

D-795

D:\Survey\30306100-Walsh Ranch\02-Quail Valley\PHASE 1C - Lots\replat\dwg\C3D-WR-QV-PH-1C-FINAL PLAT 18x24-BD XREFS: WR-QV-PH-1C-FINAL PLAT 18x24-BD DATE: Oct 26, 2017 12:33pm USER: ychoco

WALSH RANCHES LIMITED PARTNERSHIP
VOL 1699, PG. 1765
D.R.P.C.T.
VOLUME 237, PAGE 562
D.R.P.C.T.
(NORTH STAR PROPERTY)

M.C. MOULTON SURVEY
ABSTRACT NO. 934

I. & G.N. R.R. CO. SURVEY
ABSTRACT NO. 2004

LOT 11X, BLOCK 1, AND Marys
RIDGE ROAD RIGHT OF WAY,
WALSH RANCH
CABINET D, SLIDE 638,
P.R.P.C.T.
DOC. # 20162384,
O.P.R.P.C.T.

PERMANENT DRAINAGE
FACILITY EASEMENT
CABINET D, SLIDE 638,
P.R.P.C.T.
DOC. # 20162384,
O.P.R.P.C.T.

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FACILITY EASEMENT
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O.P.R.P.C.T.

I. & G.N. R.R. CO. SURVEY
ABSTRACT NO. 2004

30' CITY OF FORT WORTH
WATERLINE EASEMENT
(PARCEL # PE 1)
INSTR. No. D205207201
O.P.R.P.C.T.

PERMANENT SEWER FACILITY EASEMENT
0.7958 ACRES
DOC. # 201627863
O.P.R.P.C.T.

10' ONCOR ESMT (NORTH)
DOC. # 201306230
O.P.R.P.C.T.

DONALD L. PENGELLY
and wife JOAN PENGELLY
VOL 1448, PG. 483
D.R.P.C.T.

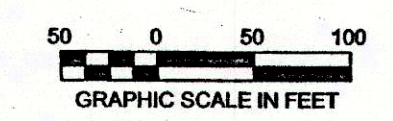
PERMANENT SANITARY
SEWER EASEMENT
CABINET D, SLIDE 638,
P.R.P.C.T.
DOC. # 20162339,
O.P.R.P.C.T.

CENTERLINE OF
3' UTILITY EASEMENT
DOC. # 201625979
O.P.R.P.C.T.

PERMANENT DRAINAGE
FACILITY EASEMENT
CABINET D, SLIDE 637,
P.R.P.C.T.
DOC. # 201622348,
O.P.R.P.C.T.

Marys CREEK RANCH
VOL 1848, PG. 1466
D.R.P.C.T.

- 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
 - POE - 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
 - P.O.B. - POINT OF BEGINNING
 - S.W.F.M.A. - STORM WATER FACILITY MAINTENANCE AGREEMENT

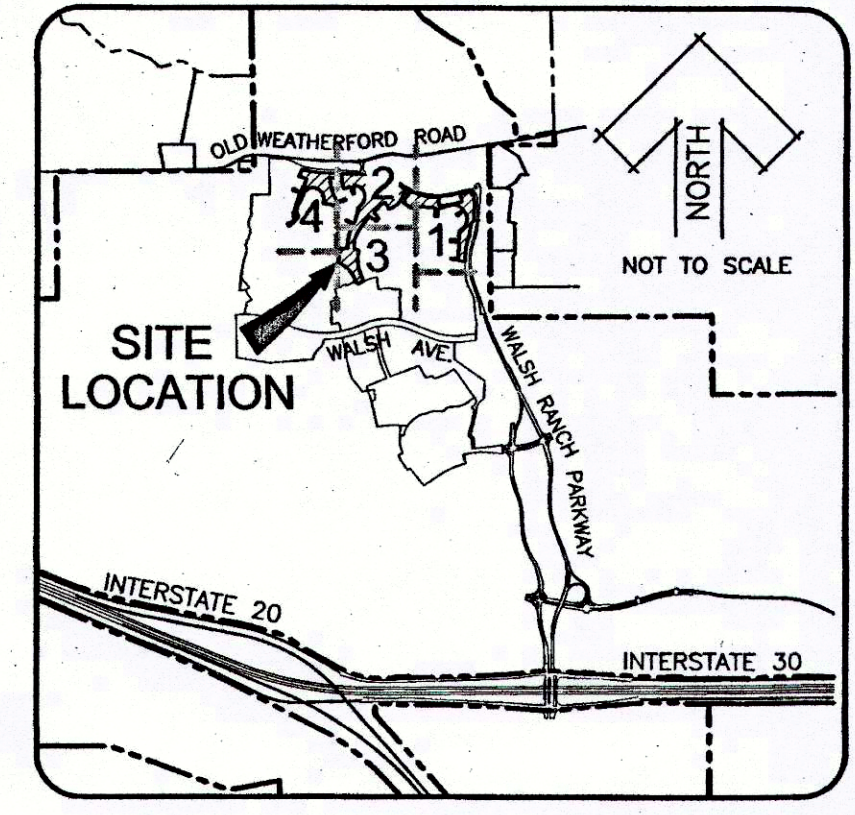


PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.
BASIS OF BEARINGS: Bearings are based on the
Texas State Plane Coordinate System, North Central
Zone (4202) North American Datum 1983 (2011).

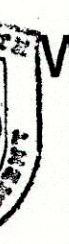
**NOTE:
- See Sheet 5 for Standard Notes
& Line & Curve Call Tables.

GENERAL NOTES

1. Building lines will be per the City of Fort Worth Zoning Ordinance.
2. No portion of the subject tract lies within a "special flood hazard area" 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 flood area - Zone "X" (Areas determined to be outside the 0.2% annual chance flood plain). Areas of local drainage are not noted on this map.
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. Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a yellow plastic cap stamped Huitt-Zollars. In areas where it is not physically possible to set rebar, a PK nail or X cut will be used. The centerline of the street right of way will be marked with an X cut in concrete at the point of curvature, point of tangency, angle points and intersections.
5. The care, ownership, maintenance of all private open space (POS*) lots (Lot 5R-1-POS*, Blk. H, Lot 1R-1-POS*, Blk. S, Lot 7R-1-POS*, Blk. V) is the responsibility of the H.O.A.
6. Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
7. All lots are Zoned "A-5" as defined by the Summary of Zoning Districts of the City of Fort Worth, unless noted otherwise.
8. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
9. PUE* - Private Utility Easements are governed by that certain Quail Valley at Walsh Ranch Utility Easement Agreement dated November 28, 2016, by and between Quail Valley Devco I, LLC, as Grantor, and Quail Valley Community, Inc., as Grantee, recorded as Document No. 201627211, Official Public Records, Parker County, Texas.
10. This replat does not amend or remove any covenants or restrictions.
11. The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.



VICINITY MAP



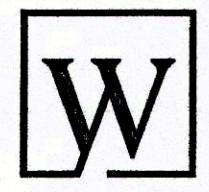
**FINAL PLAT
WALSH RANCH, QUAIL VALLEY**

Lot 5R-1-POS*, Lots 5R-2 thru 5R-10, Block H
Lot 1R-1-POS*, Lots 1R-2 thru 1R-16, Block S
Lot 7R-1-POS* & 7R-2, Block V
25.094 ACRES

AN ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
BEING A REPLAT OF
Lot 5 POS*, Block H, Lot 1 POS*, Block S, and Lot 7 POS*, Block V, of the correction to the final plat of
WALSH RANCH, QUAIL VALLEY (filed in DOC.# 201722201, O.P.R.P.C.T. / CABINET D, SLIDE 774, P.R.P.C.T.)
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

19003.00H.005.00
19003.00S.001.00
19003.00V.007.00

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

OCTOBER 2017 SHEET 1 OF 8