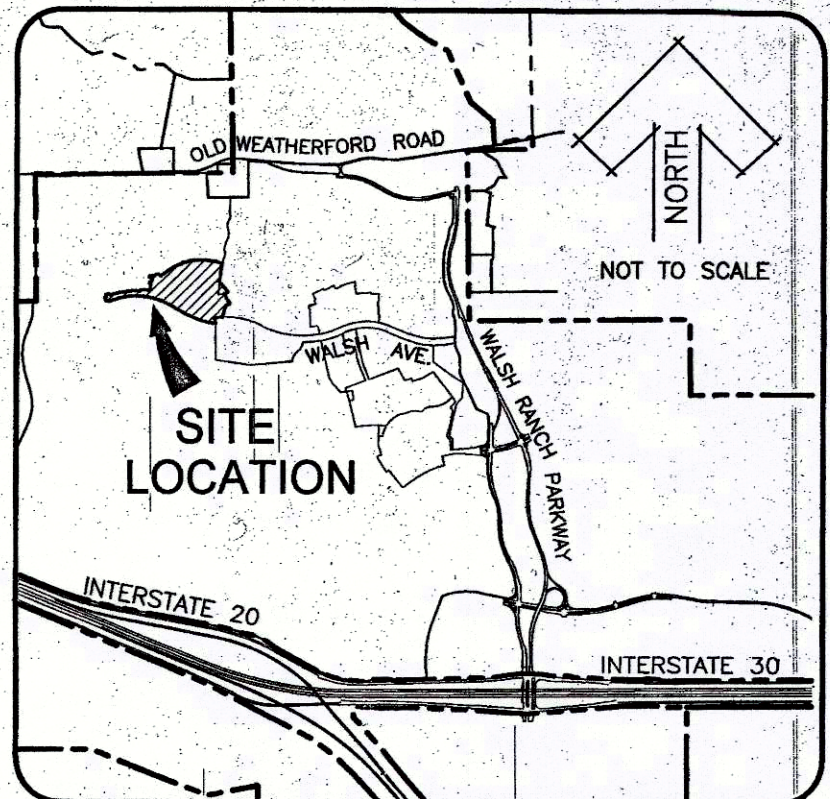
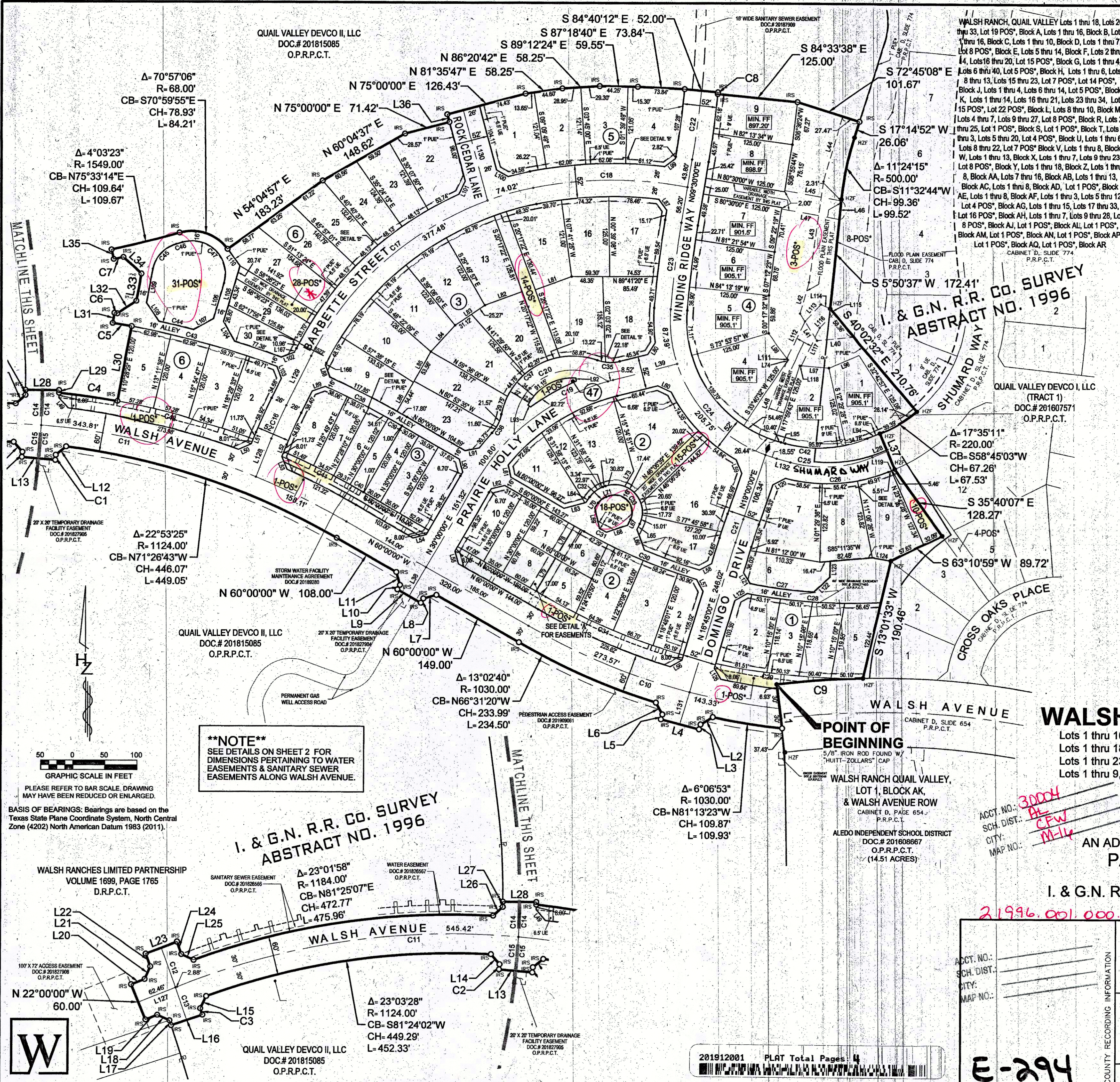


DWG: WZD201815085-Quail Valley\GIS\3-Planning Area\1824-BD Survey\1824-BD Survey\1824-BD Survey.dwg USER: boole
DATE: Apr 19, 2019 3:02pm XREFS: 306124_Prop_Base_Lot Layout_306124_Prop_GRAD_2D Grading C3D-WR-PA-2_PHA_FINAL_PLAT 1824-BD SURVEY LINES



VICINITY MAP

- LEGEND**
- IR - 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"
 - R - PROPERTY LINE
 - MIN. FF - MINIMUM FINISH FLOOR
 - MIN. FL - MINIMUM FINISH FLOOR
 - PDE - PRIVATE DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - 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

**NOTE:
- SEE SHEET 3 FOR STANDARD NOTES & GENERAL NOTES.
- SEE SHEET 3 FOR LINE TABLES & CURVE CALL TABLES.

Lt. M. Dal
05-16-2015

FINAL PLAT
WALSH RANCH - QUAIL VALLEY

Lots 1 thru 10, Block 1,
Lots 1 thru 18, Block 2,
Lots 1 thru 23, Block 3,
Lots 1 thru 9, Block 4,
Lots 1 thru 4, Block 5,
Lots 1 thru 5, Block 6,
Lots 22 thru 31, Block 6,
Lot 1, Block 47

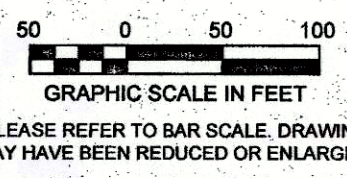
21.09 ACRES
AN ADDITION TO THE CITY OF FORTH WORTH,
PARKER COUNTY, TEXAS
SITUATED IN THE
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 1996

ACCT. NO.: 30004
SCH. DIST.: AL
CITY: CFW
MAP NO.: M-14

OWNERS	
QUAIL VALLEY DEVCO II, 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

****NOTE****
SEE DETAILS ON SHEET 2 FOR
DIMENSIONS PERTAINING TO WATER
EASEMENTS & SANITARY SEWER
EASEMENTS ALONG WALSH AVENUE.



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).

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

100' X 72' ACCESS EASEMENT
DOC # 201827908
O.P.R.P.C.T.



QUAIL VALLEY DEVCO II, LLC
DOC # 201826566
O.P.R.P.C.T.

QUAIL VALLEY DEVCO II, LLC
DOC # 201815085
O.P.R.P.C.T.

SANITARY SEWER EASEMENT
DOC # 201826566
O.P.R.P.C.T.

WATER EASEMENT
DOC # 201826567
O.P.R.P.C.T.

20' X 20' TEMPORARY DRAINAGE
FACILITY EASEMENT
DOC # 201827906
O.P.R.P.C.T.

PEDESTRIAN ACCESS EASEMENT
DOC # 201909051
O.P.R.P.C.T.

20' X 20' TEMPORARY DRAINAGE
FACILITY EASEMENT
DOC # 201827906
O.P.R.P.C.T.

201912001 PLAT Total Pages 4

E-294