

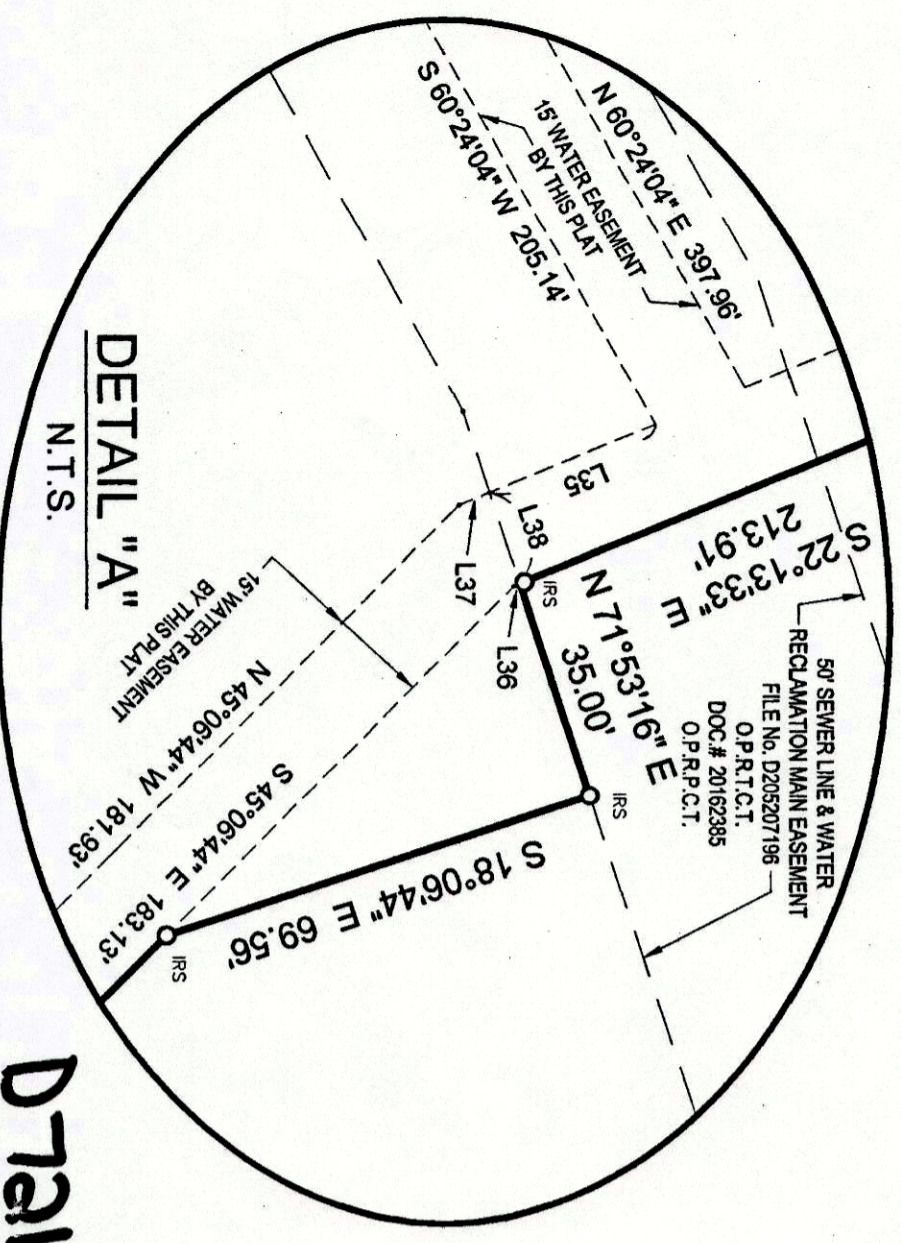
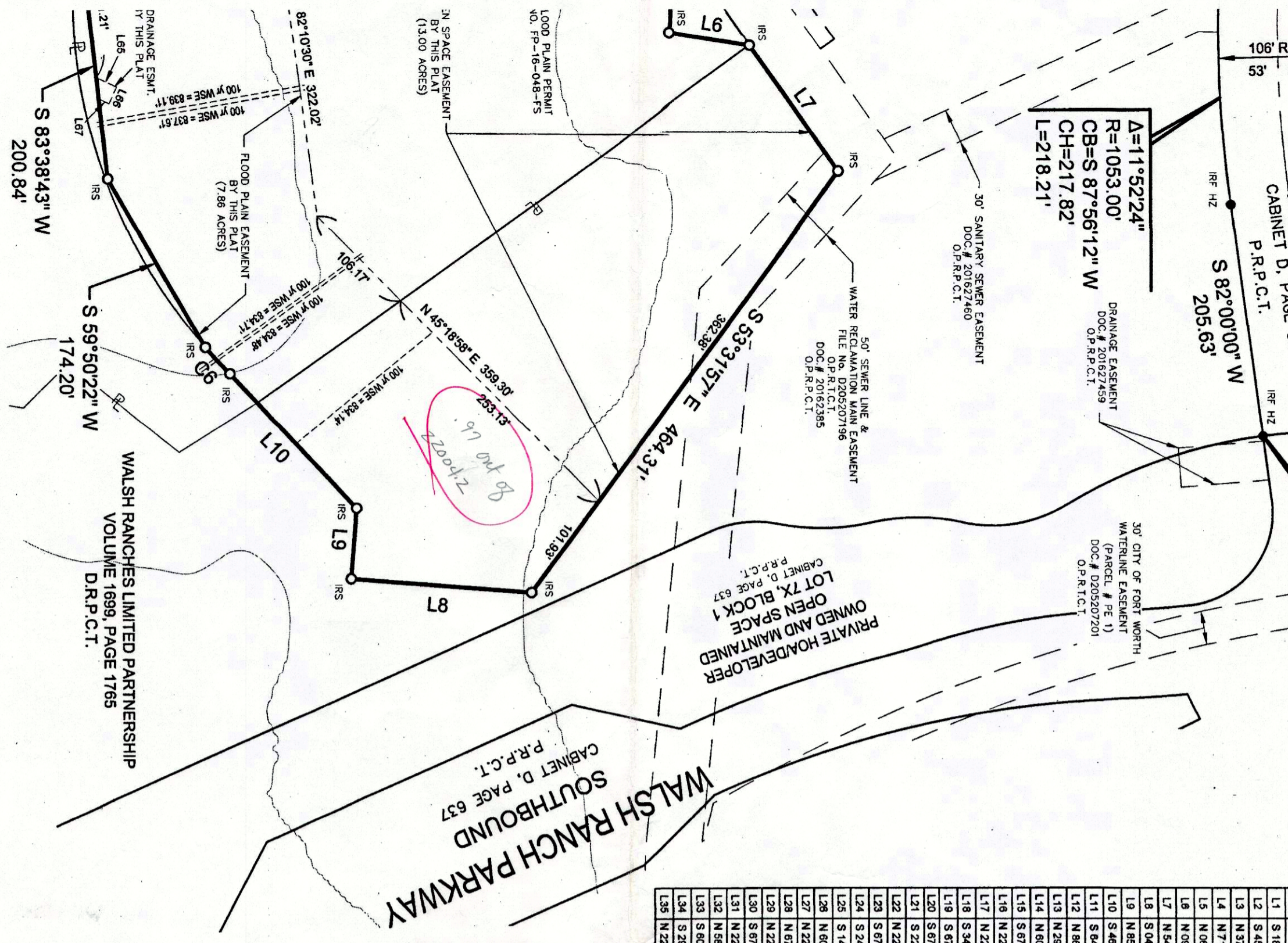
**& G.N. R.R. CO. SURVEY  
ABSTRACT NO. 2004**

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

**WALSH RANCH PARKWAY**  
CABINET D, PAGE 637  
P.R.P.C.T.

**WALSH AVENUE**  
CABINET D, PAGE 654  
P.R.P.C.T.

**POINT OF COMMENCING**  
5/8" IRON ROD FOUND  
W/ HUITT-ZOLLARS' CAP



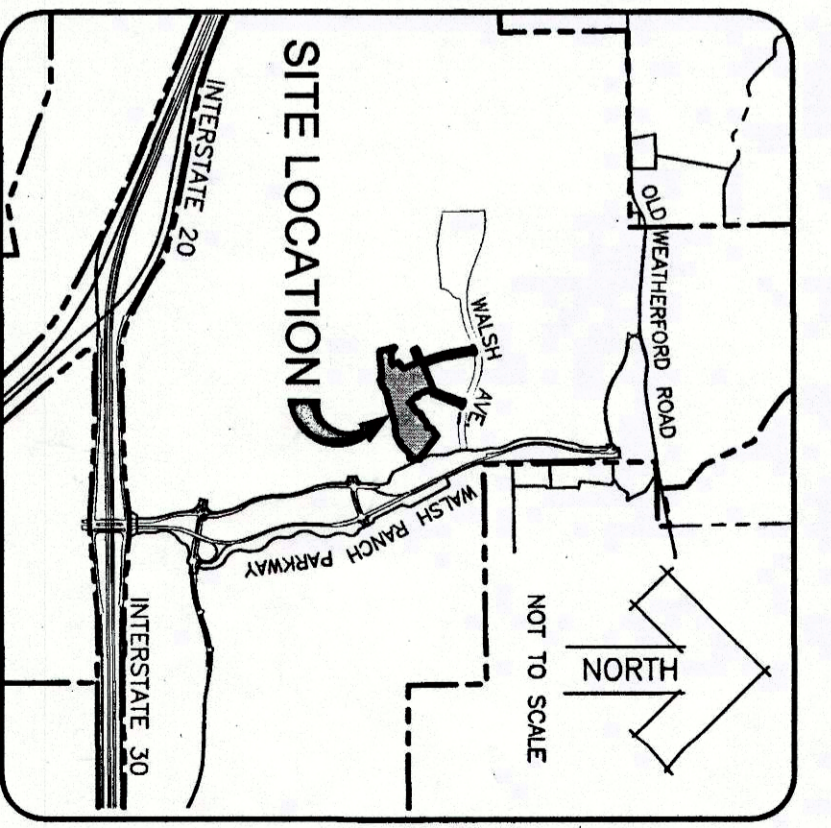
CURVE TABLE

CURVE	DELTA	RADIUS	CH BEARING	CH LENGTH	ARC LENGTH
C1	34°48'41"	80.00'	N 64°30'28" E	47.79'	48.54'
C2	65°52'46"	40.00'	N 38°56'53" E	43.50'	45.89'
C3	67°37'57"	70.00'	N 39°48'28" E	77.91'	82.85'
C4	35°37'55"	150.00'	N 55°48'28" E	91.79'	93.28'
C5	61°18'41"	120.00'	N 68°40'22" E	125.46'	131.66'
C6	3°50'00"	485.00'	S 48°55'05" W	32.44'	32.45'
C7	2°28'57"	1033.00'	S 70°02'27" E	45.01'	45.01'
C8	0°48'56"	1033.00'	S 89°24'28" E	15.00'	15.00'
C9	45°46'27"	150.00'	N 44°53'13" E	116.67'	118.94'
C10	12°25'03"	1500.00'	S 16°01'02" E	324.45'	325.09'
C11	2°58'54"	897.00'	S 74°40'47" W	45.11'	45.12'
C12	2°58'56"	897.00'	S 77°39'32" W	45.04'	45.04'
C13	97°22'23"	48.00'	S 70°54'45" W	73.81'	83.27'
C14	82°13'27"	25.00'	N 18°05'15" E	33.01'	38.05'
C15	5°16'18"	197.50'	N 09°02'22" W	14.49'	14.49'
C16	23°11'44"	142.50'	N 18°00'05" W	57.30'	57.69'
C17	23°11'44"	142.50'	S 18°00'05" E	63.33'	63.76'
C18	23°11'44"	142.50'	S 18°00'05" E	63.33'	63.76'
C19	3°18'34"	142.50'	S 08°03'30" E	8.23'	8.23'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°06'44" E	68.56'
L2	S 45°06'44" E	104.09'
L3	N 37°07'39" E	56.82'
L4	N 71°53'16" E	52.58'
L5	N 08°00'29" E	72.99'
L6	N 08°20'13" E	13.92'
L7	N 54°37'01" E	136.70'
L8	N 54°27'12" W	162.80'
L9	N 65°32'48" W	83.74'
L10	S 46°52'44" W	165.75'
L11	S 64°00'23" E	121.75'
L12	N 80°18'18" E	188.81'
L13	N 29°35'56" W	128.15'
L14	N 60°24'04" E	131.44'
L15	S 67°46'27" W	217.50'
L16	N 22°13'33" W	60.00'
L17	N 22°46'27" E	21.21'
L18	S 34°28'18" W	21.50'
L19	S 67°13'33" E	21.21'
L20	S 67°46'27" W	43.22'
L21	S 22°13'33" E	8.00'
L22	N 22°13'33" W	8.00'
L23	S 67°46'27" W	88.48'
L24	S 24°31'23" E	44.66'
L25	S 14°32'05" E	80.15'
L26	N 60°24'04" E	45.88'
L27	N 22°13'33" W	47.50'
L28	N 67°46'27" E	30.00'
L29	N 22°13'33" W	15.00'
L30	S 67°46'27" W	30.00'
L31	N 22°13'33" W	108.72'
L32	N 58°03'43" W	19.88'
L33	S 60°21'57" W	15.00'
L34	S 28°35'56" E	25.00'
L35	N 22°13'33" W	27.87'

- GENERAL NOTES**
- Building lines will be per the City of Fort Worth Zoning Ordinance.
  - Except as shown, no portion of the subject tract lies within a "Special Flood Hazard Area - Zone A" (No base flood elevations determined), 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 Areas - Zone X" (Areas determined to be outside the 0.2% annual chance floodplain).
  - 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.
  - Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
  - Refer to Preliminary Plat (PP-15-076).
  - Due to the Walsh Ranch Economic Development Agreement (City Secretary Document #32205) this project is exempt from any Transportation Impact Fees.



**LAND USE TABLE**

Gross Site Area (Acreage):	21.92 Ac.
Right of Way (Acreage):	2.99 Ac.
NET ACREAGE:	18.93 Ac.
Open Space (Acreage within Lot 1, Block C):	13.00 Ac.
Commercial (Acreage):	0 Ac.
Amenity (Acreage):	18.93 Ac.
Gross Non-Residential Lots (Acreage):	18.93 Ac.
Gross Residential Lots (Acreage):	0 Ac.
Open Space Lots (Number):	0
Commercial Lots (Number):	0
Amenity Lots (Number):	1
Gross Non-Residential Lots (Number):	1
Gross Residential Lots (Number):	0

FINAL PLAT  
**WALSH RANCH  
QUAIL VALLEY**  
LOT 1, BLOCK C  
21.92 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. CO. SURVEY ABSTRACT NO. 2004  
I. & G.N. R.R. CO. SURVEY ABSTRACT NO. 1996

OWNER  
**QUAIL VALLEY DEVCO I, LLC**  
8401 NORTH CENTRAL EXPRESSWAY  
SUITE 350 DALLAS, TEXAS 75225  
PHONE: (214) 292-3410  
FAX: (214) 292-3411

OWNER  
**WALSH RANCHES L.P.**  
500 W. 7TH STREET  
SUITE 1007, FORT WORTH, TEXAS 76102  
PHONE: (817) 335-3741

PREPARED BY:  
**HUITT-ZOLLARS**  
Kim Cole  
x10215

MAY 2017  
SHEET 1 OF 24

201711441 PLAT Total Pages: 4

21996.10.50-2.00  
21996.10.70-3.47  
22116.1.0.70-5.96  
22116.1.0.0-1.18  
22004.2.0.0-1.20  
222004.2.0.70-9.11  
21.92

COUNTY RECORDING INFORMATION