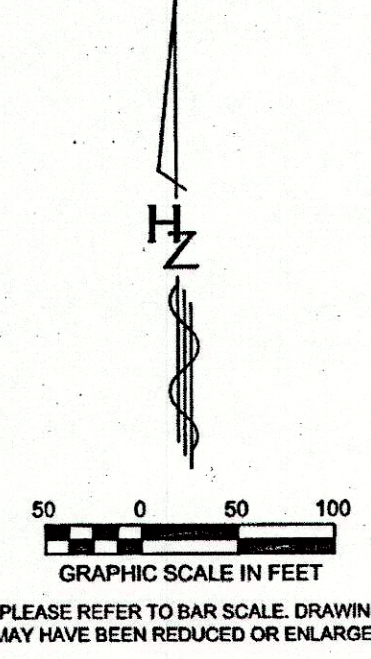
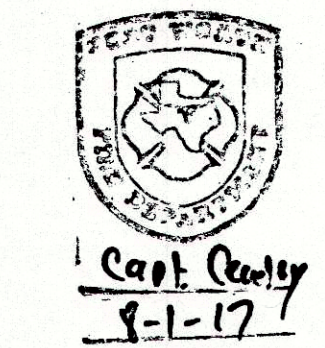
AGG# NO: 19003  
 SCH. DIST: AL  
 CITY: CPW  
 MAP NO: M-15

**D 756**



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



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

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 3 OF 14