

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS: Quail Valley Devco VLO, LLC and Quail Valley Devco V, LLC are the owners of a tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647, the G.E. & A.H. Tandy Survey, Abstract No. 2256 and the I & G.N. Railroad Company Survey, Abstract No. 1996, and being a portion of a 124.6-acre tract of land described by Special Warranty Deed to Quail Valley Devco VLO, LLC, recorded in Document No. 202148529 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), also being all of a called 0.018-acre tract of land described by Special Warranty Deed to Quail Valley Devco VLO, LLC, recorded in Document No. 202430291 (O.P.R.P.C.T.) and also being a portion of a called 212.7-acre tract of land described by Special Warranty Deed to Quail Valley Devco V, LLC, recorded in Document No. 202426155 (O.P.R.P.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found at the most southerly-west corner of said 212.7-acre tract and the southeast corner of a called 5.157-acre tract of land described in Deed to the State of Texas, recorded in Document No. 202429751 (O.P.R.P.C.T.), said point being on the north right-of-way line of Interstate Highway 20 Frontage Road (variable width right-of-way) formerly a part of U.S. Highway 60 as recorded under Volume 172, Page 560 (O.P.R.P.C.T.), from which a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found in the north line of said Interstate Highway 20 Frontage Road bears North 67 degrees 25 minutes 24 seconds West, a distance of 176.75 feet;

THENCE departing said north right-of-way line of Interstate Highway 20 Frontage Road and following the westerly line of said 212.7-acre tract the following courses:

North 16 degrees 21 minutes 21 seconds West, a distance of 113.97 feet, to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 24 degrees 20 minutes 21 seconds East, a distance of 212.31 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 64 degrees 36 minutes 24 seconds, a radius of 270.00 feet, and subtended by a 286.71-foot chord which bears North 06 degrees 19 minutes 56 seconds West;

Continuing along said curve to the left, an arc distance of 304.61 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 00 degrees 24 minutes 33 seconds East a distance of 75.28 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 49 degrees 36 minutes 47 seconds West, a distance of 8.49 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" for the POINT OF BEGINNING of the herein described tract.

THENCE North 49 degrees 36 minutes 47 seconds West, continuing along the westerly line of said 212.7-acre tract and the apparent northeasterly line of said 5.157-acre tract, a distance of 11.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at a westerly corner of said 212.7-acre tract, said point being on the southeasterly line of said 124.6-acre tract;

THENCE North 49 degrees 36 minutes 47 seconds West, departing said westerly corner of said 212.7-acre tract and continuing over and across said 124.6-acre tract and along the apparent northeasterly line of said 5.157-acre State of Texas tract, a distance of 44.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southeast corner of a called 0.0751-acre tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership recorded in Document No. 202429584 (O.P.R.P.C.T.);

THENCE North 39 degrees 18 minutes 00 seconds East, along the southeasterly line of said 0.0751-acre tract, passing at a distance of 594.97 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northerly corner of said 0.0751-acre tract and the southerly corner of said 0.018-acre tract, said point being on the westerly line of said 124.6-acre tract, and continuing along said westerly line of said 0.018-acre tract, for a total distance of 722.24 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the left having a central angle of 35 degrees 32 minutes 58 seconds, a radius of 950.00 feet, and being subtended by a 580.02-foot chord which bears North 21 degrees 31 minutes 31 seconds East;

THENCE continuing along the westerly line of said 0.018-acre tract and said curve to the left, an arc distance of 589.43 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northerly corner of said 0.018-acre tract, said point being on the westerly line of said 124.6-acre tract;

THENCE North 03 degrees 45 minutes 02 seconds East, continuing along the westerly line of said 124.6-acre tract, passing at a distance of 560.43 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southerly corner of a called 0.094-acre tract of land described in Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Document No. 202429585 (O.P.R.P.C.T.), and continuing along the easterly line of said 0.094-acre tract, for a total distance of 720.98 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the left having a central angle of 18 degrees 14 minutes 32 seconds, a radius of 1,000.00 feet, and being subtended by a 317.04-foot chord which bears North 05 degrees 22 minutes 14 seconds West;

THENCE continuing along the easterly line of said 0.094-acre tract and said curve to the left, an arc distance of 318.39 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the end of said curve;

THENCE North 14 degrees 29 minutes 30 seconds West, passing at a distance of 160.55 feet, a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northerly corner of said 0.094-acre tract, said point being on the westerly line of said 124.6-acre tract, and continuing along said westerly line of the 124.6-acre tract, a total distance of 216.45 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the right having a central angle of 53 degrees 45 minutes 02 seconds, a radius of 955.00 feet, and being subtended by an 863.42-foot chord which bears North 12 degrees 23 minutes 01 seconds East;

THENCE, continuing along the westerly line of said 124.6-acre tract and said curve to the right, passing at an arc distance of 570.15 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southerly corner of a called 0.420-acre tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Document No. 202429586 (O.P.R.P.C.T.), and continuing along the southeasterly line of said 0.420-acre tract and said curve to the right, a total arc distance of 895.91 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for corner;

THENCE North 19 degrees 43 minutes 00 seconds East, continuing along the easterly line of said 0.420-acre tract, a distance of 35.28 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for corner;

THENCE North 00 degrees 30 minutes 28 seconds West, continuing along the easterly line of said 0.420-acre tract, passing at a distance of 167.75 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northeast corner of said 0.420-acre tract, said point being on the westerly line of said 124.6-acre tract, and continuing along said westerly line, in all total distance of 213.84 feet to a 5/8-inch iron rod with plastic cap stamped "Dunaway" found on the southerly line of a tract of land described in deed to George Beggs, III as recorded in Volume 204, Page 497, (D.R.P.C.T.) and a northerly line of said 124.6-acre tract;

THENCE North 89 degrees 18 minutes 10 seconds East, with said common line, a distance of 49.67 feet to a 5/8-inch iron rod found at the southeast corner of said Beggs tract and a westerly inner-el corner of said 124.6-acre tract;

THENCE North 00 degrees 33 minutes 20 seconds West, along the east line of said Beggs tract and westerly line of said 124.6-acre tract, a distance of 48.68 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set for corner;

THENCE, departing the east line of said Beggs tract and west line of said 124.6-acre tract and continuing over and across said 124.6-acre tract, the following courses:

South 55 degrees 16 minutes 31 seconds East, a distance of 76.91 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 77 degrees 45 minutes 10 seconds East, a distance of 20.47 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

South 60 degrees 00 minutes 28 seconds East, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set on the westerly line of Lot 54-X, Block 13 of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Texas, as recorded in Plat Cabinet F, Page 678 of the Plat Records of Parker County, Texas (P.R.P.C.T.), said point being the beginning of a non-tangent curve to the right having a central angle of 13 degrees 00 minutes 28 seconds, a radius of 655.00 feet, and being subtended by a 148.39-foot chord which bears South 36 degrees 29 minutes 46 seconds West;

THENCE, with the westerly line of said Lot 54-X and said curve to the right, passing at an arc distance of 1.04 feet a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for the southwest corner of said Lot 54-X and the northwest corner of Lot 47-X, Block 13, of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Texas, as recorded in Plat Cabinet F, Page 536, (P.R.P.C.T.), and continuing along the westerly line of said Lot 47-X passing at an arc distance of 4.09 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the intersection of the with the northerly right-of-way line of Walsh Avenue and continuing with the westerly line of said Walsh Avenue and said curve to the right, passing at an arc distance of 104.11 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the intersection of the southerly right-of-way line of said Walsh Avenue and the most westerly northwest corner of Lot 1-X, Block 68 of said addition and continuing along the westerly line of said Lot 1-X passing at an arc distance of 107.16 a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the most westerly corner of said Lot 1-X and the most northerly corner of said Lot 17-X, Block 68 of said Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Texas, as recorded in Plat Cabinet F, Page 634, (P.R.P.C.T.) and continuing with the westerly line of said Lot 17-X and said curve to the right, a total arc distance of 148.70 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the end of said curve;

THENCE continuing along the westerly line of said Lot 17-X, Block 68 of Walsh Ranch - Quail Valley the following courses:

South 43 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 57 degrees 29 minutes 30 seconds, a radius of 900.00 feet, and being subtended by an 885.67-foot chord which bears South 14 degrees 15 minutes 15 seconds West;

Along said curve to the left, an arc distance of 903.06 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 14 degrees 29 minutes 30 seconds East, a distance of 216.45 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 18 degrees 14 minutes 32 seconds, a radius of 1,055.00 feet, and being subtended by a 334.48-foot chord which bears South 05 degrees 22 minutes 14 seconds East;

Along said curve to the right, an arc distance of 335.90 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 03 degrees 45 minutes 02 seconds West, a distance of 105.74 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 41 degrees 14 minutes 58 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found on the north right-of-way line of Cedar Brook Place (a 50-foot right-of-way) as shown on said plat, said point being the most southerly corner said Lot 17-X, Block 68;

THENCE South 03 degrees 45 minutes 02 seconds West, over and across said Cedar Brook Place and along the westerly line of said Walsh Ranch - Quail Valley (Plat Cabinet F, Page 634, P.R.P.C.T.) a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found on the south right-of-way line of said Cedar Brook Place at the most northerly northwest corner of Lot 13-X, Block 28 of said addition;

THENCE South 48 degrees 45 minutes 02 seconds West, continuing along the westerly line of said Lot 13-X, Block 28 of Walsh Ranch - Quail Valley, a distance of 28.28 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

THENCE, South 03 degrees 45 minutes 02 seconds West, continuing along the westerly line of said Lot 13-X, Block 28 of Walsh Ranch - Quail Valley, passing at a distance of 196.90 feet a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southwest corner of said Lot 13-X and the northwest corner of said 212.7-acre tract, said also being on the easterly line of said 124.6-acre tract, and continuing along said easterly line, a total distance of 523.24 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the right having a central angle of 21 degrees 28 minutes 19 seconds, a radius of 1,005.00 feet, and being subtended by a 374.43-foot chord which bears South 14 degrees 29 minutes 12 seconds West;

THENCE, departing said easterly line of the 124.6-acre tract and continuing over and across said tract with said curve to the right, an arc distance of 376.63 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for corner;

THENCE, South 16 degrees 57 minutes 57 seconds East, continuing over and across said 124.6-acre tract, passing the easterly line of said tract at a distance of 2.00 feet and continuing over and across said 212.7-acre tract for a total distance of 48.35 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set for corner;

THENCE, continuing over and across said 212.7-acre tract the following courses:

South 58 degrees 09 minutes 16 seconds East, a distance of 22.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set for corner;

South 30 degrees 50 minutes 44 seconds West, a distance of 121.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set for corner;
North 59 degrees 09 minutes 16 seconds West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set for corner;

South 78 degrees 19 minutes 37 seconds West, a distance of 48.66 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 right having a central angle of 03 degrees 29 minutes 31 seconds, a radius of 1,016.00 feet, and being subtended by a 61.91-foot chord which bears South 37 degrees 33 minutes 15 seconds West;

Continuing along said curve to the right, an arc distance of 61.92 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the end of said curve;

South 39 degrees 18 minutes 00 seconds West, a distance of 234.23 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the right having a central angle of 27 degrees 07 minutes 36 seconds, a radius of 74.00 feet, and being subtended by a 34.71-foot chord which bears South 52 degrees 51 minutes 48 seconds West;

Continuing along said curve to the right, an arc distance of 35.04 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a reverse curve to the left having a central angle of 27 degrees 07 minutes 36 seconds, a radius of 26.00 feet, and being subtended by a 12.20-foot chord which bears South 52 degrees 51 minutes 48 seconds West;

Continuing along said curve to the left, an arc distance of 12.31 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the end of said curve;
South 39 degrees 18 minutes 00 seconds West, a distance of 443.46 feet to the POINT OF BEGINNING, and containing 245,761 square feet or 5,642 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Mitchell S. Pillar do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Fort Worth, Texas.

Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Firm Registration No. 10025600

Date



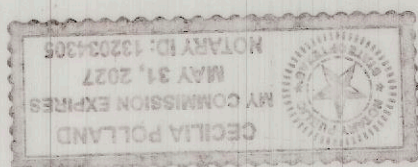
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mitchell S. Pillar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this the 11th day of June, 2025.

Notary Public in and for the State of Texas

My Commission Expires On: May 24, 2029



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO V, LLC and QUAIL VALLEY DEVCO VLO, LLC, acting herein by and through his/her/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as WALSH RANCH, QUAIL VALLEY, LEGACY PARK BOULEVARD, BLOCK 85, LOT 1-X, an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, to the public use forever, the streets, rights-of-ways, and easements shown thereon, subject to reservation by QUAIL VALLEY DEVCO V, LLC and QUAIL VALLEY DEVCO VLO, LLC, its successors and assigns of the right to install, maintain, repair and replace irrigation lines in such right-of-way, without payment to the City of Fort Worth for the use of such right-of-way, provided such irrigation lines do not interfere with the City of Fort Worth's use of the right-of-way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

WITNESS, my hand, this the 12 day of June, 2025.

By:

QUAIL VALLEY DEVCO V, LLC,
a Texas limited liability company

And:

QUAIL VALLEY DEVCO VLO, LLC,
a Texas limited liability company

By: RPG QVR, LLC,
a Texas limited liability company

Their: Manager

By: Seth Carpenter, Senior Vice President

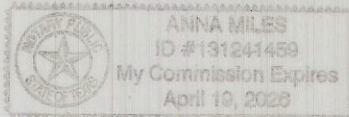
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Seth Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this the 12 day of June, 2025.

Notary Public in and for the State of Texas

My Commission Expires On: 4-19-26



22356.002.001.00 SP
JS



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: Michael A. Borne Chairman

By: Secretary

PER ETJ AGREEMENT SIGNED 6/7/2011 AND FILED IN BOOK 2855, PAGE 235,
PARKER COUNTY COMMISSIONERS COURT SIGNATURE ARE NOT REQUIRED.

FINAL PLAT
WALSH RANCH - QUAIL VALLEY
LEGACY PARK BOULEVARD
BLOCK 85, LOT 1-X

A 5.642 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE
H.T. & B. RAILROAD COMPANY SURVEY ABSTRACT NO. 647
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996
G.E. & A.H. TANDY SURVEY ABSTRACT NO. 2356



Eng D. Hood
6/17/2025

OWNERS:
QUAIL VALLEY DEVCO V, LLC
& QUAIL VALLEY DEVCO VLO, LLC
400 S. Record Street, Suite 1200
Dallas, Texas 75202
214.292.3410

PREPARED BY:

HUITT
HZ ZOLLARS

5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
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www.huitt-zollars.com

JUNE 2025

SHEET 03 OF 03

FINAL PLAT CASE NUMBER: FP-24-141

PRELIMINARY PLAT NUMBER: PP-23-040

HZ PROJECT NUMBER: R303061.41