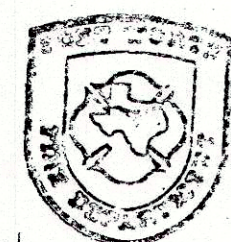
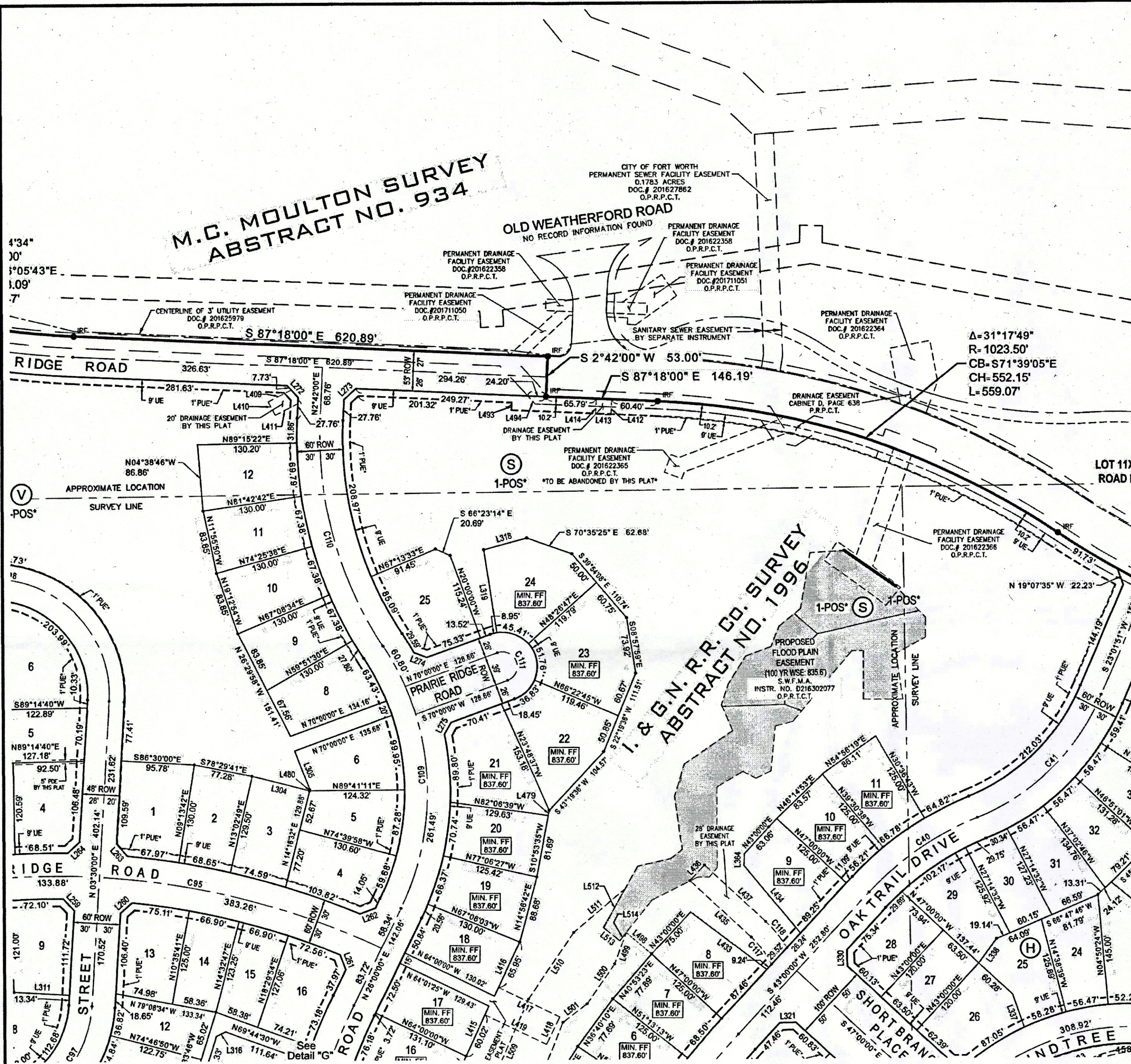
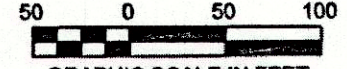


USER: bcole

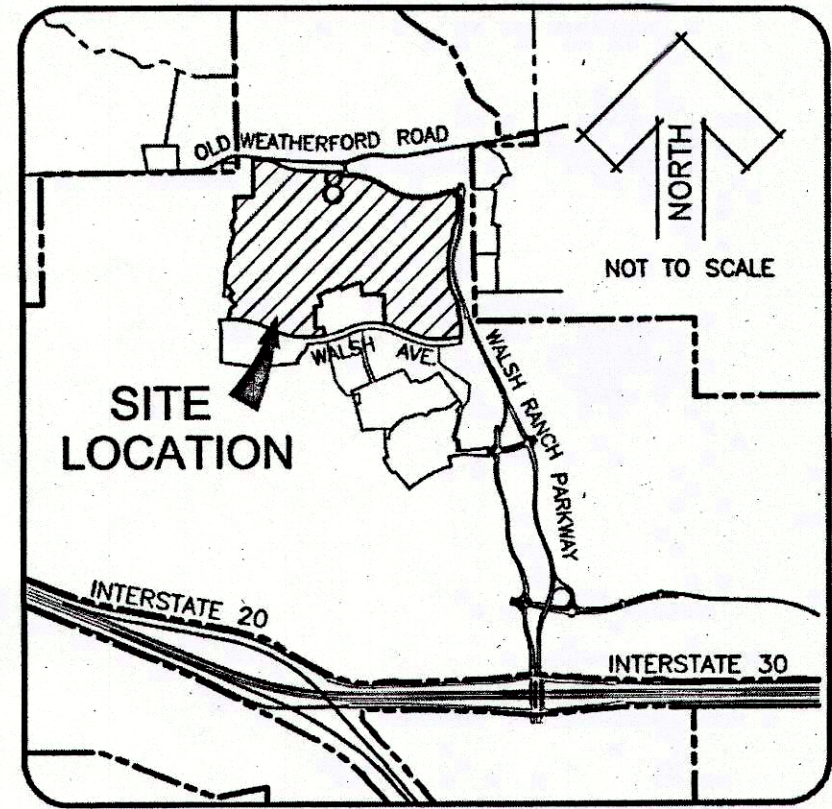
DWG: \\H2FTWORTH\disk2\proj\R30306102\05\_CADD & BIM\AutoCAD\306102\_DWG\Plot - Phase 1C - Final Plot Temp\C3D-WR-QV-PH-1C-FINAL PLAT.dwg  
DATE: Jul 31, 2017 12:53pm XREFS: WR-QV-PH-1C-FINAL PLAT 18x24-BD\_306102\_Lot Layout



Capt. Casey  
7-1-17



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).



**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

**FINAL PLAT  
WALSH RANCH, QUAIL VALLEY**

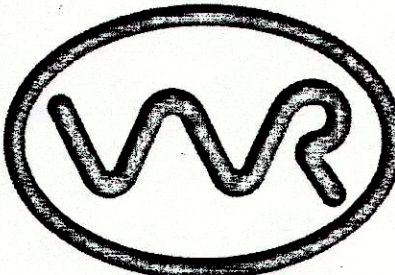
Lots 1 thru 33, Lot 19 POS\*, Block A, Lots 1 thru 16, Block B, Lots 1 thru 16, Block C, Lots 1 thru 10, Block D, Lots 1 thru 7, Lot 8 POS\*, Block E, Lots 5 thru 14, Block F, Lots 2 thru 14, Lots 16 thru 20, Lot 15 POS\*, Block G, Lots 1 thru 4, Lots 6 thru 33, Lots 40 thru 46, Lot 5 POS\*, Block H,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

LAND USE TABLE			
<b>Gross Site Area (Acreage):</b>		<b>177.98 Ac.</b>	
<b>Right of Way (Acreage):</b>		<b>40.09 Ac.</b>	
<b>NET ACREAGE:</b>		<b>137.89 Ac</b>	
Private Open Space Lots Area (Acreage):	44.11 Ac.	Private Open Space Lots (Number):	25
Commercial Lots Area (Acreage):	0 Ac.	Commercial Lots (Number):	0
Public Park (Acreage):	0 Ac.	Public Park Lots (Number):	0
<b>Gross Non-Residential Lots (Acreage):</b>	<b>44.11 Ac.</b>	<b>Non-Residential Lots (Number):</b>	<b>25</b>
<b>Gross Residential Lots (Acreage):</b>	<b>93.78 Ac.</b>	<b>Residential Lots (Number):</b>	<b>482</b>

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



ACCF. NO.: 19003  
SCH. DIST.: AL  
SITY: CFW  
MAP NO.: M-15

**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**  
Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202  
Phone (214) 871-3311 Fax (214) 871-0757

**D 756**