



FORT WORTH® Neighborhood Notification

Case Number: ZC-25-179

Council District: 3 – Micheal D. Crain

ZONING CHANGE REQUEST

Owner/Applicant: Quail Valley Devco V, LLC / Huitt-Zollars, Inc / Jordan Marlia

Site Location: 2200 block of Legacy Park Boulevard and 14400 block of Quail Meadow Drive

Request:

Current Zoning: "PD522" "PD/LDR" for single family uses in "A-43" thru "R-2" as listed in exhibit A, with a maximum of 14,785 dwelling units is permitted in districts 1, 4, 11 & 12

Proposed: "PD569" "PD/CC" Planned Development for community center for uses listed in the Walsh Development District Use Table plus retail sales accessory to community recreation center, country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary) temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per 6.411, development standards should be in accordance with "F" General Commercial District Standards; site plan waiver requested

Proposed Use: Education / Day Care Center

For More Information please contact:

Case Manager

Lynn Jordan

817-392-7869

Public Hearing Dates

Zoning Commission	November 12, 2025
City Council	December 9, 2025

Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action



Neighborhood Notification

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

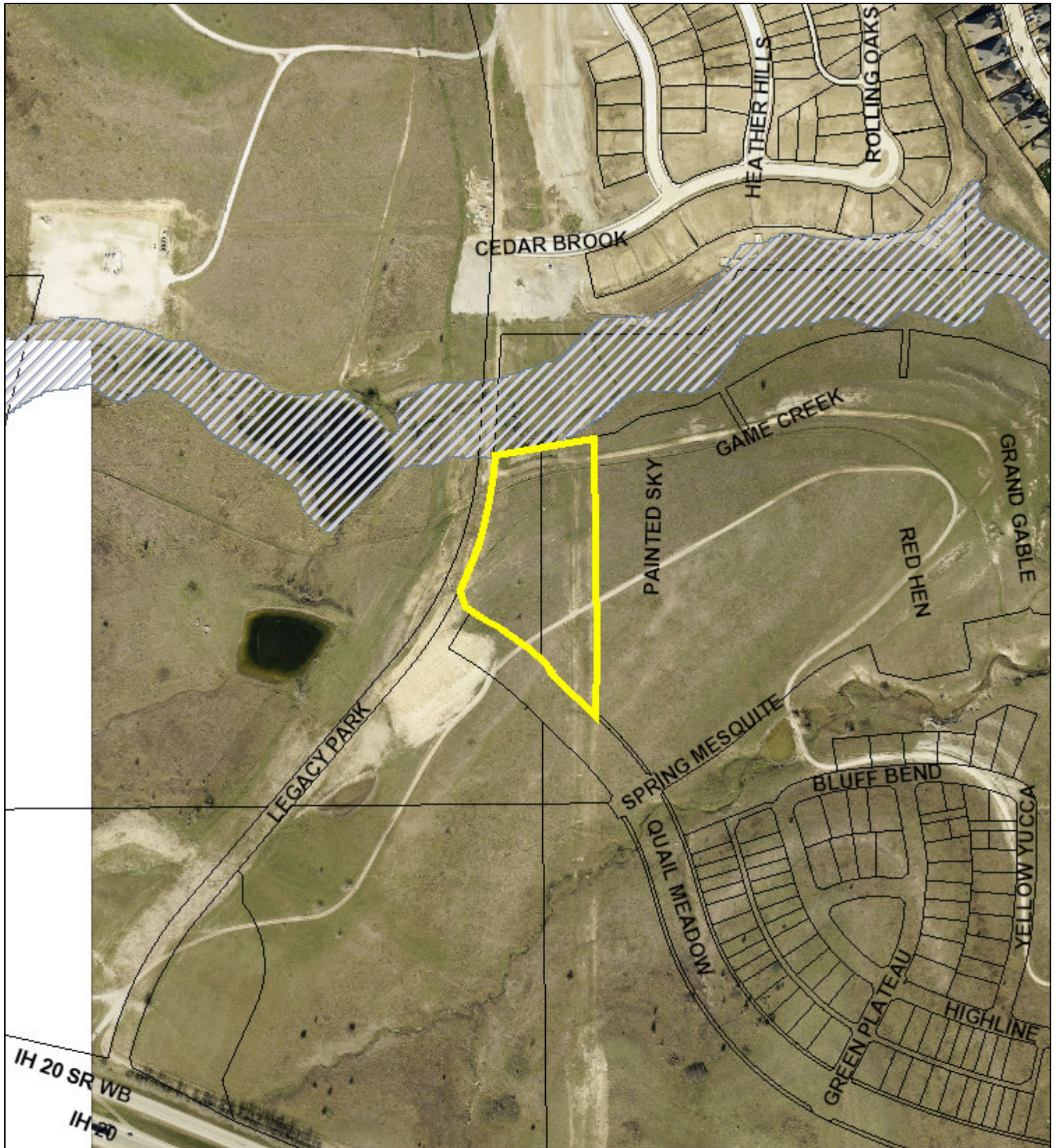
Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

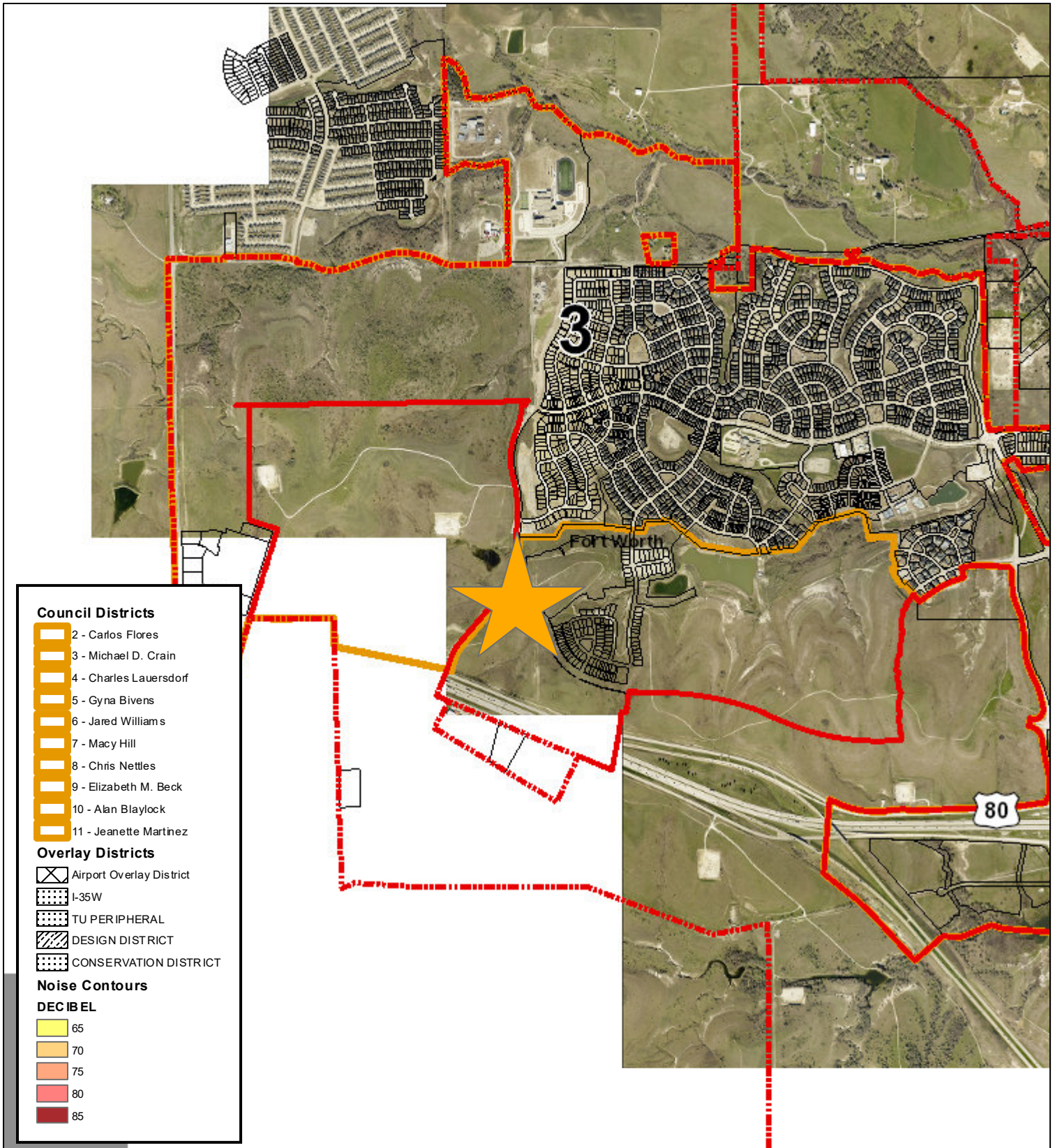
Organizations Notified

Organizations Notified	
Walsh Ranch HOA	Trinity Habitat for Humanity
Aledo ISD	

Aerial Photo Map



Area Map



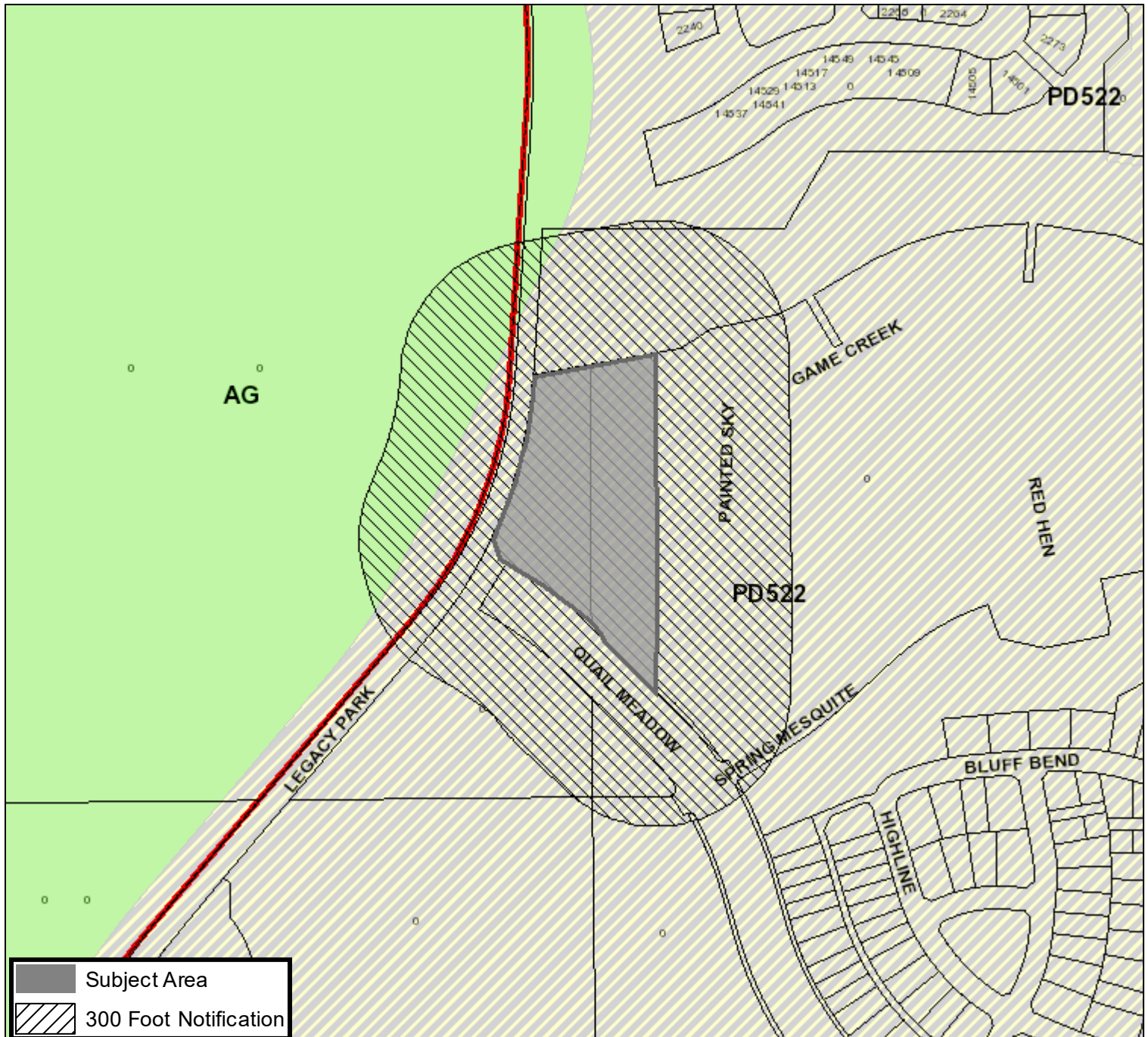
0 1,000 2,000 4,000 Feet



ZC-25-179

Area Zoning Map

Applicant: Quail Valley Devco V, LLC/Huitt-Zollars Inc.
Address: 2200 block Legacy Park Boulevard/14400 block Quail Meadow Drive
Zoning From: PD 522 for single family uses in "A-43" thru "R-2"
Zoning To: PD 569 for community center uses & "F" development standards
Acres: 4.418
Mapsc0: Text
Sector/District: Far West
Commission Date: 11/12/2025
Contact: 817-392-7869



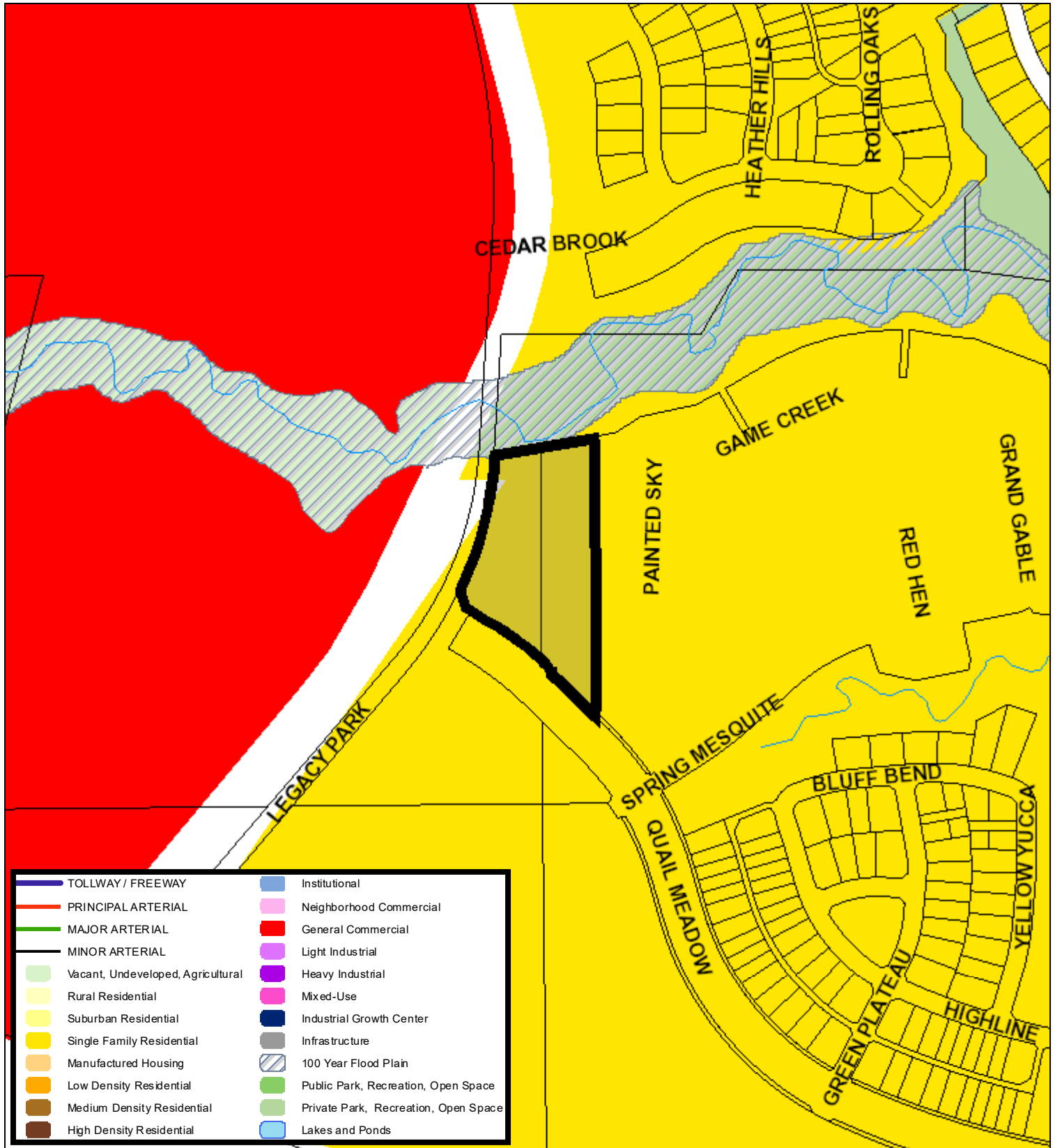
0 160 320 640 Feet

Created: 10/31/2025 8:42:36 AM



ZC-25-179

Future Land Use



360 180 0 360 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Created: 10/31/2025 8:42:32 AM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER QUAIL VALLEY DEVCO V, LLC

Mailing Address 400 S. RECORD ST., STE 1200 City, State, Zip DALLAS, TX 75202

Phone 817.718.8513 Email SCARPENTER@REPUBLICPROPERTYGROUP.COM

APPLICANT QUAIL VALLEY DEVCO V, LLC

Mailing Address 400 S. RECORD ST., STE 1200 City, State, Zip DALLAS, TX 75202

Phone 817.718.8513 Email SCARPENTER@REPUBLICPROPERTYGROUP.COM

AGENT / OTHER CONTACT HUITT-ZOLLARS, INC.

Mailing Address 500 W. 7TH STREET, STE. 300 City, State, Zip FT. WORTH, TX 76102

Phone 817.335.3000 Email JMARLIA@HUITT-ZOLLARS.COM

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): WALSH RANCH QUAIL VALLEY BLOCK 79 LOT 12-X

Total Rezoning Acreage: 4.148 ☐ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☒ NO - NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 4.148 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
☒ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD (no change to development standards or waivers)
☐ Rezoning to Planned Development (PD) District	☐ Amending a previously approved PD or CUP site plan
☐ Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: _____
☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): PD 522 Proposed Zoning District(s): PD 569
Current Use of Property: VACANT
Proposed Use of Property: EDUCATION/DAY CARE CENTER

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: PD 569/COMMUNITY CENTER

Land Uses Being Added or Removed: NONE

Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

☐ Site Plan Included (completed site plan is attached to this application)

☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☒ Site Plan Waiver Requested (in the box above, explain why a waiver is needed) **SITE PLAN WAIVED AS PART OF PD.**

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

THIS PROPOSAL IS TO SWAP ZONING CLASSIFICATION OF WALSH RANCH QUAIL VALLEY BLOCK 79 LOT 12-X FROM "PD 522 LDR" FOR SINGLE FAMILY USES IN "A-43" THRU "R-2" TO "PD/CC" PLANNED DEVELOPMENT COMMUNITY CENTER TO ALLOW AN EDUCATION/ DAY CARE CENTER TO BE DEVELOPED ON THE SUBJECT TRACT. THE DEVELOPER HAS HAD DISCUSSIONS WITH THE ZONING MANAGER ON THIS PROPOSAL AND HAS SUPPORT FROM THE CITY ON THE REQUESTED PROPOSAL.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☐ Yes ☒ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☐ Yes ☒ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts

N/A ☐ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):

N/A ☐ Site Plan meeting requirements of attached checklist (pages 7-8)

N/A ☐ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

DocuSigned by:

Seth Carpenter

9300FEB1029942B...

Owner's Signature (of the above referenced property):

Owner's Name (Printed): SETH CARPENTER**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) HUITT-ZOLLARS, INC. ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
WALSH RANCH QUAIL VALLEY BLOCK 79 LOT 12-X (CERTIFIED LEGAL DESCRIPTION)

DocuSigned by:

Seth Carpenter

9300FEB1029942B...

Owner's Signature (of the above referenced property)

SETH CARPENTER

Owner's Name (Printed)

DocuSigned by:

Jordan V. Marlia, P.E.

5A19A4F9611A402...

Applicant or Agent's Signature

JORDAN V. MARLIA, P.E.

Applicant or Agent's Name (Printed)



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, drive ways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material in location and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans – Provide a diagram showing areas being counted to yards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - o Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

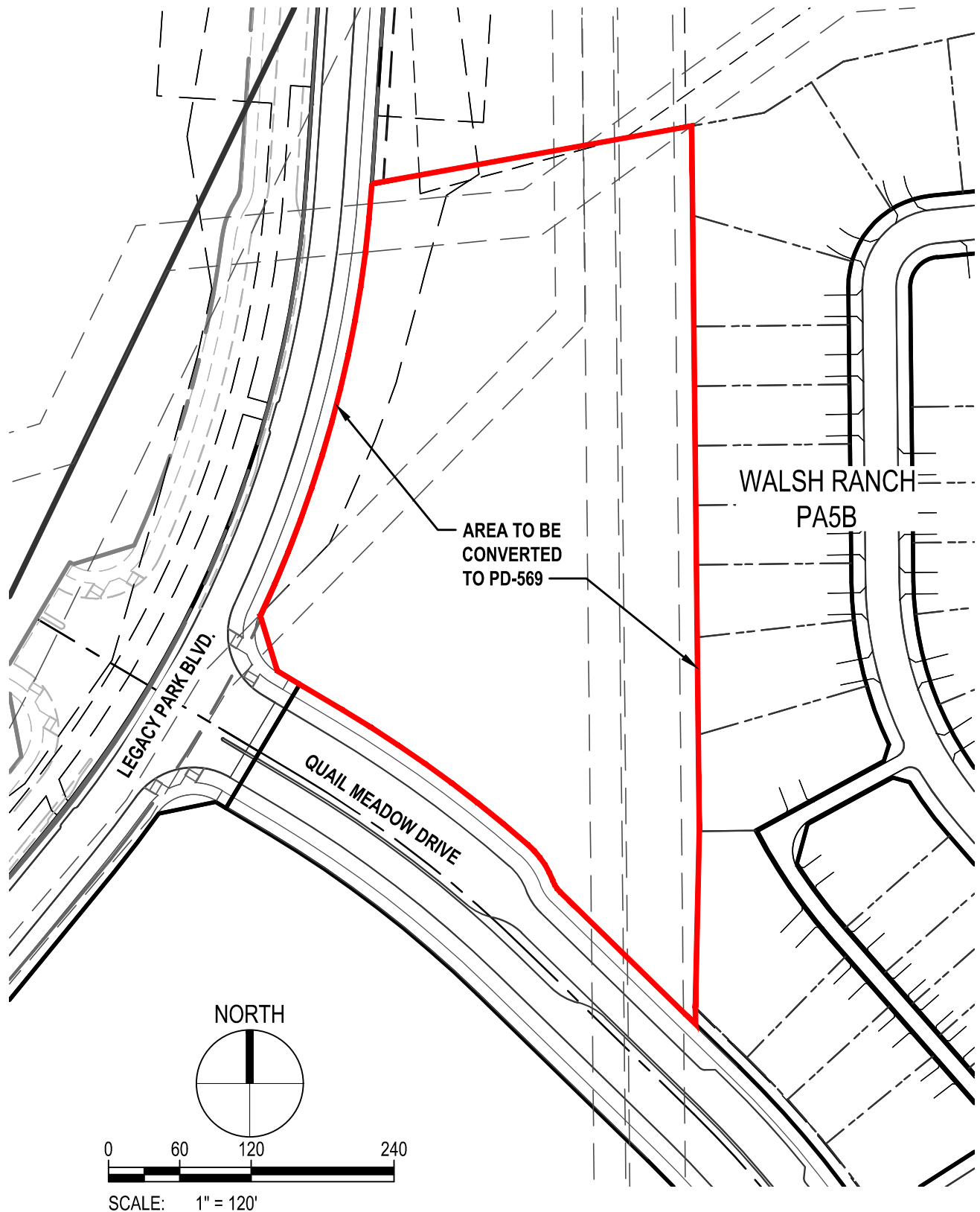
For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

BCOLE 10/03/2025 9:00AM H:\PROJECTS\303061.41 - WALSH RANCH - QUAIL VALLEY\2025-10-03 DAYCARE ZONING\WALSH_RANCH_ZONING_EXHIBIT.DWG



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

ZONING CHANGE EXHIBIT

WALSH RANCH - QUAIL VALLEY

REPUBLIC PROPERTY
GROUP

HZ PROJECT NO.: R303061.41
ISSUE DATE: October 3, 2025
DRAWN BY: B.COLE
REVIEWED BY: J.MARLIA
APPROVED BY: J.MARLIA

SHEET **1** OF **1**

LAND DESCRIPTION

BEING a 4.148 acre tract of land situated in the G.E. & AH Tandy Survey, Abstract No. 2356 and the I & G.N. Railroad Company Survey, Abstract No. 1996, Parker County, Texas and being a portion of that certain tract of land described by Special Warranty Deed to Quail Valley Devco V, LLC as recorded in Instrument No. 202426155 of the Deed Records of Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southwest corner of Lot 25-X, Block 79 of the final plat of Walsh Ranch-Quail Valley, an addition to Parker County as recorded in Cabinet G, Slide 144 of the Plat Records, Parker County, Texas (P.R.P.C.T.)

THENCE, North 79 degrees 45 minutes 19 seconds East, along the southerly line of said Lot 25-X, a distance of 272.93 feet to a point for corner;

THENCE, South 00 degrees 37 minutes 26 seconds East, departing the southerly line of said Lot 25-X, a distance of 591.99 feet to a point for corner;

THENCE, South 01 degrees 18 minutes 52 seconds West a distance of 147.82 feet to a point for corner;

THENCE, South 00 degrees 37 minutes 26 seconds East a distance of 14.12 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of Quail Meadow Drive, a variable width right-of-way as shown on the final plat of said Walsh Ranch-Quail Valley

THENCE, along the northerly right-of-way line of said Quail Meadow Drive the following:

North 45 degrees 42 minutes 00 seconds West a distance of 148.28 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 00 degrees 33 minutes 46 seconds, a radius of 1,055.00 feet, and subtended by a 10.36 foot chord which bears North 45 degrees 58 minutes 53 seconds West;

Along said curve to the left an arc distance of 10.36 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the right having a central angle of 25 degrees 53 minutes 32 seconds, a radius of 26.00 feet, and subtended by a 11.65 foot chord which bears North 33 degrees 19 minutes 00 seconds West;

Along said curve to the right an arc distance of 11.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the left having a central angle of 28 degrees 24 minutes 55 seconds, a radius

of 74.00 feet, and subtended by a 36.32 foot chord which bears North 34 degrees 34 minutes 41 seconds West;

Along said curve to the left an arc distance of 36.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 10 degrees 31 minutes 29 seconds, a radius of 1,050.22 feet, and subtended by a 192.65 foot chord which bears North 53 degrees 58 minutes 12 seconds West;

Along said curve to the left an arc distance of 192.92 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 59 degrees 09 minutes 16 seconds West a distance of 64.01 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Legacy Park Boulevard, a variable width right-of-way as recorded in Cabinet G, Slide 130 (P.R.P.C.T.);

THENCE along the easterly right-of-way line of said Legacy Park Boulevard the following:

North 16 degrees 57 minutes 57 seconds West a distance of 48.35 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 21 degrees 28 minutes 19 seconds, a radius of 1,005.00 feet, and subtended by a 374.43 foot chord which bears North 14 degrees 29 minutes 12 seconds East;

Along said curve to the left an arc distance of 376.63 feet to the **POINT OF BEGINNING**, and containing 180,679 Square feet or 4.148 of an acre of land, more or less.

For Huitt-Zollars, Inc.



Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
TBPELS Firm Registration No. 10025600
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
(214) 871-3311
pillar@huitt-zollars.com Date: September 29, 2025



*-----

* Prepared by: Huitt-Zollars, Inc.

* Routine: Reduce Map Check File Coord File: TEST.crd 9/29/25 14:35:23

* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

*-----

Correct Ending Coordinates, North: 0.00000 East: 0.00000

Ending Coordinates, North: -0.00288 East: 0.00586

Error, N: -0.003 E: 0.006 Total: 0.007 Brg: N 63°47'37.0"W

Distance Traversed: 1912.912 Closure: 292969

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
	0.00000	0.00000	46174		
N 79°45'19.0"E	272.930	48.54139	268.57870		46175
S 00°37'26.0"E	591.990	-543.41351	275.02470		46176
S 01°18'52.0"W	147.820	-691.19461	271.63380		46177
S 00°37'26.0"E	14.120	-705.31378	271.78755		46178
N 45°42'00.0"W	148.280	-601.75276	165.66463		46179
CURVE DEF: Arc		CURVE DIR: CCW			
RAD: 1055.000	LEN: 10.363	TAN: 5.181	CEN. ANG: 0°33'46.0"		
CHORD: 10.363	MO: 0.013	EXT: 0.013	DEGREE: 5°25'51.2"		
SEG: 0	TRI: 5466	SEC: 5466			
S 44°18'00.0"W	1055.000	-1356.80859	-571.16349		46180 PC->RP
N 43°44'14.0"E	1055.000	-594.55193	158.21281		46181 RP->PT
N 45°58'53.0"W	10.363	-594.55193	158.21281		46181 PC->PT
CURVE DEF: Arc		CURVE DIR: CW			
RAD: 26.000	LEN: 11.750	TAN: 5.977	CEN. ANG: 25°53'32.0"		

CHORD: 11.650 MO: 0.661 EXT: 0.678 DEGREE: 220°22'06.2"

SEG: 5 TRI: 148 SEC: 153

N 43°44'14.0"E 26.000 -575.76646 176.18796 46182 PC->RP

S 69°37'46.0"W 26.000 -584.81681 151.81397 46183 RP->PT

N 33°19'00.0"W 11.650 -584.81681 151.81397 46183 PC->PT

CURVE DEF: Arc CURVE DIR: CCW

RAD: 74.000 LEN: 36.700 TAN: 18.735 CEN. ANG: 28°24'55.0"

CHORD: 36.325 MO: 2.263 EXT: 2.335 DEGREE: 77°25'36.2"

SEG: 55 TRI: 1303 SEC: 1358

S 69°37'46.5"W 74.000 -610.57533 82.44179 46184 PC->RP

N 41°12'51.5"E 74.000 -554.90879 131.19871 46185 RP->PT

N 34°34'41.0"W 36.325 -554.90879 131.19871 46185 PC->PT

CURVE DEF: Arc CURVE DIR: CCW

RAD: 1050.220 LEN: 192.916 TAN: 96.730 CEN. ANG: 10°31'29.0"

CHORD: 192.645 MO: 4.427 EXT: 4.445 DEGREE: 5°27'20.2"

SEG: 569 TRI: 100733 SEC: 101302

S 41°17'32.5"W 1050.220 -1343.99382 -561.84304 46186 PC->RP

N 30°46'03.5"E 1050.220 -441.59337 -24.59498 46187 RP->PT

N 53°58'12.0"W 192.645 -441.59337 -24.59498 46187 PC->PT

N 59°09'16.0"W 64.010 -408.77380 -79.55093 46188

N 16°57'57.0"W 48.350 -362.52804 -93.65952 46189

CURVE DEF: Arc CURVE DIR: CCW

RAD: 1005.000 LEN: 376.630 TAN: 190.550 CEN. ANG: 21°28'19.0"

CHORD: 374.430 MO: 17.591 EXT: 17.905 DEGREE: 5°42'03.9"

SEG: 4399 TRI: 184858 SEC: 189257

N 64°46'38.5"W	1005.000	65.73942	-1002.84156	46190 PC->RP
S 86°14'57.5"E	1005.000	-0.00288	0.00586	46191 RP->PT
N 14°29'12.0"E	374.430	-0.00288	0.00586	46191 PC->PT

Approx: Sq. Feet: 180679 Acres: 4.148

Walsh Ranch – Zoning Change – Village

Site Plan are not required for submittal per the current PD's