

DWG: \\HFTWORTH\disk2\proj\R30306102\05\_CADD & BIM\AutoCAD\306102\_DWG\Plat - Phase 1C - Final Plat Temp\C3D-WR-QV-PH-1C- FINAL PLAT.dwg  
DATE: Jul 31, 2017 12:53pm XREFS: WR-QV-PH-1C- FINAL PLAT 18x24-BD \_306102\_Lot Layout USER: bcole

Overall P.  
**J.D. KYLE SURVEY**  
ABSTRACT NO. 792

WALSH RANCHES LIMITED PARTNERSHIP  
DOC. # 201321981  
O.P.R.P.C.T.

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

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

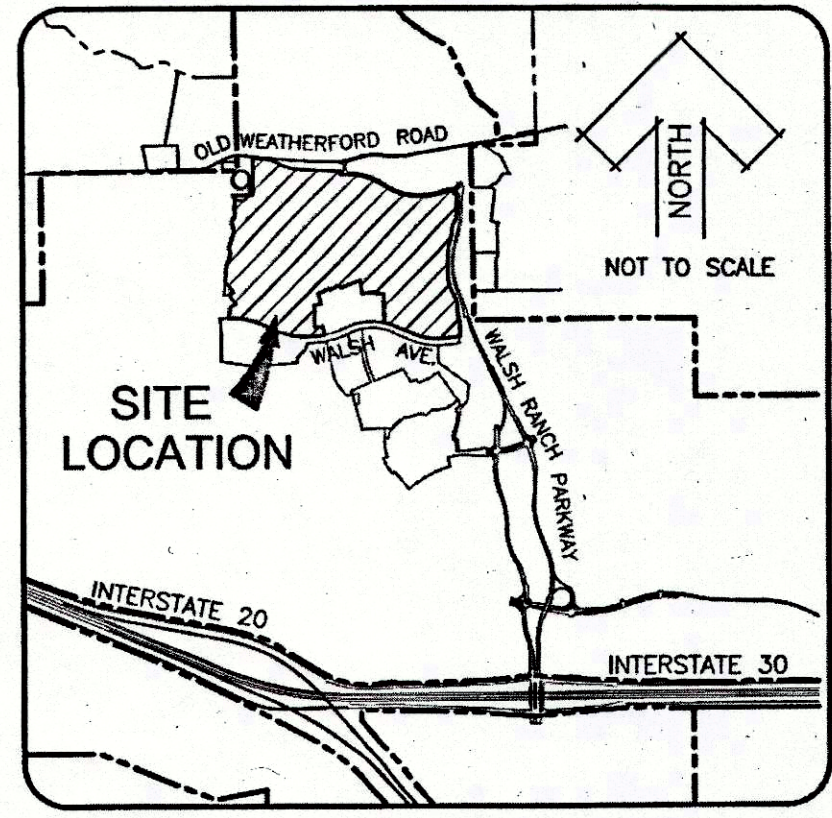
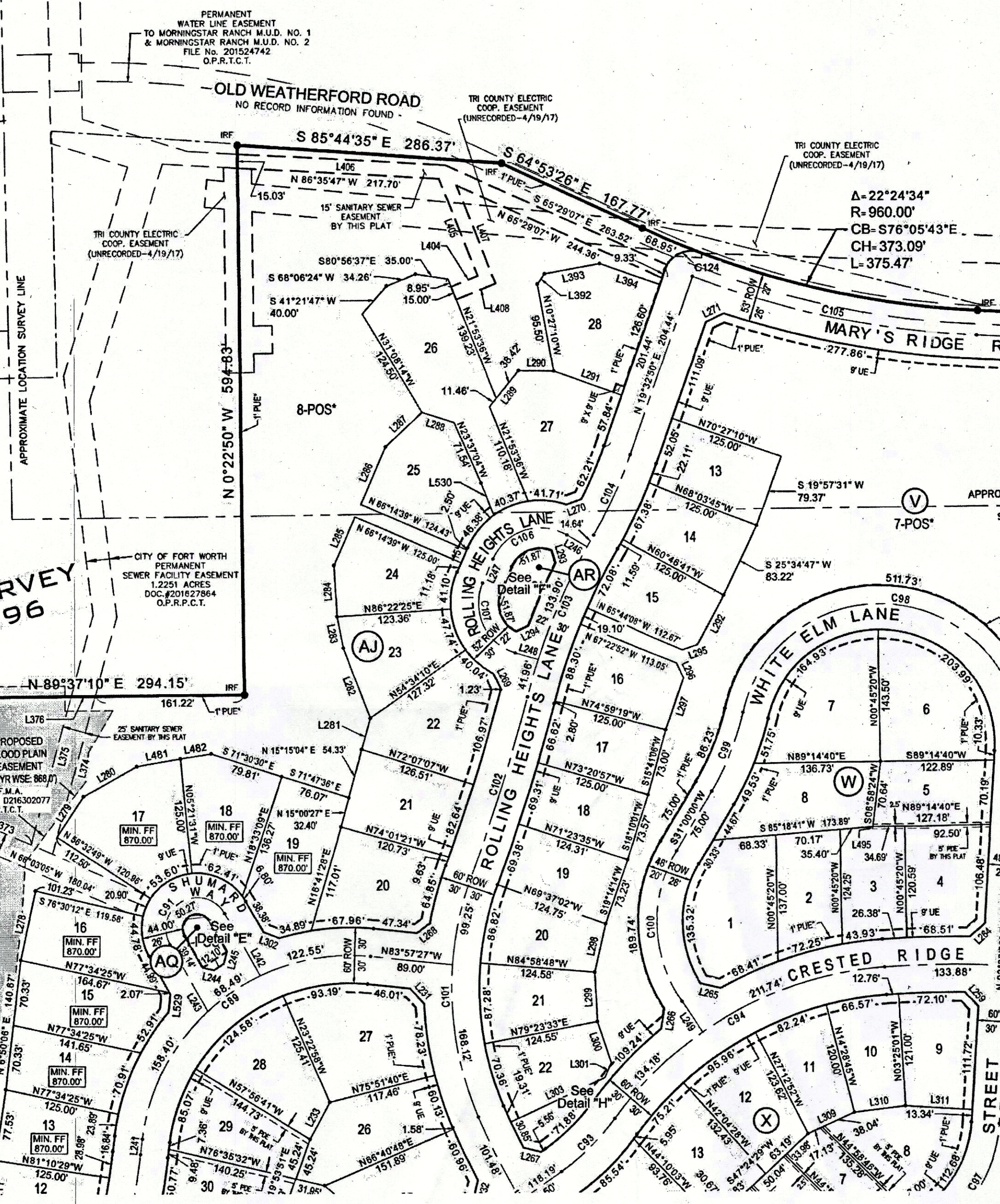
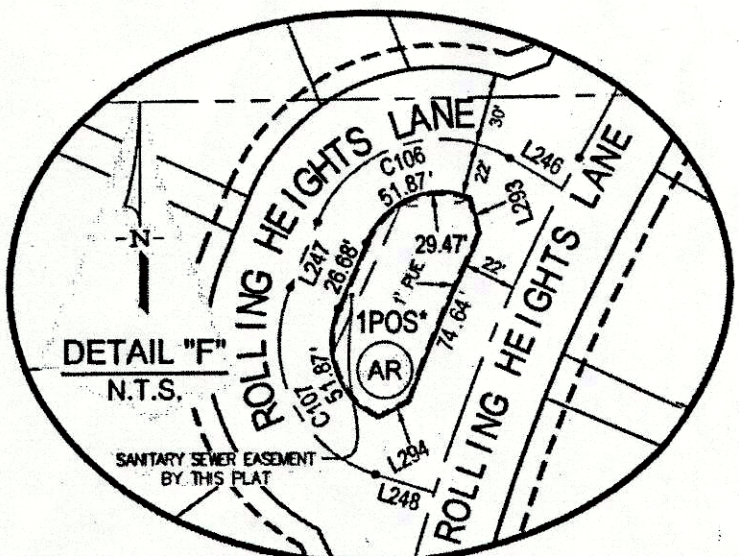
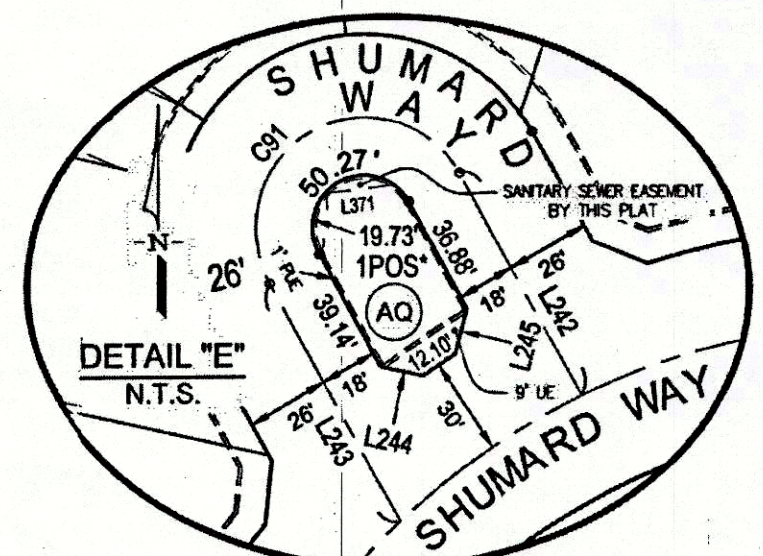
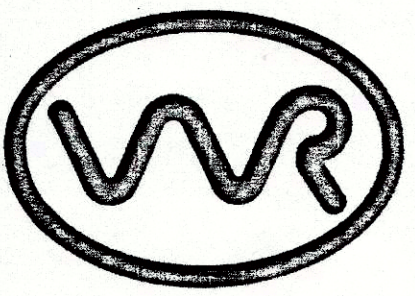
$\Delta = 32^{\circ}55'14''$   
 $R = 100.00'$   
 $CB = N2^{\circ}02'52''E$   
 $CH = 56.67'$   
 $L = 57.46'$

$\Delta = 46^{\circ}54'26''$   
 $R = 100.00'$   
 $CB = N9^{\circ}02'28''E$   
 $CH = 79.60'$   
 $L = 81.87'$

$\Delta = 54^{\circ}59'15''$   
 $R = 100.00'$   
 $CB = N5^{\circ}00'04''E$   
 $CH = 92.33'$   
 $L = 95.97'$

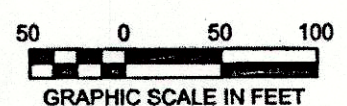
$\Delta = 50^{\circ}57'11''$   
 $R = 250.00'$

**\*\*NOTE:**  
- SEE SHEET 12 FOR STANDARD NOTES & GENERAL NOTES.  
- SEE SHEETS 10 & 11 FOR LINE & CURVE CALL TABLES.



**VICINITY MAP**

- LEGEND**
- IRF - 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"
  - MIN. FF - MINIMUM FINISH FLOOR
  - PDE - PRIVATE DRAINAGE 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



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).

**FINAL PLAT**  
**WALSH RANCH, QUAIL VALLEY**

Lots 1 thru 33, Lot 19 POS\*, Block A, Lots 1 thru 16, Block B, Lots 1 thru 16, Block C, Lots 1 thru 10, Block D, Lots 1 thru 7, Lot 8 POS\*, Block E, Lots 5 thru 14, Block F, Lots 2 thru 14, 16 thru 20, 15 POS\*, Block G, Lots 1 thru 4, 6 thru 33, 40 thru 46, Lot 5 POS\*, Block H, Lots 1 thru 6, 8 thru 13, 15 thru 23, Lot 7 POS\*, Lot 14 POS\*, Block J, Lots 1 thru 4, 6 thru 14, 5 POS\*, Block K, Lots 1 thru 14, 16 thru 21, 23 thru 34, Lot 15 POS\*, Lot 22 POS\*, Block L, Lots 8 thru 10, Block M, Lots 4 thru 7, 9 thru 27, Lot 8 POS\*, Block R, Lots 2 thru 25, Lot 1 POS\*, Block S, Lot 1 POS\*, Block T, Lots 1 thru 3, 5 thru 20, Lot 4 POS\*, Block U, 1 through 6, 8 through 22, Lot 7 POS\* Block V, Lots 1 thru 8, Block W, 1 through 13, Block X, 1 through 7, 9 through 23, Lot 8 POS\*, Block Y, Lots 1 thru 18, Block Z, 1 through 8, Block AA, 7 through 16, Block AB, 1 through 13, Block AC, Lots 1 thru 8, Block AD, Lot 1 POS\*, Block AE, 1 through 8, Block AF, Lots 1 thru 3, 5 thru 12, Lot 4 POS\*, Block AG, Lots 1 thru 15, 17 thru 33, Lot 16 POS\*, Block AH, Lots 1 thru 7, 9 thru 28, Lot 8 POS\*, Block AJ, Lot 1 POS\*, Block AL, Lot 1 POS\*, Block AM, Lot 1 POS\*, Block AN, Lot 1 POS\*, Block AP, Lot 1 POS\*, Block AQ, Lot 1 POS\*, Block AR

**177.98 ACRES**

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

SITUATED IN THE  
M.C. MOULTON SURVEY, ABSTRACT NO. 934,  
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

PREPARED BY:  
**HUITT-ZOLLARS**  
Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757

JULY 2017 SHEET 9 OF 14