

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

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

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

N 03°52'24" E
12.50'

WALSH AVENUE

CABINET D, PAGE 654
P.R.P.C.T.

S 82°00'00" W
205.63'

Δ=11°52'24"
R=1053.00'
CB=S 87°56'12" W
CH=217.82'
L=218.21'

DRAINAGE EASEMENT
DOC # 200627459
O.P.R.P.C.T.

WALSH RANCHES LIMITED PARTNERSHIP
VOLUME 1689, PAGE 1765
D.R.P.C.T.

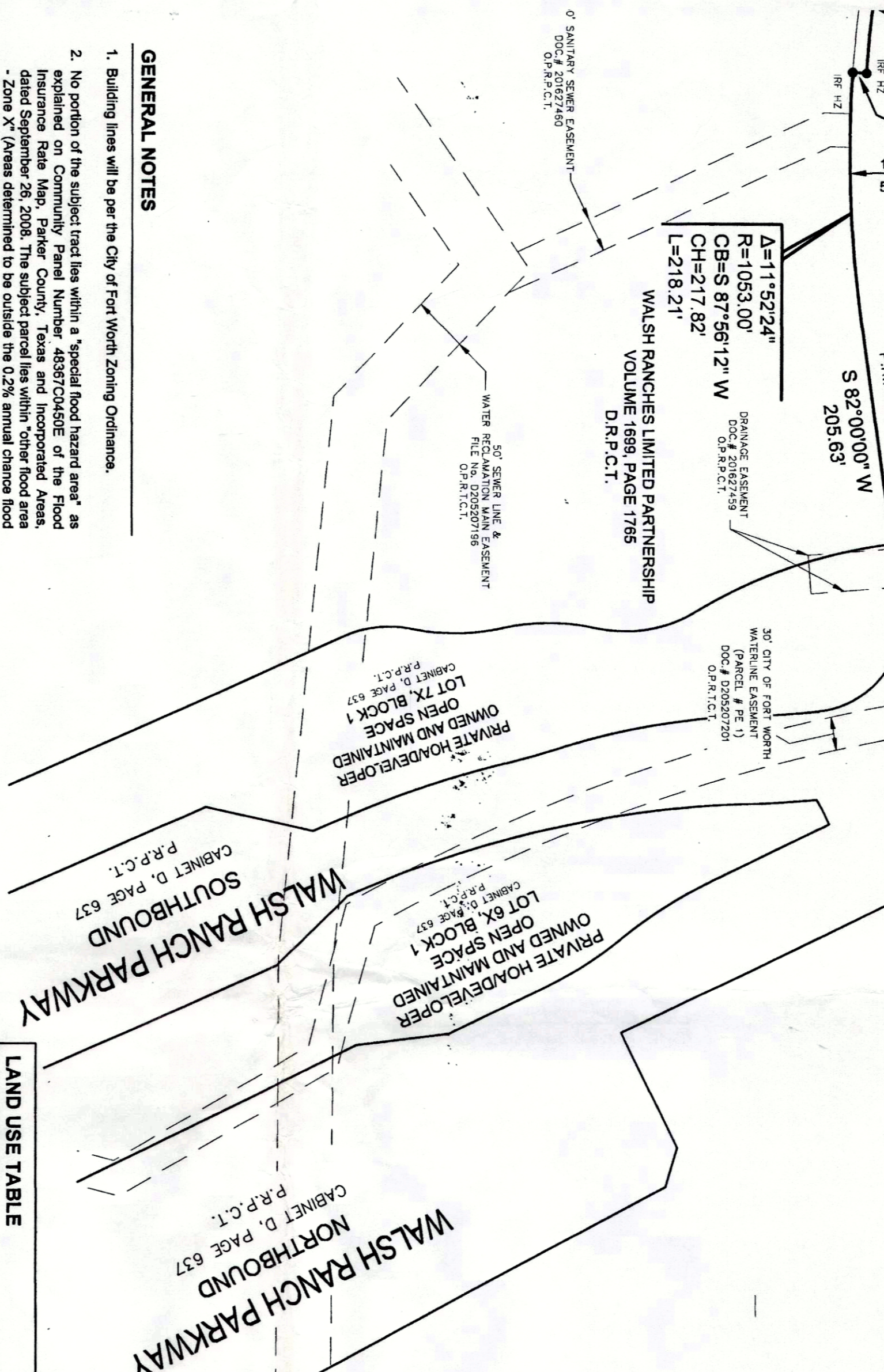
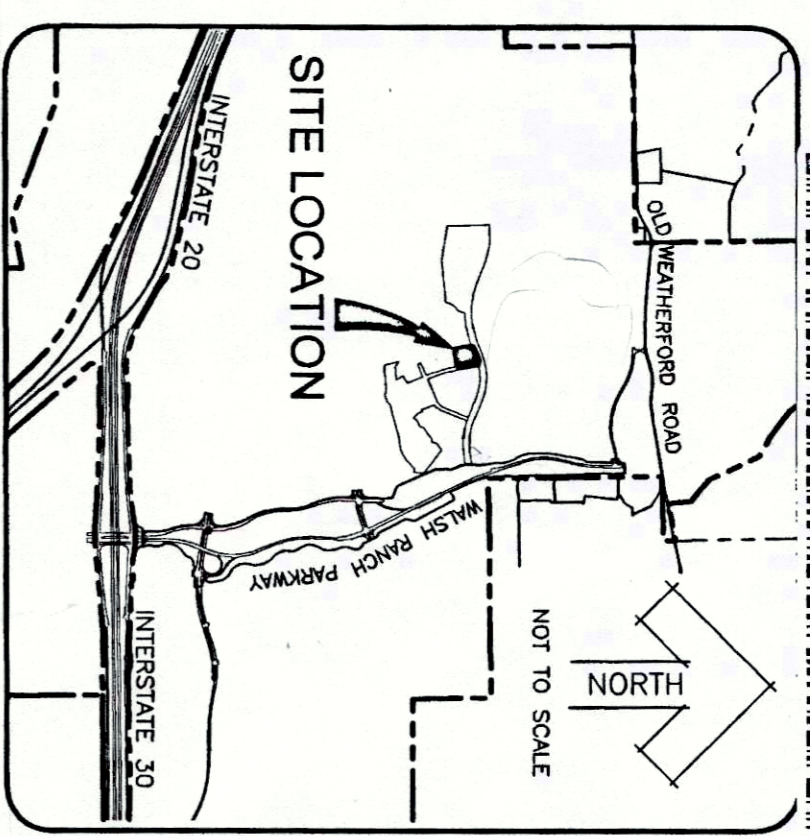
0' SANITARY SEWER EASEMENT
DOC # 200627450
O.P.R.P.C.T.

50' SEWER LINE &
WATER RECLAMATION MAIN EASEMENT
FILE NO. D200207196
O.P.R.P.C.T.

WALSH RANCH PARKWAY

POINT OF
COMMENCING
5/8" IRON ROD FOUND
W/ HUITT-ZOLLARS CAP
CABINET D, PAGE 637
P.R.P.C.T.

- LEGEND**
- IR - IRON ROD FOUND WITH PLASTIC CAP
 - STAMPED "DUNAWAY ASSOC. LP"
 - UNLESS NOTED OTHERWISE
 - IR# HZ - 5/8" IRON ROD FOUND WITH PLASTIC CAP
 - STAMPED HUITT-ZOLLARS
 - ORS - 5/8" IRON ROD SET WITH PLASTIC CAP
 - MIN. FF - MINIMUM FINISH FLOOR
 - WE - WALL SURFACE ELEVATION
 - 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



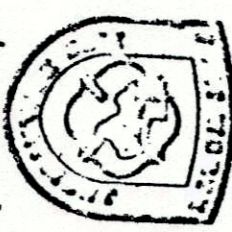
GENERAL NOTES

1. Building lines will per the City of Fort Worth Zoning Ordinance.
2. 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.
3. Sealing a portion of this addition by meters and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
4. All property corners are a 5/8 inch iron rod set with a plastic cap stamped "HUITT-ZOLLARS", unless otherwise noted.
5. Due to the Walsh Ranch Economic Development Agreement (City Secretary Document #32205) this project is exempt from any Transportation Impact Fees.
6. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
7. A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to 1.0 acre or more of land disturbance of Walsh Ranch Quail Valley, Lot 1, Block A.

LAND USE TABLE	
Gross Site Area (Acreage):	1.793 Ac.
Right of Way (Acreage):	0 Ac.
NET ACREAGE:	1.793 Ac
Open Space (Acreage):	0 Ac.
Commercial (Acreage):	1.793 Ac.
Public Park (Acreage):	0 Ac.
Gross Non-Residential Lots (Acreage):	1.793 Ac.
Gross Residential Lots (Acreage):	0 Ac.
Open Space Lots (Number):	0
Commercial Lots (Number):	1
Public Park Lots (Number):	0
Non-Residential Lots(Number):	1
Residential Lots (Number):	0

ACCT. NO.: 30001
SCH. DIST.: 11-15
CITY: FT. WORTH
MAP NO.:

FINAL PLAT
WALSH RANCH
QUAIL VALLEY
LOT 1, BLOCK A
1.793 ACRES
AN ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
SITUATED IN THE
I. & G.N. R.R. SURVEY ABSTRACT NO. 1996



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PREPARED BY:
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DALLAS
JANUARY 2017 SHEET 1 OF 24

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