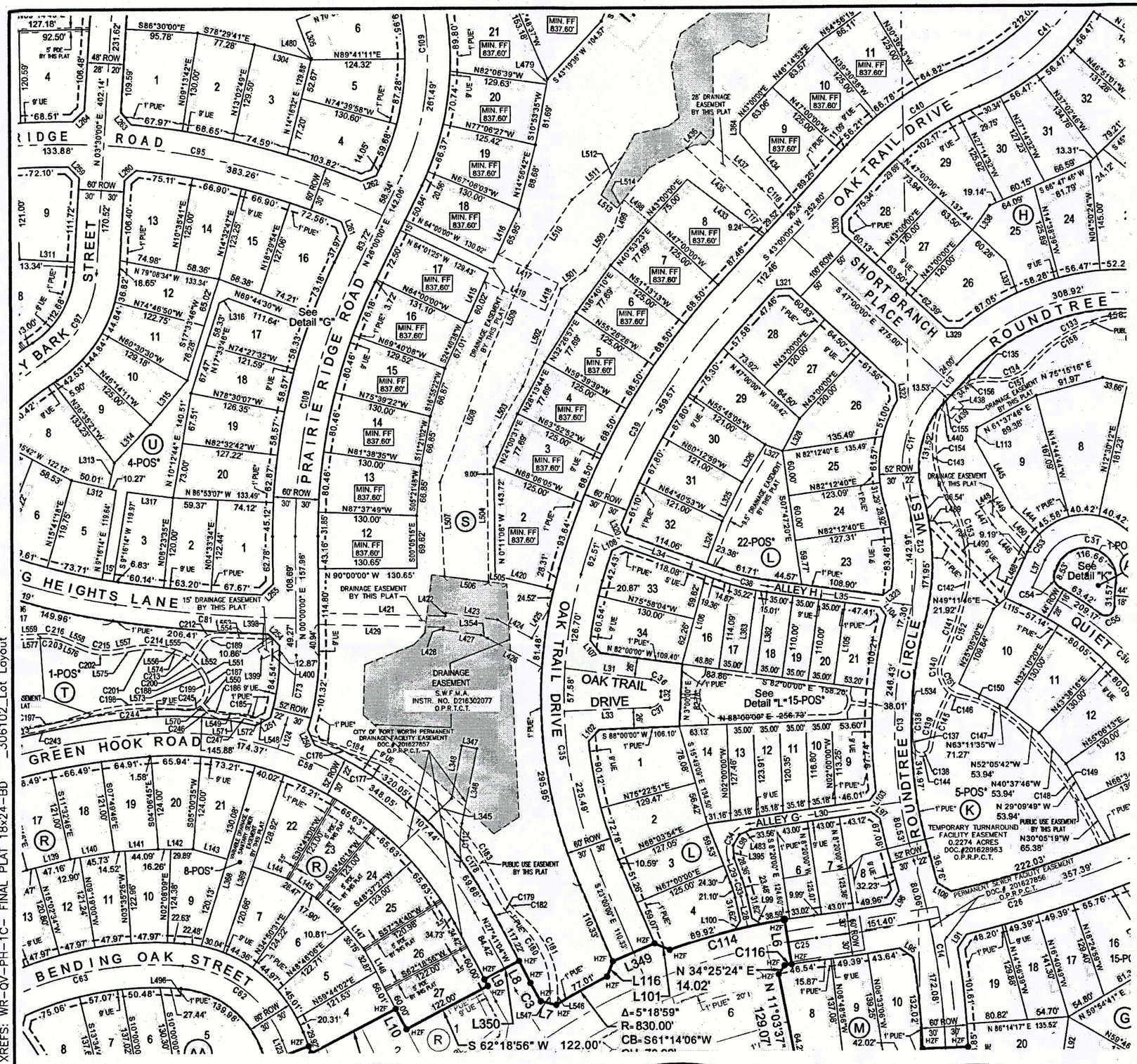
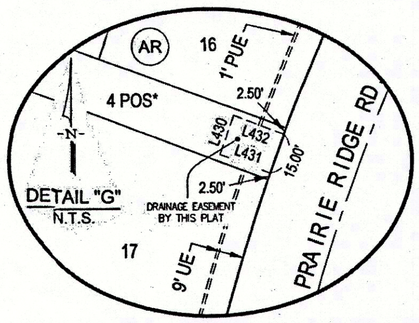
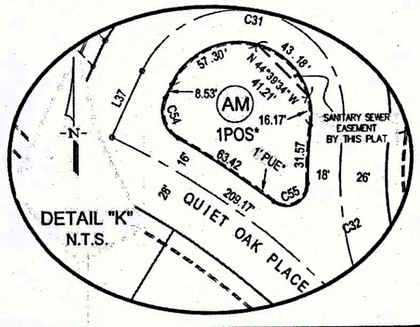
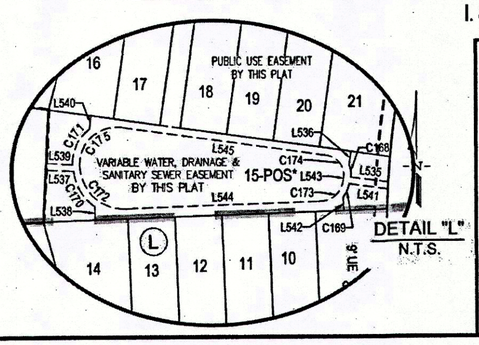
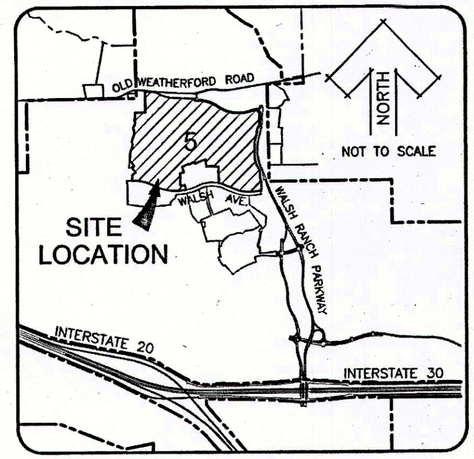


**NOTE:
- SEE SHEET 12 FOR STANDARD NOTES & GENERAL NOTES.
- SEE SHEETS 10 & 11 FOR LINE & CURVE CALL TABLES.









VICINITY MAP

Capt. Cearley 8-1-17

50 0 50 100
GRAPHIC SCALE IN FEET

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).

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, Lots16 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

COUNTY RECORDING INFORMATION
ADDT. NO.: 19003
SCH. DIST.: AL
CITY: CFW
MAP NO.: M-15
D 756

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

JULY 2017 SHEET 5 OF 14

FINAL PLAT CASE NUMBER: FP-16-049 (PRELIMINARY PLAT: PP-15-063) PROJECT NUMBER: R303061.02

DWG: \\HZFTWORTH\disk2\proj\R303061.02\05_CADD & BIM\AutoCAD_306102_DWG\Plot - Phase 1C - Final Plat Temp\C3D-WR-QV-PH-1C- FINAL PLAT.dwg USER: bcole
DATE: Jul 31, 2017 12:51pm XREFS: WR-QV-PH-1C- FINAL PLAT 18x24-BD _306102_Lot Layout