

CURVE	DELTA	RADIUS	CH BEARING	CH LENGTH	ARC LENGTH
C1	30°00'00"	1000.00'	N 83°00'00" W	517.64'	523.80'
C2	47°19'24"	920.00'	S 88°20'18" W	738.46'	759.87'
C3	51°38'40"	1500.00'	N 89°30'04" W	1306.74'	1352.05'
C4	5°02'40"	1310.00'	S 81°57'38" W	115.30'	115.34'
C5	5°08'41"	830.00'	N 77°25'40" E	74.50'	74.53'
C6	2°02'58"	1030.00'	S 01°01'23" E	36.84'	36.84'
C7	1°29'16"	430.00'	N 87°30'11" W	11.17'	11.17'
C8	0°55'54"	1098.00'	S 79°55'09" E	17.85'	17.85'
C9	18°17'31"	550.00'	N 03°08'14" W	174.85'	175.59'
C10	27°02'31"	630.00'	N 07°28'44" W	294.59'	297.34'
C11	19°21'38"	800.00'	N 61°10'54" E	269.04'	270.32'
C12	29°29'38"	800.00'	N 66°14'55" E	407.28'	411.81'
C13	19°00'00"	400.00'	N 80°30'00" E	132.04'	132.85'
C14	19°00'00"	800.00'	N 80°30'00" E	264.08'	265.29'
C15	1°45'11"	400.00'	N 89°07'25" W	12.24'	12.24'
C16	16°00'00"	200.00'	N 16°00'00" W	139.17'	139.63'
C17	28°24'33"	500.00'	N 38°12'17" W	98.15'	99.17'
C18	24°43'28"	550.00'	N 40°02'49" W	235.50'	237.34'
C19	2°02'58"	1000.00'	N 01°01'29" W	35.77'	35.77'
C20	3°12'56"	1318.00'	S 78°08'05" W	73.96'	73.97'
C21	5°24'57"	500.00'	S 71°47'10" W	47.24'	47.26'
C22	88°04'42"	36.00'	N 25°02'21" E	50.05'	55.34'
C23	3°02'36"	528.00'	S 29°12'22" E	28.04'	28.05'
C24	5°18'59"	830.00'	N 61°14'09" E	76.89'	77.01'
C25	0°42'59"	770.00'	S 80°38'14" W	9.63'	9.63'
C26	0°34'23"	970.00'	N 01°45'47" W	8.70'	8.70'
C27	0°38'58"	770.00'	N 74°31'50" E	8.73'	8.73'
C28	3°59'56"	800.00'	N 72°51'31" E	55.74'	55.76'
C29	1°24'58"	580.00'	N 11°32'32" W	14.33'	14.33'

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

$\Delta=11^{\circ}27'09"$
 $R=973.00'$
 $CB=N 73^{\circ}43'34" W$
 $CH=194.16'$
 $L=194.49'$

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

$\Delta=30^{\circ}00'00"$
 $R=947.00'$
 $CB=N 83^{\circ}00'00" W$
 $CH=490.20'$
 $L=495.85'$

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

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

LINE	BEARING	DISTANCE
L27	N 65°48'41" W	22.36'
L28	N 23°30'00" E	20.27'
L29	N 68°30'00" W	22.12'
L30	N 24°24'08" E	19.92'
L31	N 26°00'00" E	14.14'
L32	N 64°00'00" W	14.14'
L33	N 25°02'21" E	35.94'
L34	N 45°00'00" E	21.21'
L35	N 45°00'00" W	21.21'
L36	N 45°00'00" E	21.21'
L37	N 45°00'00" W	21.21'
L38	N 42°54'39" W	21.97'
L39	N 45°05'55" E	21.17'
L40	N 54°46'31" W	20.55'
L41	N 33°14'41" E	22.59'
L42	N 19°00'00" W	39.58'
L43	S 21°00'00" E	10.00'
L44	N 62°18'56" E	122.00'
L45	N 27°41'04" W	10.00'
L46	S 76°44'29" E	21.14'
L47	N 20°42'20" E	21.69'
L48	N 67°00'00" E	60.00'
L49	S 66°42'20" E	21.69'
L50	N 88°31'25" E	52.02'
L51	N 87°57'02" E	60.00'
L52	S 23°00'00" E	44.46'

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	53.03'
L2	N 08°00'00" W	55.24'
L3	N 12°15'00" W	55.00'
L4	N 55°32'59" W	14.09'
L5	N 08°03'01" W	16.00'
L6	N 80°21'47" E	62.16'
L7	N 84°39'22" E	53.62'
L8	S 43°44'11" E	14.45'
L9	N 90°00'00" E	28.19'
L10	N 27°41'04" W	32.79'
L11	N 11°03'37" W	104.55'
L12	N 69°04'42" E	219.39'
L13	N 19°00'00" W	123.19'
L14	N 57°59'33" W	20.94'
L15	N 33°02'53" E	14.59'
L16	N 55°32'51" W	13.30'
L17	N 35°43'28" E	14.51'
L18	N 46°28'13" E	22.13'
L19	N 46°58'01" W	21.42'
L20	N 60°19'08" W	20.76'
L21	N 26°57'26" E	22.50'
L22	N 66°22'51" W	21.01'
L23	N 10°49'24" E	22.08'
L24	N 82°55'29" W	21.68'
L25	N 09°19'32" E	19.67'
L26	N 56°32'38" W	14.02'

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE
 LOT 9X, BLOCK 1
 CABINET D, PAGE 637
 P.R.P.C.T.

SANITARY SEWER EASEMENT
 DOC.# 201627461
 O.P.R.P.C.T.

WATER EASEMENT
 DOC.# 201627455
 O.P.R.P.C.T.

$\Delta=11^{\circ}27'09"$
 $R=973.00'$
 $CB=N 73^{\circ}43'34" W$
 $CH=194.16'$
 $L=194.49'$

$\Delta=30^{\circ}00'00"$
 $R=947.00'$
 $CB=N 83^{\circ}00'00" W$
 $CH=490.20'$
 $L=495.85'$

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

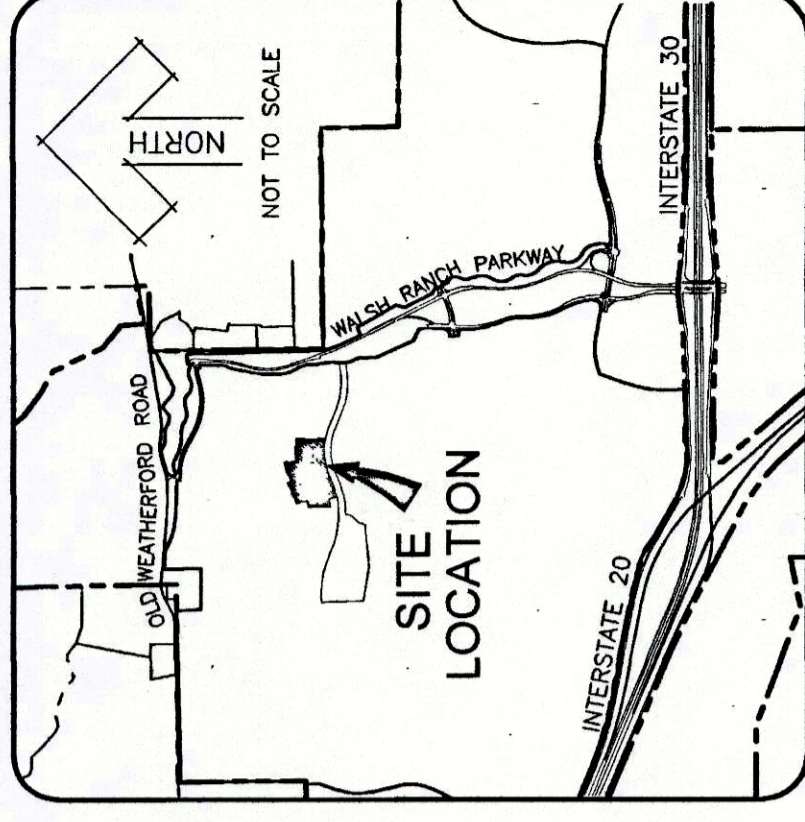
WALSH RANCHES LIMITED PARTNERSHIP
 VOLUME 1699, PAGE 1785
 D.R.P.C.T.

LAND USE TABLE	
Gross Site Area (Acreage):	14.65 Ac.
Right-of-Way (Acreage):	4.65 Ac.
NET ACREAGE:	10.00 Ac
Private Open Space Lots Area (Acreage):	2.24 Ac.
Commercial Lots Area (Acreage):	0 Ac.
Public Park (Acreage):	0 Ac.
Gross Non-Residential Lots (Acreage):	2.24 Ac.
Gross Residential Lots (Acreage):	7.76 Ac.
Private Open Space Lots (Number):	3
Commercial Lots (Number):	0
Public Park Lots (Number):	0
Gross Non-Residential Lots (Number):	3
Gross Residential Lots (Number):	40

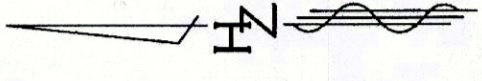
GENERAL NOTES

- Building lines will be per the City of Fort Worth Zoning Ordinance.
- No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48367C0450E of the Flood Insurance Rate Map, Parker County, Texas and Incorporated Areas, dated September 26, 2008. The subject parcel lies within "other flood area - Zone X" (Areas determined to be outside the 0.2% annual chance flood plain). Areas of local drainage are not noted on this map.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- All property corners are a 5/8 inch iron rod set with a plastic cap stamped "HUITT-ZOLLARS", unless otherwise noted.
- The care, ownership, maintenance of all open space lots (Lot 7-POS, Blk. M, Lot 1-POS, Blk. N, Lot 6-POS, Blk. Q) is the responsibility of the H.O.A.
- Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
- P.U.E. - Private Utility Easements are governed by that certain Quail Valley at Walsh Ranch Utility Easement Agreement dated November 28, 2016, by and between Quail Valley Devco I, LLC, as Grantor, and Quail Valley Community, Inc., as Grantee, recorded as Document No. 201627211, Official Public Records, Parker County, Texas.

D-655



VICINITY MAP

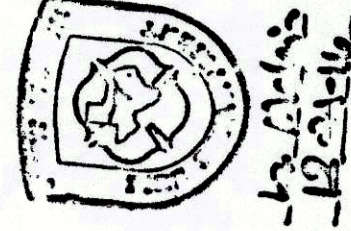


GRAPHIC SCALE IN FEET
 PLEASE REFER TO BAR SCALE. DRAWING
 MAY HAVE BEEN REDUCED OR ENLARGED.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

LEGEND

- IRF - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP" UNLESS NOTED OTHERWISE
- IRF HZ - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- ORIS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- MIN. FF - MINIMUM FINISH FLOOR
- WME - WALL MAINTENANCE 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



FINAL PLAT
WALSH RANCH
QUAIL VALLEY

- Lot 1, Block G,
- Lots 1 thru 4, Block F,
- Lots 1 thru 6, 7-POS*, Block M,
- Lot 1-POS*, Block N,
- Lots 1 thru 5, 6-POS*, Block Q,
- Lots 1 thru 3, Block R,
- Lots 1 thru 6, Block AB,

14.65 ACRES

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

SITUATED IN THE

HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
 I. & G.N. R.R. SURVEY ABSTRACT NO. 1996

ACCT. NO.: 30000
 SCH. DIST.: 14.65
 CITY: CFW
 MAP NO.: 14-16

2996.001.000.80-14.65
 Rollback
 4.65 ROW

COUNTY RECORDING INFORMATION

OWNER
Quail Valley Development Company 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

DECEMBER 2016

SHEET 1 OF 14