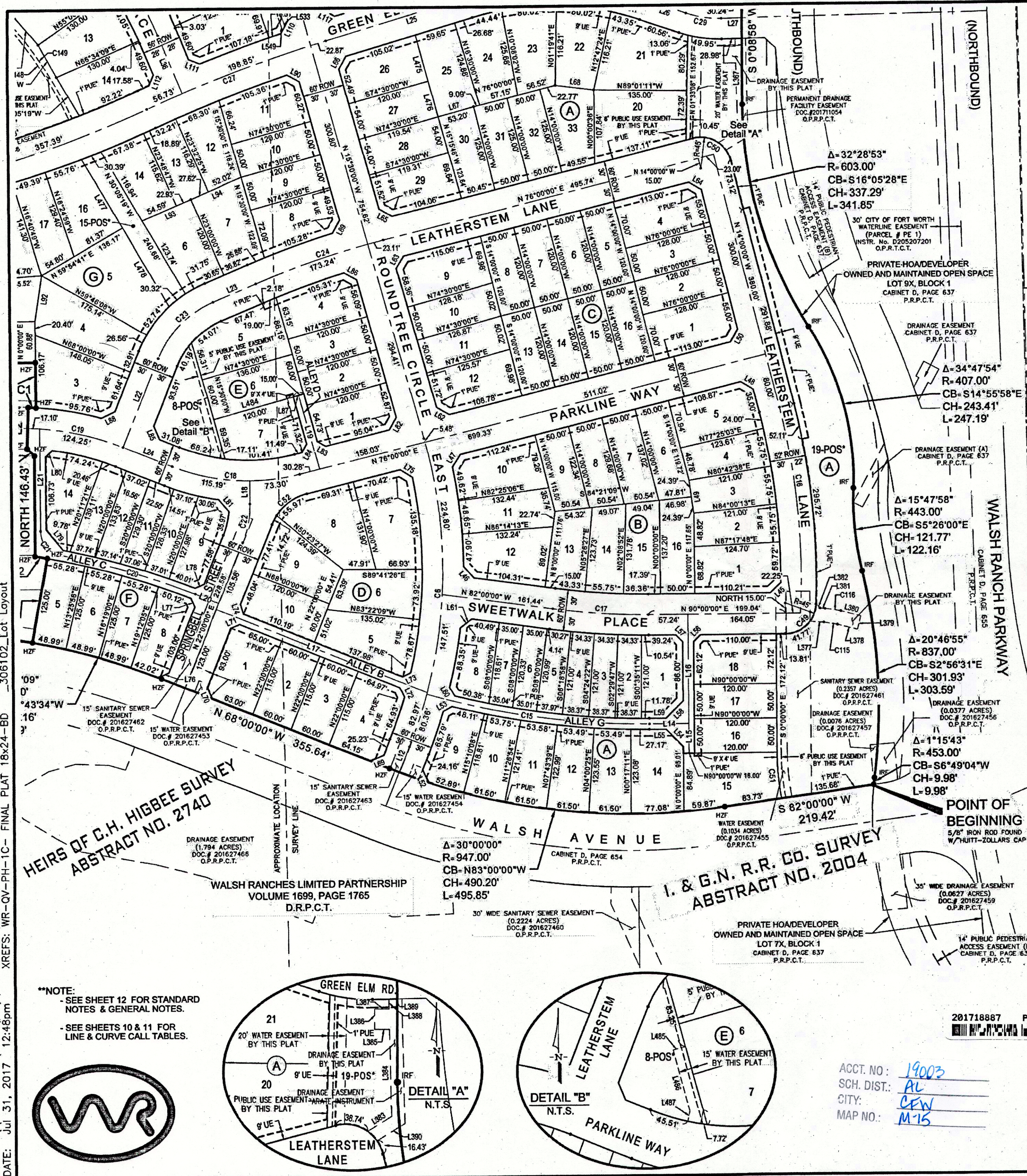


USER: bcoile  
DWG: \\HFZORTH\disk2\proj\R30306102\05\_CADD & BIM\AutoCAD\_306102.DWG\Plat - Phase 1C - Final Plat Temp\C3D-WR-QV-PH-1C - FINAL PLAT.dwg  
DATE: Jul 31, 2017 12:48pm  
XREFS: WR-QV-PH-1C - FINAL PLAT 18x24-BD\_306102\_Lot Layout



**VICINITY MAP**

NOT TO SCALE

INTERSTATE 20  
INTERSTATE 30

WALSH RANCH PARKWAY  
WALSH AVE

OLD WEATHERFORD ROAD

**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

**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

**201718887 PLAT Total Pages: 144**

ACCT. NO: 19003  
SCH. DIST: AL  
CITY: CEW  
MAP NO: M15

**D 756**

plat 774 replaces

COUNTY RECORDING INFORMATION  
JULY 2017 SHEET 1 OF 14

FINAL PLAT CASE NUMBER: FP-16-049 (PRELIMINARY PLAT: PP-15-063) PROJECT NUMBER: R303061.0

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

