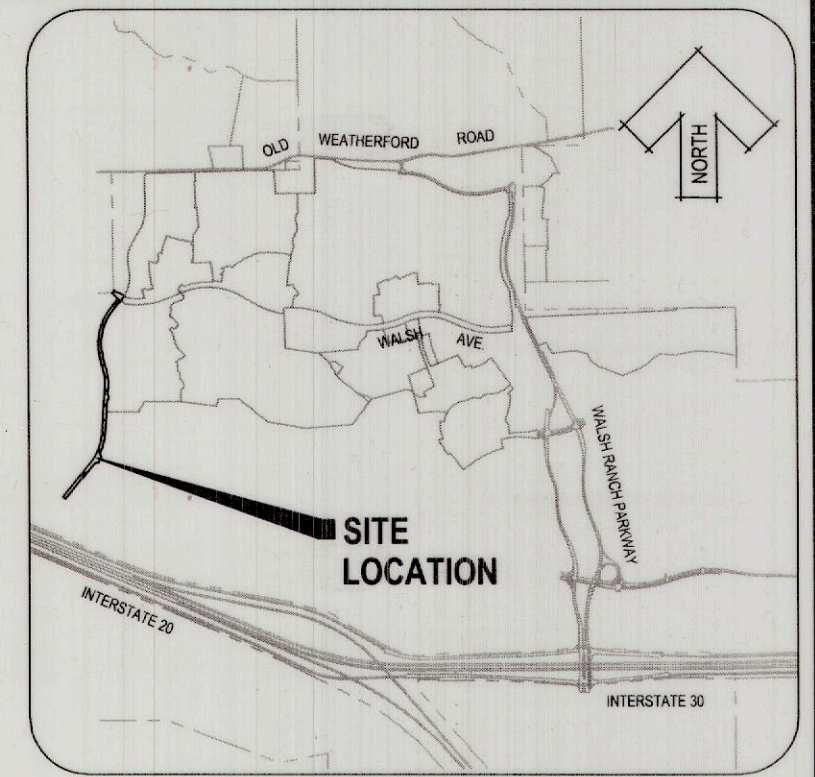


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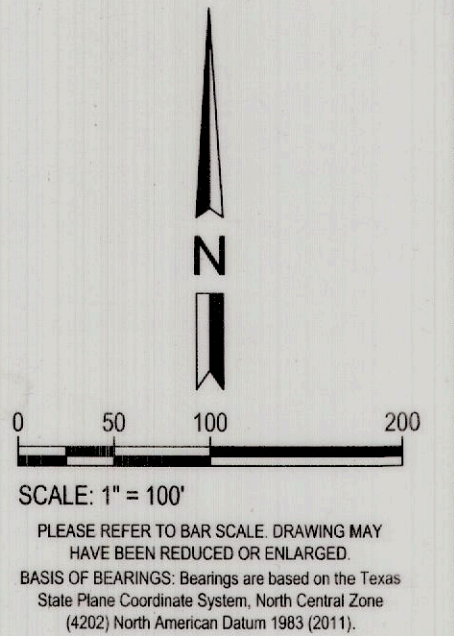
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Building lines will be per the City of Fort Worth Zoning Ordinance.
- 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.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- 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.
- Parkway Permit - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- PUE - Private Utility Easements are governed by that certain Quail Valley at Walsh Ranch Utility Easement Agreement dated November 28, 2018, 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.
- The care, Ownership, and Maintenance of all private open space lots (BLOCK 85 LOT 1-X) is the responsibility of the H.O.A.
- Private Maintenance - 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.

LEGEND

- 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- MIN. FFE - MINIMUM FINISH FLOOR ELEVATION
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- P.U.E. - PRIVATE UTILITY EASEMENT
- BL - BUILDING LINE
- 1-X - PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS EASEMENT
- DIENOTES 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



30013
AL
CFW

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

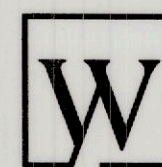
SITUATED IN THE
H.T. & B. RAILROAD COMPANY SURVEY ABSTRACT NO. 647
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996
G.E. & A.H. TANDY SURVEY ABSTRACT NO. 2356



ENG. D. HARRIS
10/19/2025

LAND USE / DEVELOPMENT YIELD TABLE			
GROSS SITE AREA (ACREAGE)	5.642 AC.	TOTAL NUMBER OF LOTS	1
RIGHT OF WAY AREA (ACREAGE)	5.477 AC.	TOTAL NUMBER RESIDENTIAL LOTS	0
NET AREA (ACREAGE)	0.1654 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	1
SINGLE FAMILY DETACHED (ACREAGE)	0.0 AC.	TOTAL NUMBER OPEN SPACE LOTS	1
SINGLE FAMILY ATTACHED (ACREAGE)	0.0 AC.	TOTAL NUMBER COMMERCIAL LOTS	0
TWO FAMILY (ACREAGE)	0.0 AC.	TOTAL NUMBER INDUSTRIAL LOTS	0
MULTIFAMILY (ACREAGE)	0.0 AC.		
COMMERCIAL (ACREAGE)	0.0 AC.		
INDUSTRIAL (ACREAGE)	0.0 AC.		
PRIVATE OPEN SPACE (ACREAGE)	0.1654 AC.	TOTAL NUMBER OF DWELLING UNITS	0

COUNTY RECORDING INFORMATION



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:



5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
214.871.3311
www.huitt-zollars.com

JUNE 2025

SHEET 01 OF 03

FINAL PLAT CASE NUMBER: FP-24-141

PRELIMINARY PLAT NUMBER: PP-23-040

HZ PROJECT NUMBER: R303061.41

G-130