

WALSH RANCH QUAIL VALLEY
LOT 1, BLOCK AK
& WALSH AVENUE ROW
CABINET D, PAGE 654 P.R.P.C.T.

ALEDO I.S.D.
DOC. # 201608667
O.P.R.P.C.T.
(14.41 ACRES)

50' BARNETT GATHERING
PIPELINE EASEMENT
FILE NO. D212068611
O.P.R.P.C.T.

DRAINAGE EASEMENT
DOC. # 201627464
O.P.R.P.C.T.

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30' SANITARY SEWER EASEMENT
DOC. # 201627473
O.P.R.P.C.T.

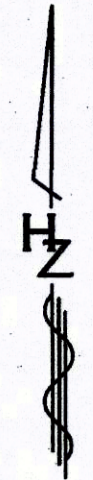
WATER EASEMENT
DOC. # 201609008
O.P.R.P.C.T.

50' SEWER LINE &
WATER RECLAMATION MAIN ESMT.
FILE NO. D205207196 O.P.R.P.C.T.

50' X 100' ACCESS EASEMENT
DOC. # 201609033
O.P.R.P.C.T.

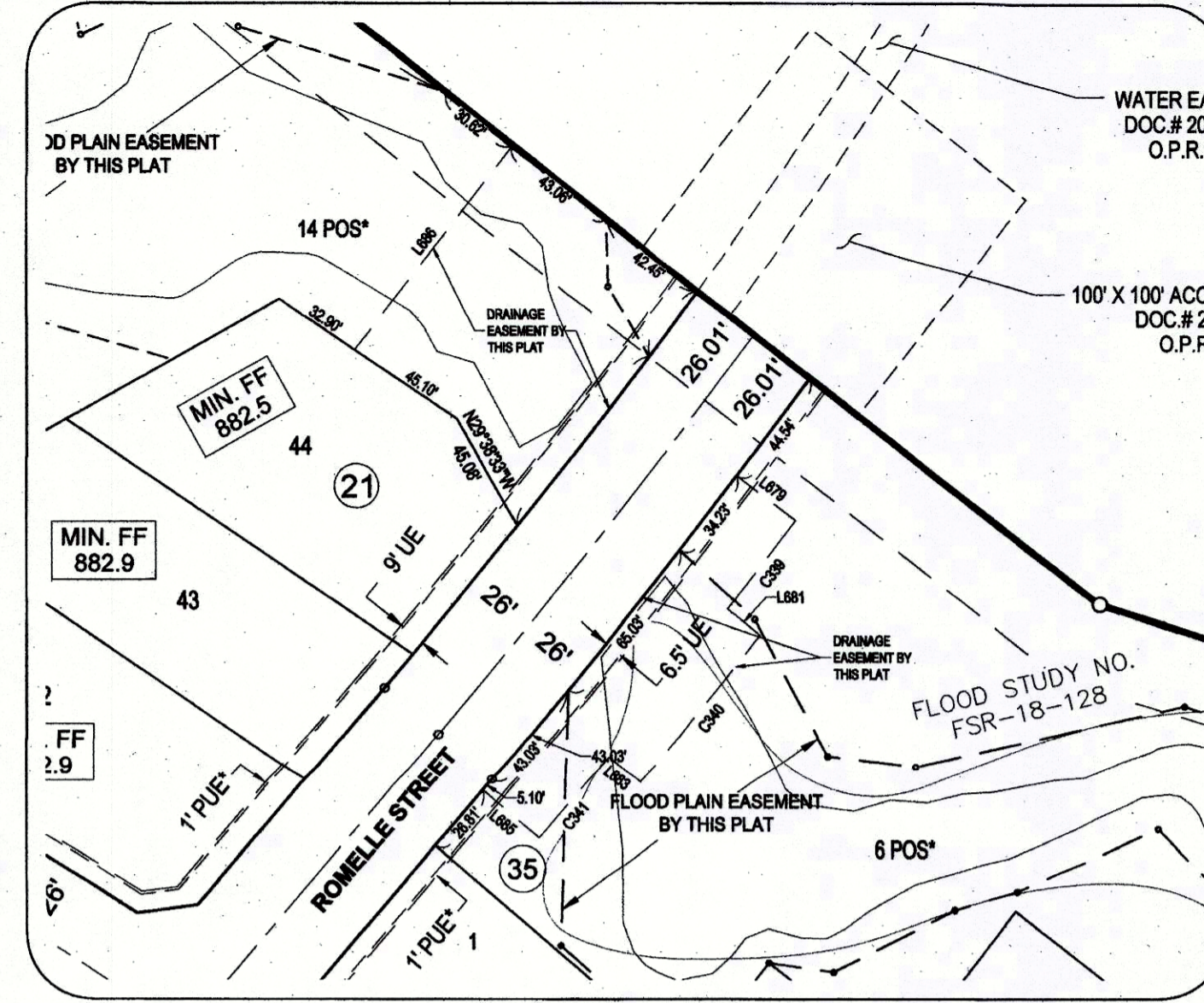
(ZONE A - NO BASE FLOOD ELEVATIONS)
PER FIRM MAP PANEL NO. 48387/CD450E
FOR PARKER COUNTY, TEXAS
& INCORPORATED AREAS
DATED SEPTEMBER 26, 2008

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SEE DETAIL SHEET '7'

SEE DETAIL 'G'



DETAIL 'G'
SCALE: 1" = 60'

| LAND USE TABLE - TRACT 2 | | | |
|---|------------|-----------------------------------|-----|
| Gross Site Area (Acreage): | 109.46 Ac. | | |
| Right of Way (Acreage): | 23.44 Ac. | | |
| NET ACREAGE: | 86.02 Ac | | |
| Private Open Space Lots Area (Acreage): | 34.72 Ac. | Private Open Space Lots (Number): | 30 |
| 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): | 34.72 Ac. | Non-Residential Lots (Number): | 30 |
| Gross Residential Lots (Acreage): | 51.30 Ac. | Residential Lots (Number): | 328 |

FINAL PLAT WALSH RANCH - QUAIL VALLEY

- | | | |
|--------------------------|--------------------------|-----------------|
| Lots 1 thru 44, Block 21 | Lots 1 thru 18, Block 30 | Lot 1, Block 39 |
| Lots 1 thru 55, Block 22 | Lots 1 thru 15, Block 31 | Lot 1, Block 40 |
| Lots 1 thru 24, Block 23 | Lots 1 thru 41, Block 32 | Lot 1, Block 41 |
| Lots 1 thru 12, Block 24 | Lots 1 thru 21, Block 33 | Lot 1, Block 42 |
| Lots 1 thru 30, Block 25 | Lots 1 thru 12, Block 34 | Lot 1, Block 43 |
| Lots 1 thru 22, Block 26 | Lots 1 thru 6, Block 35 | Lot 1, Block 44 |
| Lots 1 thru 21, Block 27 | Lots 1 thru 9, Block 36 | Lot 1, Block 45 |
| Lots 1 thru 12, Block 28 | Lot 1, Block 37 | Lot 1, Block 46 |
| Lots 1 thru 6, Block 29 | Lot 1, Block 38 | |

109.5 ACRES

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

SITUATED IN THE
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 1996



L.J. McNeil
02-09-2020

| | |
|--|---|
| ACCT. NO.: 30005 SCH. DIST.: AL CITY: CFW MAP NO.: ML6 21996.001.000.80 E-488 | OWNERS QUAIL VALLEY DEVCO II, LLC 8401 NORTH CENTRAL EXPRESSWAY SUITE 350, DALLAS, TEXAS 75225 PHONE: (214) 292-3410 FAX: (214) 292-3411 |
| | PREPARED BY: HUITT-ZOLIARS Huitt-Zoliars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757 |
| COUNTY RECORDING INFORMATION JANUARY 2020 SHEET 5 OF 10 | |

DWG: \\HZDALLAS\1desk3\Survey\303061-100-Walsh Ranch\02-Quail Valley\PHASE 3 - Planning Area\1\plattest\FINAL PLAT_PA-2B TRACT2.dwg USER: boole
 DATE: Feb 16, 2020 12:15pm XREFS: PA-2-B.FP.BD PA-2-A.BASE EXISTING_BASE 20181217_306124_Prop_Base Lot Layout_306124_Prop_Base Lot Layout

