

USER: bc01e  
 DWG: \\HFTWORTH\disk2\proj\R30306102\05\_CADD & BIM\AutoCAD\306102\_DWG\Plot - 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

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

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

PERMANENT WATER LINE EASEMENT  
 TO MORNINGSTAR RANCH M.U.D. NO. 1  
 & MORNINGSTAR RANCH M.U.D. NO. 2  
 FILE NO. 201524742  
 O.P.R.P.C.T.

OLD WEATHERFORD ROAD  
 NO RECORD INFORMATION FOUND

TRI COUNTY ELECTRIC  
 COOP. EASEMENT  
 (UNRECORDED-4/19/17)

TRI COUNTY ELECTRIC  
 COOP. EASEMENT  
 (UNRECORDED-4/19/17)

Δ=22°24'34"  
 R=960.00'  
 CB=S76°05'43"E  
 CH=373.09'  
 L=375.47'

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

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

CITY OF FORT WORTH  
 PERMANENT SEWER FACILITY EASEMENT  
 1.2251 ACRES  
 DOC.#2016127964  
 O.P.R.P.C.T.

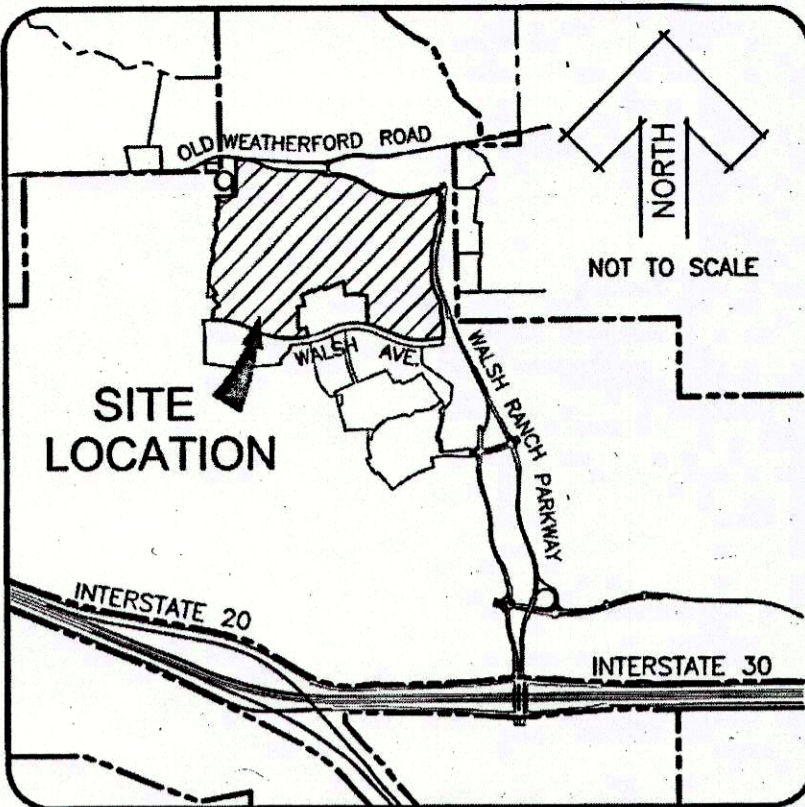
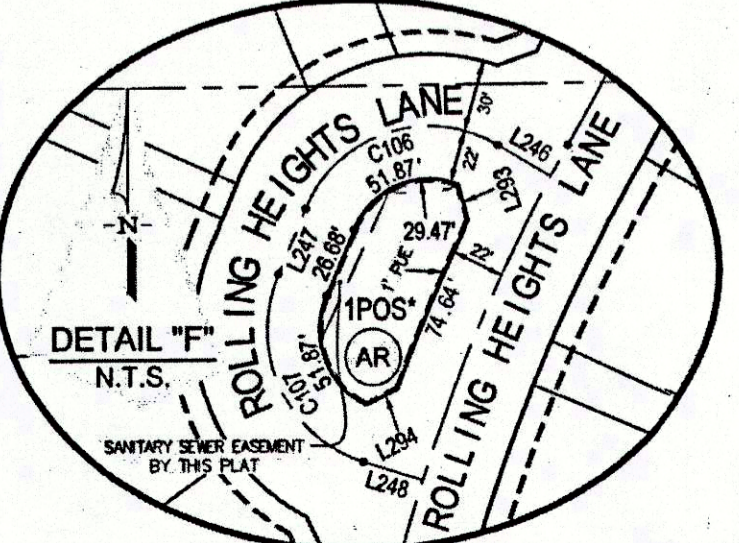
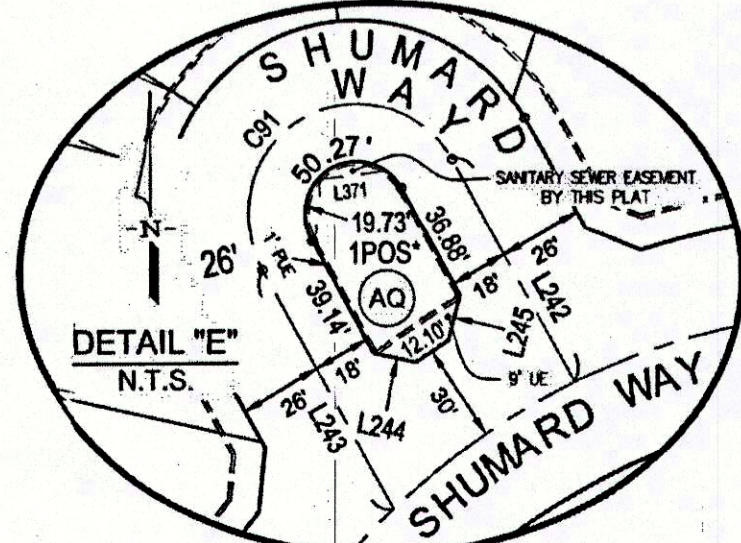
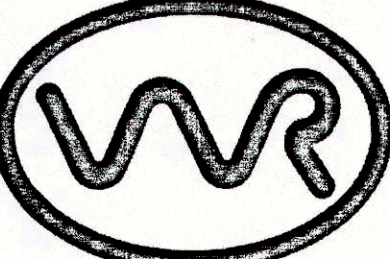
Δ=32°55'14"  
 R=100.00'  
 CB=N2°02'52"E  
 CH=56.67'  
 L=57.46'

Δ=46°54'26"  
 R=100.00'  
 CB=N9°02'28"E  
 CH=79.60'  
 L=81.87'

Δ=54°59'15"  
 R=100.00'  
 CB=N5°00'04"E  
 CH=92.33'  
 L=95.97'

Δ=50°57'11"  
 R=250.00'

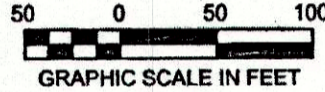
**\*\*NOTE:**  
 - SEE SHEET 12 FOR STANDARD NOTES & GENERAL NOTES.  
 - SEE SHEETS 10 & 11 FOR LINE & CURVE CALL TABLES.



**VICINITY MAP**

**LEGEND**

- IRF - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP" UNLESS NOTED OTHERWISE.
- IRZF - 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, 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**

Cap. Gary  
 8-1-17

**D 756**