

E 23

& 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
56" IRON ROD FOUND
W/ "HUITT-ZOLLARS" CAP

$\Delta=11^{\circ}52'24"$
 $R=1053.00'$
 $CB=S 87^{\circ}56'12" W$
 $CH=217.82'$
 $L=218.21'$

DRAINAGE EASEMENT
FILE NO. D205207159
O.P.R.P.C.T.

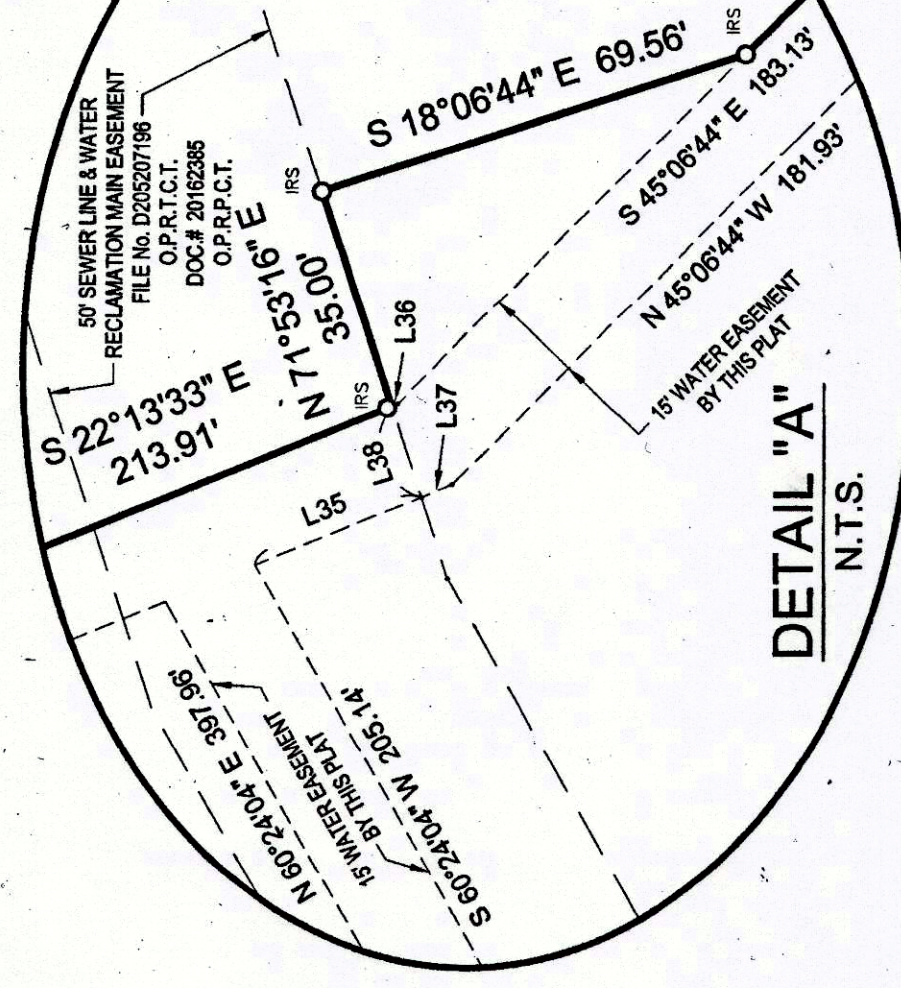
30' SANITARY SEWER EASEMENT
DOC # 205207160
O.P.R.P.C.T.

50' SEWER LINE &
WATER RECLAMATION MAIN EASEMENT
FILE NO. D205207196
O.P.R.P.C.T.

PRIVATE HOA/DEVELOPER
OWNED AND MAINTAINED
OPEN SPACE
LOT 7X, BLOCK 1
CABINET D, PAGE 637
P.R.P.C.T.

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

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



CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	34°45'41"	30.00'	N 54°32'25" E	47.79'	48.54'
C2	65°52'46"	40.00'	N 38°59'53" E	43.59'	45.89'
C3	67°37'51"	70.00'	N 39°42'28" E	77.91'	82.83'
C4	35°37'55"	150.00'	N 55°42'20" E	91.75'	93.26'
C5	61°19'41"	123.00'	N 68°42'22" E	125.46'	131.66'
C6	3°50'00"	485.00'	S 46°55'06" W	32.44'	32.46'
C7	2°26'57"	1053.00'	S 70°02'27" E	45.01'	45.01'
C8	0°48'58"	1053.00'	S 68°24'28" E	15.00'	15.00'
C9	48°46'27"	1500.00'	N 44°53'13" E	118.67'	119.84'
C10	12°25'03"	1500.00'	S 16°01'02" E	324.45'	325.09'
C11	2°48'54"	867.00'	S 74°40'47" W	45.11'	45.12'
C12	2°48'58"	867.00'	S 77°39'32" W	45.04'	45.04'
C13	97°22'23"	49.00'	N 70°54'45" W	73.61'	83.27'
C14	97°22'23"	25.00'	S 70°54'45" E	37.96'	42.48'
C15	62°37'37"	25.00'	N 19°05'15" E	33.01'	36.05'
C16	5°16'18"	167.50'	N 08°02'22" W	14.48'	14.49'
C17	23°11'44"	142.50'	N 16°00'05" W	57.30'	57.69'
C18	23°11'44"	157.50'	S 16°00'05" E	63.33'	63.76'
C19	3°16'34"	142.50'	S 08°03'30" E	8.23'	8.23'

LINE	BEARING	DISTANCE
L1	S 18°06'44" E	69.56'
L2	S 45°08'44" E	104.09'
L3	N 37°07'35" E	55.82'
L4	N 71°53'16" E	52.56'
L5	N 08°00'29" E	13.52'
L6	N 08°20'13" E	72.99'
L7	N 54°37'01" E	138.70'
L8	S 04°27'12" W	162.60'
L9	N 65°32'48" W	63.74'
L10	S 46°52'44" W	165.75'
L11	S 64°00'23" E	121.75'
L12	N 86°15'18" E	188.61'
L13	N 29°35'56" W	126.15'
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°29'18" 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	6.00'
L22	N 22°13'33" W	8.00'
L23	S 67°46'27" W	86.49'
L24	S 24°31'23" E	44.95'
L25	S 14°32'05" E	80.15'
L26	N 60°24'04" E	15.85'
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	106.73'
L32	N 58°03'43" W	18.98'
L33	S 60°24'04" W	15.00'
L34	S 29°35'56" E	25.00'
L35	N 22°13'33" W	27.87'

LINE	BEARING	DISTANCE
L36	S 22°13'33" E	1.02'
L37	S 22°13'33" E	5.17'
L38	S 71°53'16" W	15.04'
L39	S 29°35'57" E	150.61'
L40	S 08°12'50" E	93.20'
L41	S 80°47'10" W	15.00'
L42	N 09°12'50" W	90.50'
L43	N 29°35'57" W	147.91'
L44	S 60°24'04" W	6.89'
L45	S 60°24'04" W	205.14'
L46	N 29°35'56" W	25.01'
L47	S 60°24'04" W	194.25'
L48	S 29°35'56" E	25.01'
L49	N 29°35'56" W	25.00'
L50	S 60°24'04" W	15.83'
L51	N 71°43'33" W	24.34'
L52	N 22°13'33" W	226.45'
L53	S 22°13'33" E	219.53'
L54	S 71°43'33" E	10.77'
L55	N 60°24'04" E	33.54'
L56	N 29°35'56" W	15.00'
L57	N 60°24'04" E	15.00'
L58	S 29°35'56" E	15.00'
L59	N 60°24'04" E	397.86'
L60	N 07°30'00" E	9.13'
L61	N 10°37'24" W	25.30'
L62	S 82°30'00" E	24.53'
L63	S 07°30'00" W	16.69'
L64	S 16°52'20" W	10.16'
L65	N 24°49'11" E	20.14'
L66	S 65°10'49" E	16.00'
L67	S 24°49'11" W	10.46'

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
Non-Residential Lots (Number):	1
Residential Lots (Number):	0

CORRECTION OF THE
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

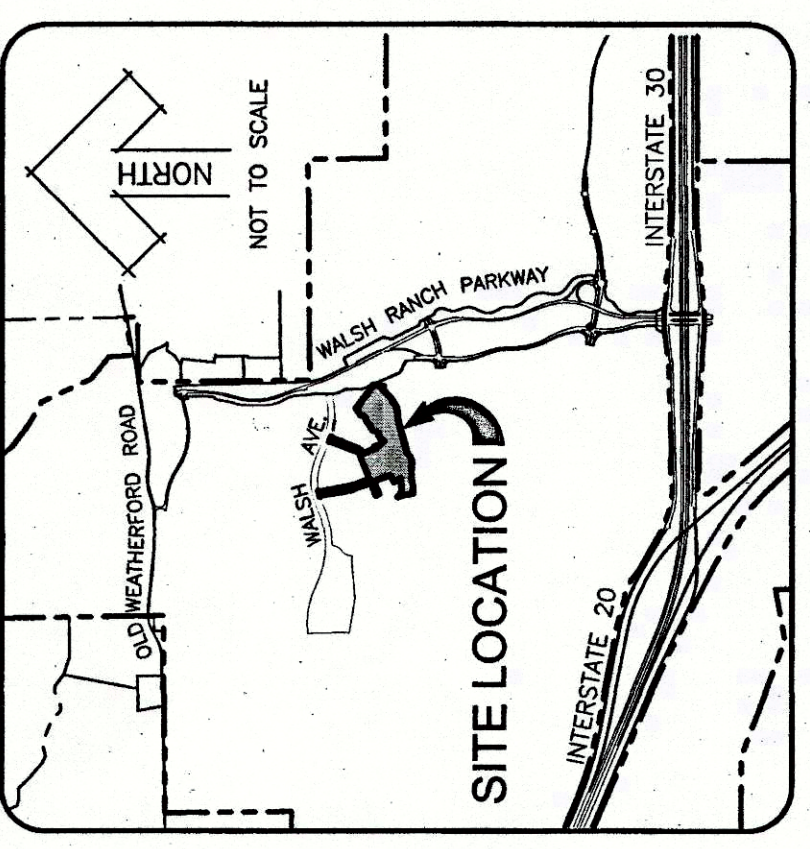
OWNER
QUAIL VALLEY DEVCO I, LLC
8401 NORTH CENTRAL EXPRESSWAY
SUITE 1007, FORT WORTH, TEXAS 76102
PHONE: (214) 292-3410
FAX: (214) 292-3411

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

DECEMBER 2017
SHEET 1 OF 2

FINAL PLAT CASE NUMBER: FP-17-004 (PRELIMINARY PLAT: PP-15-076)
PROJECT NUMBER: R303061.02

classroom purpose only



VICINITY MAP

GENERAL NOTES

1. Building lines will be per the City of Fort Worth Zoning Ordinance.
2. 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).
3. 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.
4. All property corners are a 5/8 inch iron rod set with a plastic cap stamped "HUITT-ZOLLARS", unless otherwise noted.
6. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
7. Refer to Preliminary Plat (PP-15-076).
8. Due to the Walsh Ranch Economic Development Agreement (City Secretary Document #32205) this project is exempt from any Transportation Impact Fees.
9. The purpose of this correction plat is to name the existing 24' Public Access Easement located in Lot 1, Block C, to Assembly Park Drive.