60' WIDE DRAINAGE EASEMENT
DOC.# 201627465
O.P.R.P.C.T.

15' WATER EASEMENT
DOC.# 201627451
O.P.R.P.C.T.

15' X 15' DRAINAGE EASEMENT
DOC.# 201627458
O.P.R.P.C.T.

Δ=33°28'50"
R=1353.00'
CB=S 80°25'09" E
CH=779.42'
L=790.62'

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

IRS

106' ROW
53'
53'

C4

WALSH AVENUE

N 07°09'34" W
106.00'

IRS

15' WATER EASEMENT
DOC.# 201627450
O.P.R.P.C.T.

15' WATER EASEMENT
DOC.# 201627449
O.P.R.P.C.T.

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

Δ=33°28'50"
R=1247.00'
CB=S 80°25'09" E
CH=718.36'
L=728.68'

657.03'

N 00°51'28" W 567.71'

LOT 1
(14.51 ACRES)
(AK)

ALEDO INDEPENDENT SCHOOL DISTRICT
DOC.# 201608667
O.P.R.P.C.T.

Δ=23°28'38"
R=1553.00'
CB=S 75°25'03" E
CH=631.91'
L=636.35'

300' GAS WELL SETBACK LINE
WELL API No. 36734042

Δ=53°12'42"
R=273.00'
CB=S 27°33'47" W
CH=244.53'
L=253.54'

72.11'

IRS

N 88°38'59" W 60.00'

Δ=0°23'34"
R=273.00'
CB=S 01°09'14" W
CH=1.87'
L=1.87'

S 84°40'28" W 624.92'

DETAIL
N.T.S.

Δ=53°12'42"
R=273.00
CB=S 27°33'47" W
CH=244.53
L=253.54

50' BARNETT GATHERING
PIPELINE EASEMENT
(EXHIBIT F)
V2902-P1589
O.P.R.P.C.T.
DOC.# D212068611
O.P.R.T.C.T.

15' WATER EASEMENT
BY THIS PLAT

IRS

N 81°01'12" W 547.98'

S 84°40'28" W 624.92'

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

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

MATCH LINE B

Δ=47°19'24"
R=973.00'
CB=N 88°20'18" E
CH=781.00'
L=803.65'

APPROXIMATE LOCATION
SURVEY LINE

15' SANITARY SEWER EASEMENT
DOC.# 201627471
O.P.R.P.C.T.

15' SANITARY SEWER EASEMENT
DOC.# 201627462
O.P.R.P.C.T.

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

15' WATER EASEMENT
DOC.# 201627446
O.P.R.P.C.T.

15' SANITARY SEWER EASEMENT
DOC.# 201627472
O.P.R.P.C.T.

15' WATER EASEMENT
DOC.# 201627452
O.P.R.P.C.T.

WALSH AVENUE

C2

IRS

15' WATER EASEMENT
DOC.# 201627453
O.P.R.P.C.T.

I. & G.N. R.R. SURVEY
ABSTRACT NO. 2004

S 68°00'00" E 355.64'

Δ=30°00'00"
R=947.00'
CB=S 83°00'00" E
CH=490.20'
L=495.85'

15' SANITARY SEWER EASEMENT
DOC.# 201627463
O.P.R.P.C.T.

15' WATER EASEMENT
DOC.# 201627454
O.P.R.P.C.T.

N 68°00'00" W 355.64'

Δ=47°19'24"
R=867.00'
CB=S 88°20'18" W
CH=695.91'
L=716.10'

DRAINAGE EASEMENT
DOC.# 201627466
O.P.R.P.C.T.

106' ROW
53'
53'

WALSH AVENU

C1

Δ=24°50'45"
R=1553.00'
CB=S 77°05'59" W
CH=668.18'
L=673.44'

QUAIL VALLEY DEVCO I, LLC
TRACT 2
DOC.# 201607571
O.P.R.P.C.T.

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

WALSH RANCHES LIMITED PARTNERSHIP
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D.R.P.C.T.

APPROXIMATE LOCATION
SURVEY LINE

S 12°49'27" W
12.50'

N 03°52'24" E
12.50'

Δ=9°10'33"
R=1053.00'
CB=N 72°35'16" W
CH=168.45'
L=168.63'

Δ=8°57'04"
R=1040.50'
CB=N 81°39'04" W
CH=162.39'
L=162.55'

Δ=11°52'2
R=1053.0
CB=S 87°56'12"
CH=217.8
L=218.2

21996.001.000.60 = 14.51 ALEDO ISD - NO ROLLBACK
21996.001.000.60 = 6.957 } ROW
22004.002.000.68 = 2.177 } Rollback
22140.001.000.68 = .966 }

30' SANITARY SEWER EASEMENT
DOC.# 201627460
O.P.R.P.C.T.

50' SEWER LINE &
WATER RECLAMATION MAIN EASEMENT
DOC.#. D205207196
O.P.R.T.C.T.

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

D654

ACCT. NO.: 30000
SCH. DIST.: ALEDO
CITY:
MAP NO.: 11-15

DWG: J:\Survey\30306100-Walsh Ranch\02-Quail Valley\PHASE 1A - Road & School\plats\dwg\WR-QV-PH-1A- FINAL PLAT.dwg USER: yahoo
DATE: Dec 20, 2016 10:22am XREFS: WR-QV-PH-1A- FINAL PLAT-BD _306102_Lot Layout