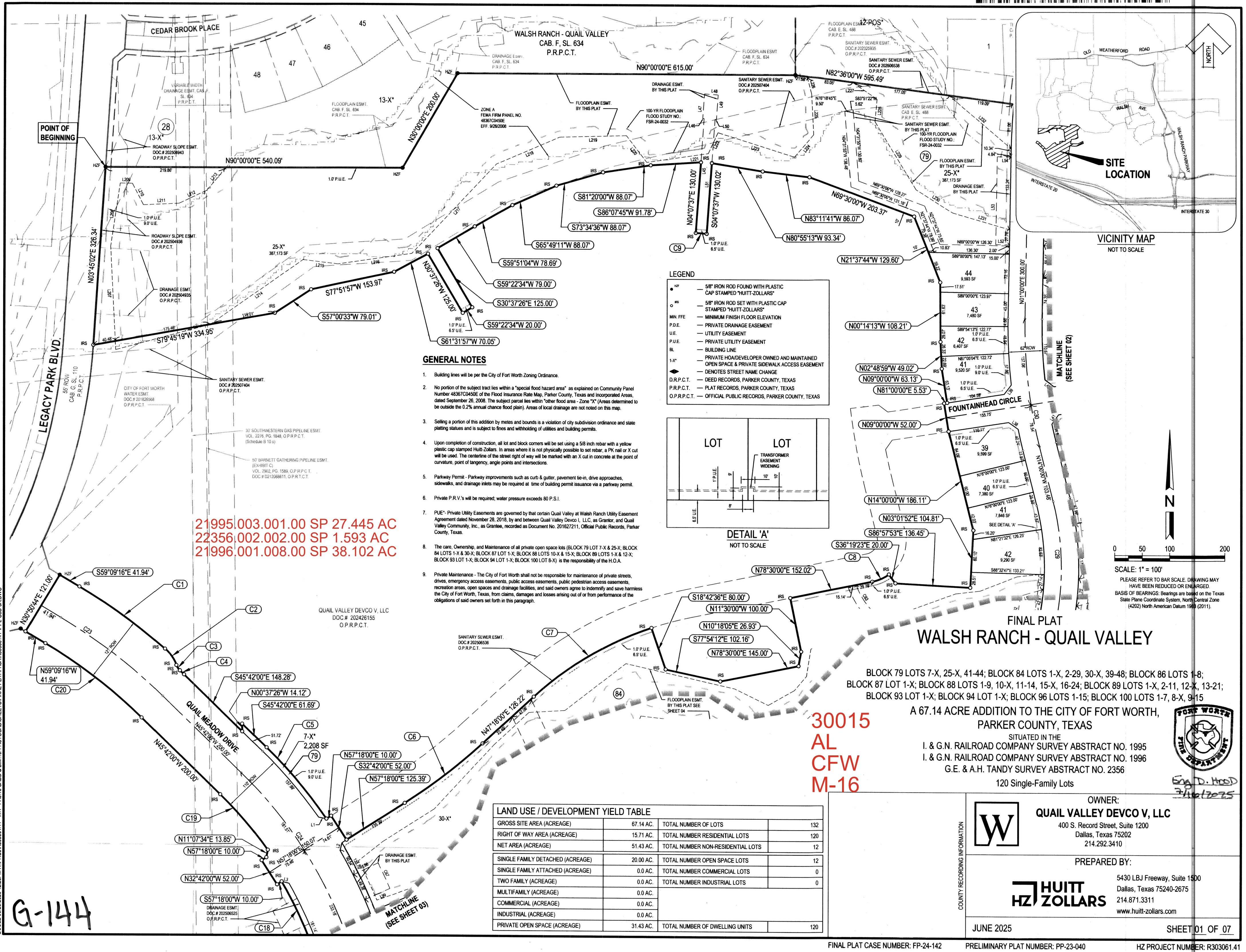
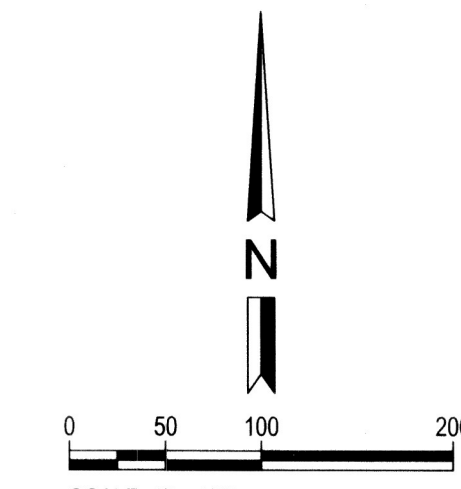
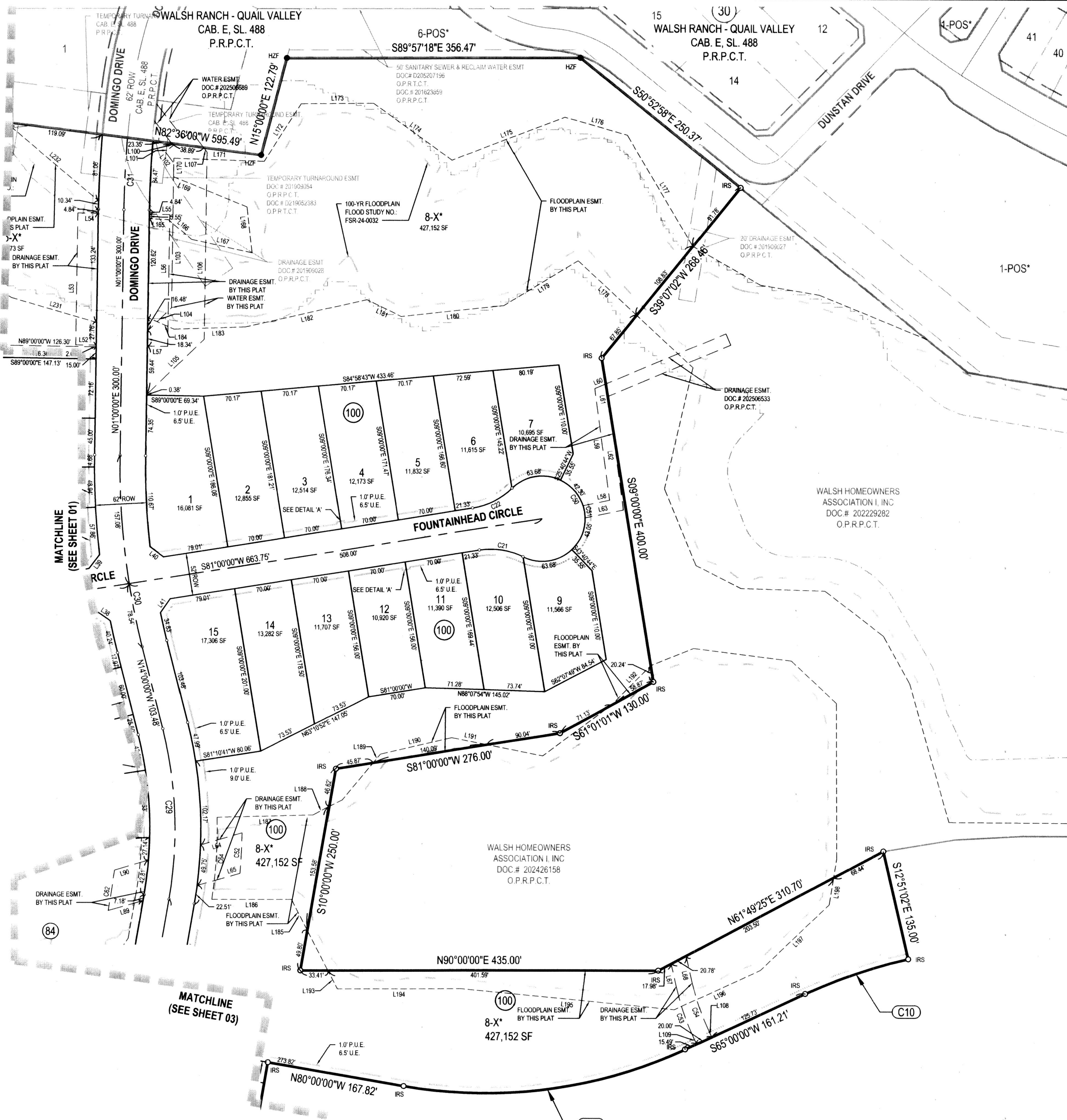




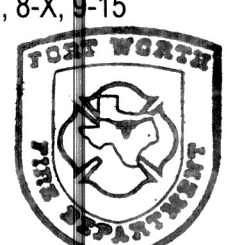
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LEGEND	
5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"	—
5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"	—
MIN. FFE	—
P.D.E.	—
U.E.	—
P.U.E.	—
BL	—
1-X"	—
D.R.P.C.T.	—
P.R.P.C.T.	—
O.P.R.P.C.T.	—

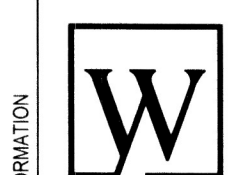
FINAL PLAT WALSH RANCH - QUAIL VALLEY

BLOCK 79 LOTS 7-X, 25-X, 41-44; BLOCK 84 LOTS 1-X, 2-29, 30-X, 39-48; BLOCK 86 LOTS 1-8;
BLOCK 87 LOT 1-X; BLOCK 88 LOTS 1-9, 10-X, 11-14, 15-X, 16-24; BLOCK 89 LOTS 1-X, 2-11, 12-X, 13-21;
BLOCK 93 LOT 1-X; BLOCK 94 LOT 1-X; BLOCK 96 LOTS 1-15; BLOCK 100 LOTS 1-7, 8-X, 9-15
A 67.14 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
SITUATED IN THE
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1995
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996
G.E. & A.H. TANDY SURVEY ABSTRACT NO. 2356
120 Single-Family Lots



Eng. D. Hood
7/16/2025

30015
AL
CFW
M-16



OWNER:
QUAIL VALLEY DEVCO V, 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 02 OF 07

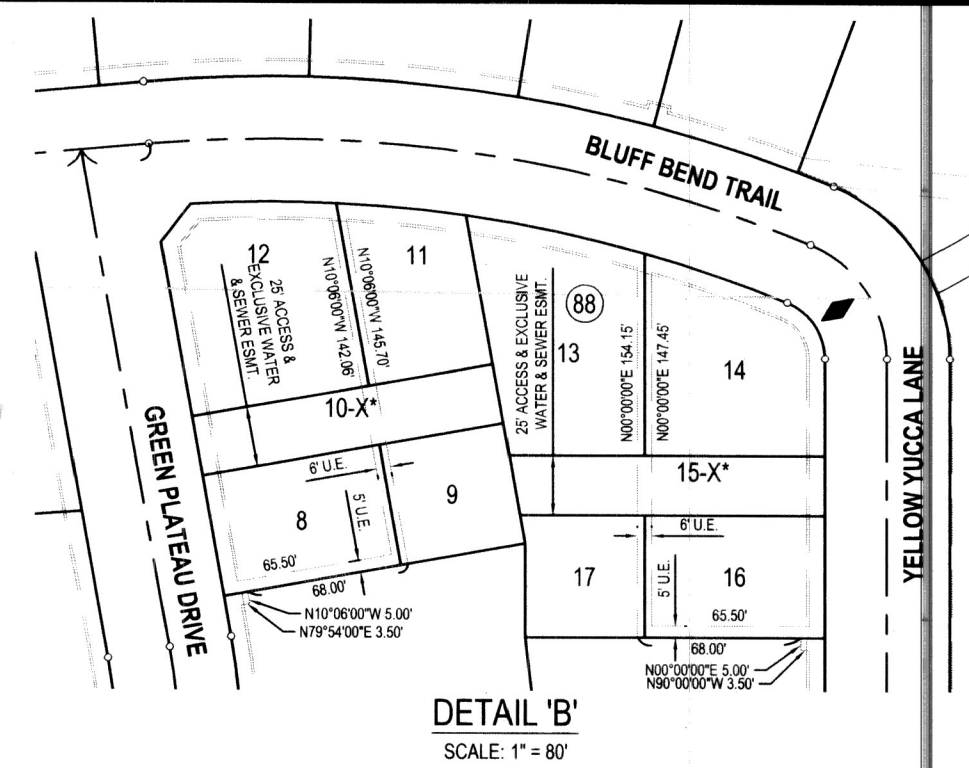
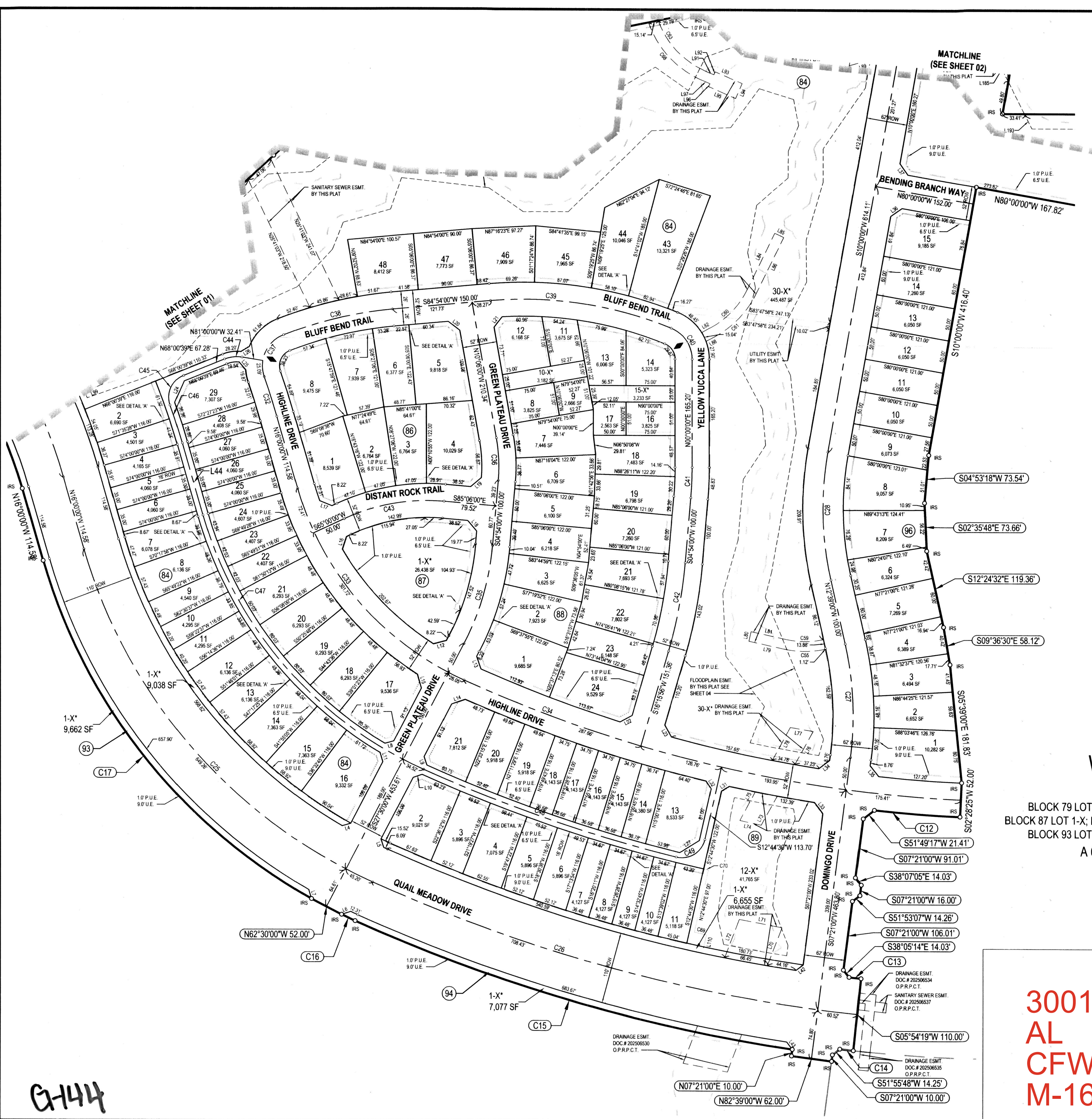
FINAL PLAT CASE NUMBER: FP-24-142

PRELIMINARY PLAT NUMBER: PP-23-040

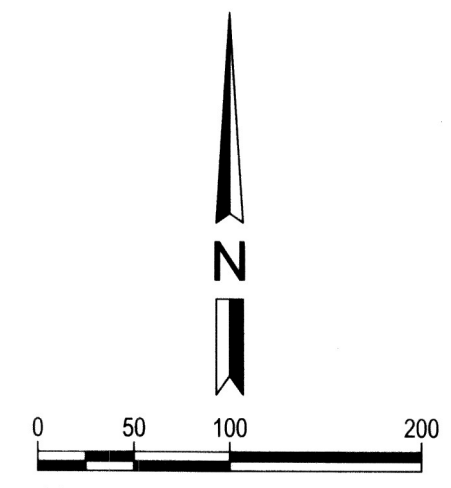
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G-144



21995.003.001.00 SP 27.445 AC
22356.002.002.00 SP 1.593 AC
21996.001.008.00 SP 38.102 AC



- LEGEND
- 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - MINIMUM FINISH FLOOR ELEVATION
 - PRIVATE DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - PRIVATE UTILITY EASEMENT
 - BUILDING LINE
 - 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

FINAL PLAT WALSH RANCH - QUAIL VALLEY

BLOCK 79 LOTS 7-X, 25-X, 41-44; BLOCK 84 LOTS 1-X, 2-29, 30-X, 39-48; BLOCK 86 LOTS 1-8;
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BLOCK 93 LOT 1-X; BLOCK 94 LOT 1-X; BLOCK 96 LOTS 1-15; BLOCK 100 LOTS 1-7, 8-X, 9-15

A 67.14 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

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

120 Single-Family Lots

30015
AL
CFW
M-16

COUNTY RECORDING INFORMATION

W

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

PREPARED BY:
HUITT ZOLLARS
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
214.871.3311
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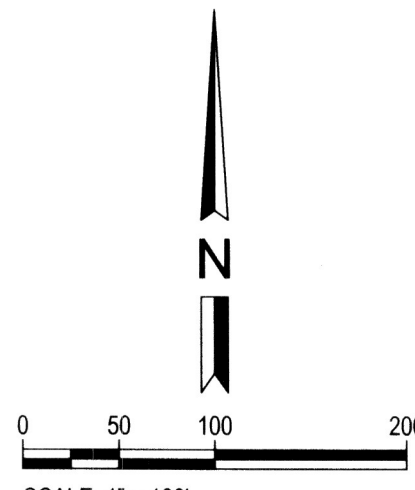
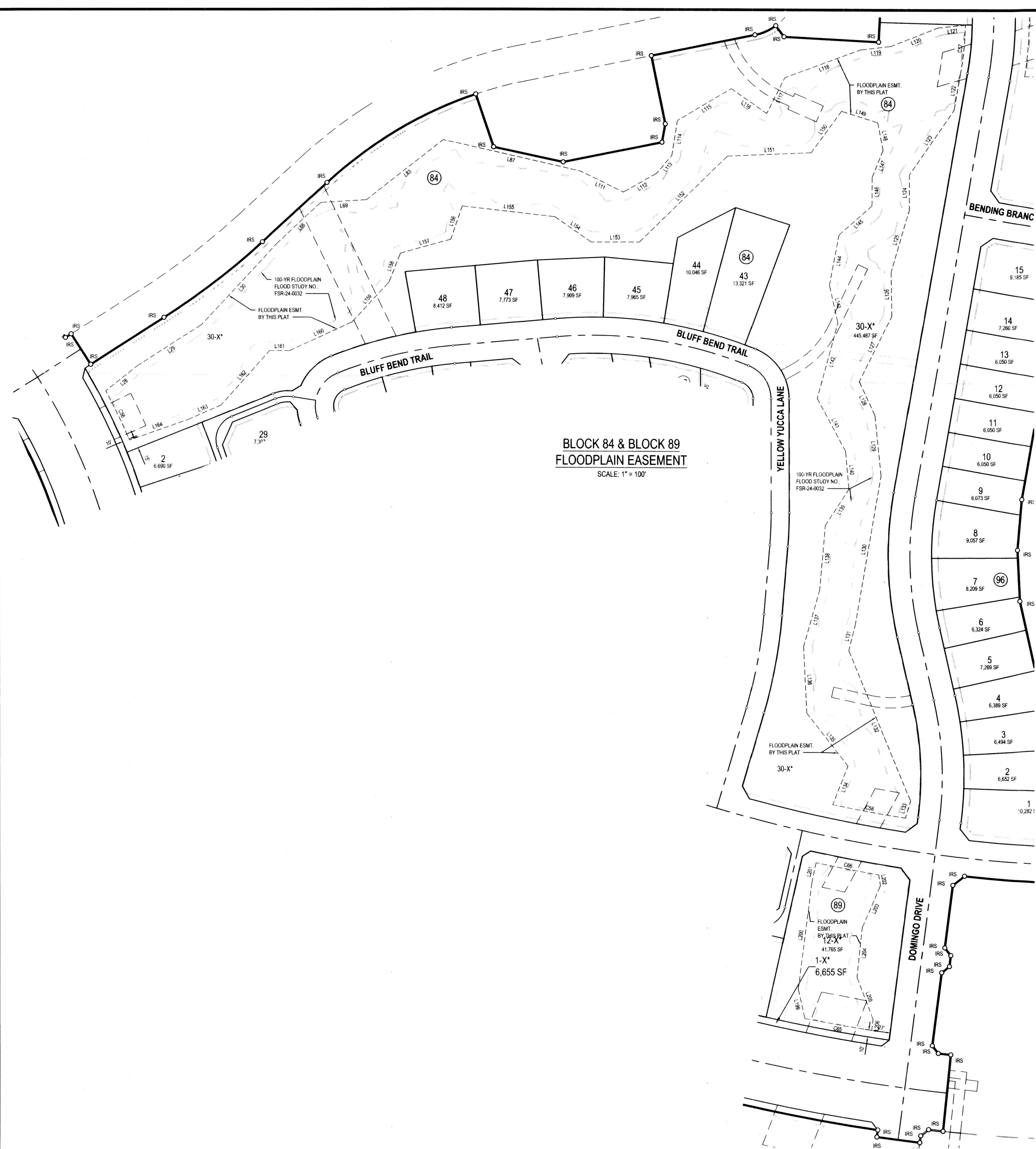
JUNE 2025

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JUNE 2025

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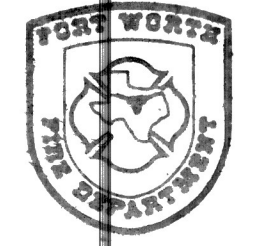
LEGEND	
●	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
○	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
MIN. FFE	MINIMUM FINISH FLOOR ELEVATION
P.D.E.	PRIVATE DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
BL	BUILDING LINE
1-X"	PRIVATE HOA/DEVELOPER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

FINAL PLAT
WALSH RANCH - QUAIL VALLEY

BLOCK 79 LOTS 7-X, 25-X, 41-44; BLOCK 84 LOTS 1-X, 2-29, 30-X, 39-48; BLOCK 86 LOTS 1-8; BLOCK 87 LOT 1-X; BLOCK 88 LOTS 1-9, 10-X, 11-14, 15-X, 16-24; BLOCK 89 LOTS 1-X, 2-11, 12-X, 13-21; BLOCK 93 LOT 1-X; BLOCK 94 LOT 1-X; BLOCK 96 LOTS 1-15; BLOCK 100 LOTS 1-7, 8-X, 9-15

A 67.14 ACRE ADDITION TO THE CITY OF FORT WORTH,
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I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996
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120 Single-Family Lots



Eng. D. Hood
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30015
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JUNE 2025

SHEET 04 OF 07

FINAL PLAT CASE NUMBER: FP-24-142

PRELIMINARY PLAT NUMBER: PP-23-040

HZ PROJECT NUMBER: R303061.41

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°45'05"W	14.40'
L2	N13°21'05"E	14.40'
L3	S76°31'34"E	13.85'
L4	S73°40'26"W	13.85'
L5	N18°40'26"W	13.85'
L6	N71°26'55"E	14.40'
L7	S16°26'55"E	14.40'
L8	S73°58'23"W	13.77'
L9	N18°58'00"W	13.78'
L10	N71°04'00"E	14.49'
L11	S16°03'54"E	14.49'
L12	S74°42'26"W	20.38'
L13	N19°14'40"W	20.56'
L14	N70°47'56"E	21.83'
L15	S15°31'43"E	21.93'
L16	N17°47'34"E	20.38'
L17	N67°47'34"W	20.38'
L18	S40°06'00"E	21.21'
L19	S49°53'12"W	21.21'
L20	S52°36'00"E	22.12'
L21	N37°46'59"E	20.12'
L22	S61°44'14"W	21.04'
L23	N29°12'21"W	21.04'
L24	N23°49'47"E	35.86'
L25	S41°11'13"E	15.21'
L26	S58°35'41"W	15.34'
L27	S58°00'30"W	35.19'
L28	S51°32'19"W	56.56'
L29	S57°18'45"W	110.83'
L30	S42°44'43"W	158.60'
L31	N57°33'48"E	14.19'
L32	S32°04'48"E	14.19'
L33	S37°07'17"E	21.41'
L34	S52°53'31"W	21.01'
L35	N38°11'31"W	21.01'
L36	N55°00'00"E	21.21'
L37	N35°00'00"W	21.21'
L38	S55°01'51"E	21.59'
L39	S37°01'51"W	21.59'
L40	N52°53'44"W	20.80'
L41	N34°53'44"E	20.80'
L42	S52°47'14"W	14.03'
L43	S37°13'40"E	14.25'
L44	N16°00'00"W	114.58'
L45	N04°07'37"E	210.14'
L46	N85°52'23"W	2.52'
L47	N04°07'37"E	45.00'
L48	S85°52'23"E	25.04'
L49	S04°07'37"W	45.00'
L50	N85°52'23"W	2.52'
L51	S04°07'37"W	210.14'
L52	S89°00'00"E	25.00'
L53	N01°00'00"E	161.00'
L54	N89°00'00"W	25.00'
L55	N89°00'00"W	25.00'
L56	N01°00'00"E	161.00'
L57	S89°00'00"E	25.00'
L58	N78°18'03"E	33.29'
L59	N07°30'02"W	137.18'
L60	N67°05'52"E	14.59'
L61	N09°00'00"W	35.72'
L62	N07°30'02"W	119.28'
L63	N78°18'03"E	47.83'
L64	S73°37'05"W	52.50'
L65	N74°14'32"E	54.02'

LINE TABLE		
LINE	BEARING	LENGTH
L66	S46°38'59"W	88.28'
L67	N12°26'35"W	28.34'
L68	N12°26'35"W	33.98'
L69	S86°37'25"W	65.85'
L70	N20°55'59"E	62.42'
L71	S79°17'42"E	66.28'
L72	N20°59'16"E	62.98'
L73	N28°55'07"E	50.94'
L74	N77°53'58"W	33.41'
L75	N28°18'40"E	49.88'
L76	S28°55'07"W	58.33'
L77	N80°20'17"W	35.54'
L78	S28°18'40"W	57.79'
L79	S77°40'32"E	54.67'
L80	S12°19'26"W	15.00'
L81	N77°40'32"W	54.67'
L82	S60°49'35"W	16.99'
L83	S52°01'22"W	140.33'
L84	S25°49'35"W	96.35'
L85	N64°11'16"W	15.00'
L86	N25°49'35"E	96.35'
L87	N77°11'27"W	202.86'
L88	N60°49'35"E	17.73'
L89	N74°14'32"E	44.41'
L90	S73°37'05"W	43.19'
L91	S66°30'00"E	13.71'
L92	N23°30'00"E	5.00'
L93	S66°30'00"E	45.00'
L94	S23°30'00"W	25.00'
L95	N66°30'00"W	45.00'
L96	N23°30'00"E	5.00'
L97	N66°30'00"W	13.71'
L98	S63°38'57"W	50.00'
L99	S65°54'01"W	50.00'
L100	N37°36'00"W	3.16'
L101	N52°24'00"E	12.50'
L102	N37°36'00"W	17.04'
L103	N01°00'00"E	176.72'
L104	N46°00'00"E	41.01'
L105	N46°00'00"E	97.58'
L106	N01°00'00"E	228.51'
L107	N37°36'00"W	6.70'
L108	N24°39'09"W	9.35'
L109	N24°39'09"W	9.50'
L110	S12°44'30"W	19.00'
L111	N64°01'50"W	67.90'
L112	S60°20'05"W	55.14'
L113	S40°14'19"W	33.95'
L114	S09°04'17"W	50.62'
L115	S59°10'32"W	90.47'
L116	N54°35'55"W	61.84'
L117	S26°59'06"W	58.15'
L118	S69°48'09"W	115.90'
L119	S83°18'21"W	44.41'
L120	S68°21'54"W	72.72'
L121	S83°51'23"W	39.65'
L122	N10°00'00"E	55.74'
L123	N34°34'52"E	113.40'
L124	N00°00'00"E	50.73'
L125	N16°14'08"E	93.04'
L126	N00°47'54"W	63.86'
L127	N26°42'41"E	105.27'
L128	N24°59'44"W	53.97'
L129	N05°37'10"W	88.04'
L130	N09°55'30"E	217.31'

LINE TABLE		
LINE	BEARING	LENGTH
L131	N14°14'38"E	38.90'
L132	N22°16'25"W	234.55'
L133	N16°13'06"E	25.91'
L134	S21°29'14"W	60.14'
L135	S37°51'03"E	96.44'
L136	S02°44'27"E	96.13'
L137	S15°56'57"W	85.31'
L138	S04°54'28"W	93.39'
L139	S33°05'45"W	62.28'
L140	S04°50'32"E	55.29'
L141	S28°00'36"E	86.42'
L142	S15°17'48"W	113.04'
L143	S12°38'59"E	55.39'
L144	S10°45'41"W	73.95'
L145	S48°37'29"W	63.68'
L146	S00°26'31"W	40.89'
L147	S21°50'54"W	42.29'
L148	S10°45'55"E	40.41'
L149	S72°44'36"E	54.91'
L150	N36°10'29"E	73.94'
L151	N87°25'42"E	120.54'
L152	N45°36'21"E	177.86'
L153	N89°44'31"E	68.87'
L154	S55°16'44"E	63.98'
L155	S83°27'18"E	133.79'
L156	N18°55'19"E	51.01'
L157	N74°32'58"E	75.14'
L158	N21°31'23"E	44.99'
L159	N42°58'21"E	78.60'
L160	N65°13'16"E	98.55'
L161	N90°00'00"E	28.88'
L162	N41°47'56"E	105.31'
L163	N66°16'50"E	50.53'
L164	N70°27'01"E	90.28'
L165	S87°04'08"E	23.28'
L166	S49°38'29"E	36.86'
L167	S77°21'28"E	75.20'
L168	N06°07'03"W	56.18'
L169	N67°29'15"W	96.17'
L170	N01°00'00"E	22.62'
L171	S88°03'52"E	109.51'
L172	N32°57'56"E	83.60'
L173	N89°40'19"E	87.79'
L174	S53°54'08"E	117.96'
L175	N69°08'33"E	146.72'
L176	S73°57'03"E	78.89'
L177	S30°31'42"E	156.55'
L178	N47°01'13"W	97.26'
L179	S58°43'11"W	105.74'
L180	S84°00'22"W	125.23'
L181	N63°49'45"W	46.56'
L182	S77°20'25"W	151.39'
L183	S88°07'24"W	86.47'
L184	N66°14'55"W	35.20'
L185	S26°47'41"E	42.58'
L186	N90°00'00"E	97.06'
L187	S88°36'41"W	116.69'
L188	S62°24'01"W	22.05'
L189	N39°59'48"E	13.77'
L190	N77°08'18"E	89.16'
L191	S78°44'01"E	43.42'
L192	S44°53'13"W	68.48'
L193	N26°47'41"W	25.05'
L194	N90°00'00"W	150.27'
L195	N84°28'31"W	260.57'

LINE TABLE		
LINE	BEARING	LENGTH
L196	S65°16'22"W	115.46'
L197	S46°14'49"W	116.06'
L198	S09°23'45"W	33.73'
L199	N12°29'13"W	43.42'
L200	N07°17'58"E	154.39'
L201	N11°56'15"E	29.38'
L202	S09°03'08"E	15.88'
L203	S23°31'23"W	66.86'
L204	S05°55'07"W	71.20'
L205	S20°58'50"E	64.76'
L206	S07°21'00"W	16.04'
L207	N02°53'08"W	173.99'
L208	N08°24'54"E	116.61'
L209	S89°08'16"E	22.19'
L210	S27°17'31"E	44.27'
L211	N87°18'11"E	64.75'
L212	N64°24'27"E	55.36'
L213	N40°33'22"E	55.32'
L214	S54°53'12"W	206.03'
L215	N82°59'22"W	63.91'
L216	S81°37'11"W	135.76'
L217	S43°02'43"W	225.52'
L218	S66°38'19"W	124.91'
L219	S88°27'44"W	121.42'
L220	N37°22'50"W	61.15'
L221	S81°29'14"W	113.38'
L222	S24°52'04"W	42.18'
L223	N72°30'39"W	145.82'
L224	S40°39'44"W	53.85'
L225	S02°49'59"E	74.49'
L226	S14°51'39"E	32.77'
L227	S55°53'35"E	54.44'
L228	S05°32'22"W	40.83'
L229	S31°07'08"E	144.81'
L230	S57°44'25"E	78.79'
L231	S73°44'38"E	108.09'
L232	S49°41'04"E	148.77'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C1	010°22'07"	1066.00'	192.65'	S53°58'12"E	192.91'
C2	028°24'55"	74.00'	36.32'	S34°34'41"E	36.70'
C3	025°53'32"	26.00'	11.65'	S33°19'00"E	11.75'
C4	000°33'46"	1055.00'	10.36'	S45°58'53"E	10.36'
C5	011°16'39"	865.00'	169.98'	S40°03'40"E	170.26'
C6	010°00'00"	1026.00'	178.84'	N52°18'00"E	179.07'
C7	023°59'24"	599.00'	248.98'	N59°17'42"E	250.81'
C8	024°49'23"	77.00'	33.10'	S66°05'18"W	33.36'
C9	002°10'43"	526.00'	20.00'	N85°52'23"W	20.00'
C10	012°08'58"	626.00'	132.49'	S71°04'29"W	132.74'
C11	035°00'00"	574.00'	345.21'	S82°30'00"W	350.64'
C12	003°36'49"	2087.00'	131.60'	N85°43'11"W	131.62'
C13	000°26'35"	2345.00'	18.13'	S83°52'24"E	18.13'
C14	000°29'16"	2455.00'	20.90'	N83°51'03"W	20.90'
C15	016°11'31"	2465.00'	694.30'	N73°50'00"W	696.62'
C16	001°30'54"	865.00'	22.87'	N64°58'48"W	22.87'
C17	044°46'39"	865.00'	658.94'	N38°23'20"W	676.01'
C18	014°40'22"	735.00'	187.71'	N23°20'11"W	188.23'
C19	010°13'51"	745.00'	132.85'	N40°35'04"W	133.03'
C20	013°27'16"	945.00'	221.40'	N52°25'38"W	221.91'
C21	035°29'00"	88.00'	53.63'	S81°15'30"E	54.50'
C22	035°29'00"	88.00'	53.63'	S63°15'30"W	54.50'
C23	013°27'16"	1000.00'	234.28'	N52°25'38"W	234.82'
C24	029°42'00"	800.00'	410.06'	N30°51'00"W	414.69'
C25	049°44'15"	800.00'	672.86'	S40°52'07"E	694.46'
C26	018°21'26"	2400.00'	765.67'	S74°54'58"E	768.95'
C27	020°00'00"	500.00'	173.65'	N02°39'00"W	174.53'
C28	022°39'00"	500.00'	196.37'	S01°19'30"E	197.66'
C29	024°00'00"	500.00'	207.91'	N02°00'00"W	209.44'
C30	015°00'00"	900.00'	234.95'	S06°30'00"E	235.62'
C31	004°04'47"	1235.00'	87.92'	S03°02'23"W	87.94'
C32	003°11'29"	1139.00'	63.44'	N17°35'45"W	63.44'
C33	049°44'15"	461.00'	387.74'	S40°52'07"E	400.19'
C34	021°47'21"	2061.00'	779.07'	S76°37'55"E	783.78'
C35	022°36'00"	400.00'	156.76'	N16°12'00"E	157.78'
C36	015°00'00"	250.00'	65.26'	N02°36'00"W	65.45'
C37	087°37'04"	51.00'	70.61'	S24°37'03"W	77.99'
C38	016°28'25"	595.00'	170.49'	S76°39'47"W	171.07'
C39	027°05'29"	595.00'	278.72'	N81°33'15"W	281.34'
C40	068°00'31"	51.00'	57.04'	N34°00'15"W	60.54'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C41	004°54'00"	545.00'	46.59'	N02°27'00"E	46.61'
C42	011°21'56"	695.00'	137.64'	N10°34'58"E	137.87'
C43	029°54'00"	300.00'	154.79'	S79°57'00"W	156.56'
C44	030°59'21"	50.00'	26.71'	S83°30'20"W	27.04'
C45	087°32'23"	36.00'	49.81'	S24°14'28"W	55.00'
C46	003°31'44"	989.00'	60.90'	N17°45'52"W	60.91'
C47	049°44'15"	611.00'	513.90'	S40°52'07"E	530.40'
C48	010°34'21"	2211.00'	407.41'	S71°01'29"E	407.99'
C49	090°56'54"	36.00'	51.33'	N58°12'57"E	57.14'
C50	250°57'59"	52.00'	84.69'	N09°00'00"W	227.77'
C51	016°35'56"	52.00'	15.01'	N09°24'33"W	15.06'
C52	004°54'28"	581.00'	49.75'	N03°00'22"E	49.77'
C53	012°02'03"	310.00'	64.99'	N18°27'36"W	65.11'
C54	012°01'41"	290.00'	60.77'	N18°27'35"W	60.88'
C55	025°00'01"	147.50'	63.85'	N89°49'27"E	64.36'
C56	005°09'57"	875.00'	78.86'	S25°33'19"E	78.89'
C57	009°16'38"	420.82'	68.06'	N05°44'59"E	68.14'
C58	003°01'56"	2015.00'	106.63'	S79°45'09"E	106.64'
C59	025°00'01"	132.50'	57.36'	S89°49'27"W	57.81'
C60	034°59'51"	132.50'	79.68'	S43°19'40"W	80.93'
C61	034°59'51"	147.50'	88.70'	N43°19'40"E	90.10'
C62	003°08'26"	911.03'	49.93'	N08°59'22"E	49.94'
C63	046°50'01"	132.50'	105.32'	S43°05'00"E	108.31'
C64	010°27'26"	551.00'	100.43'	S03°50'24"W	100.56'
C65	002°24'28"	2325.00'	97.70'	N80°01'00"W	97.71'
C66	002°30'19"	2102.00'	91.91'	S79°18'59"E	91.91'
C67	003°18'28"	889.35'	51.34'	S25°15'11"E	51.34'
C68	047°40'08"	147.50'	119.21'	N42°39'56"W	122.72'
C69	000°28'12"	2316.00'	19.00'	S77°52'37"E	19.00'
C70	000°11'37"	2219.00'	7.50'	S77°33'42"E	7.50'

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OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF PARKER WHEREAS: Quail Valley Devco V, LLC is the owner of a tract of land situated in the G.E. & A.H. Tandy Survey, Abstract No. 2356, I. & G.N. Railroad Company Survey, Abstract No. 1995 and the I. & G.N. Railroad Company Survey, Abstract No. 1996, and being a portion of a 212.7-acre tract of land described in Special Warranty Deed to Quail Valley Devco V, LLC, recorded in Document No. 202426155 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), and being more particularly described by metes and bounds as follows: BEGINNING at a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northwest corner of said 212.7-acre tract, said point also being the southwest corner of Lot 13-X, Block 28 of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Texas as recorded in Plat Cabinet F, Slide 634, Document No. 202331885, (O.P.R.P.C.T.) and being on the easterly line of a tract of land described in Special Warranty Deed to Quail Valley Devco VLO, LLC as recorded in Document No. 202148529, (O.P.R.P.C.T.) and being South 03 degrees 45 minutes 02 seconds West 196.90 feet from a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southerly right-of-way corner clip of Cedar Brook Place as shown on said plat; THENCE along the southerly line of said Lot 13-X, Block 28, Walsh Ranch - Quail Valley and northerly line of said 212.7-acre tract the following courses: North 90 degrees 00 minutes 00 seconds East a distance of 540.09 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; North 30 degrees 00 minutes 00 seconds East a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; North 90 degrees 00 minutes 00 seconds East a distance of 615.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southeast corner of said lot and being common with the most southerly-southwest corner of a 109.5-acre addition of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Texas, as recorded in Plat Cabinet E, Slide 488, Document No. 202006529, (O.P.R.P.C.T.); THENCE along the southerly line of said Walsh Ranch - Quail Valley 109.5-acre addition and northerly line of said 212.7-acre tract the following courses: South 82 degrees 36 minutes 00 seconds East a distance of 595.49 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; North 15 degrees 00 minutes 00 seconds East a distance of 122.79 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 89 degrees 57 minutes 18 seconds East a distance of 356.47 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 50 degrees 52 minutes 58 seconds East a distance of 250.37 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the most easterly-northeast corner of said 212.7-acre tract from which a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for reference bears South 50 degrees 52 minutes 58 seconds East, a distance of 356.01 feet; THENCE departing the southerly line of said Walsh Ranch - Quail Valley 109.5-acre addition and continuing along the easterly and northeast line of said 212.7-acre tract the following courses: South 39 degrees 07 minutes 02 seconds West a distance of 268.46 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 09 degrees 00 minutes 00 seconds East a distance of 400.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 61 degrees 01 minute 01 second West a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 81 degrees 00 minutes 00 seconds West a distance of 276.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 10 degrees 00 minutes 00 seconds West a distance of 250.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; North 90 degrees 00 minutes 00 seconds East a distance of 435.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; North 61 degrees 49 minutes 25 seconds East a distance of 310.70 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; THENCE departing the northeast line of said 212.7-acre tract and continuing over and across said tract the following courses: South 12 degrees 51 minutes 02 seconds East, a distance of 135.00 feet, to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the left having a central angle of 12 degrees 08 minutes 58 seconds, a radius of 626.00 feet, and subtended by a 132.49-foot chord which bears South 71 degrees 04 minutes 29 seconds West; Continuing along said curve to the left, an arc distance of 132.74 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 65 degrees 00 minutes 00 seconds West a distance of 161.21 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 35 degrees 00 minutes 00 seconds, a radius of 574.00 feet and being subtended by a 345.21-foot chord which bears South 82 degrees 30 minutes 00 seconds West; Continuing along said curve to the right, an arc distance of 350.64 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 80 degrees 00 minutes 00 seconds West, a distance of 167.82 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 10 degrees 00 minutes 00 seconds West a distance of 416.40 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 04 degrees 53 minutes 18 seconds West a distance of 73.54 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 02 degrees 35 minutes 48 seconds East a distance of 73.66 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 12 degrees 24 minutes 32 seconds East a distance of 119.36 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 09 degrees 36 minutes 30 seconds East a distance of 58.12 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 05 degrees 39 minutes 00 seconds East a distance of 181.83 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 02 degrees 28 minutes 25 seconds West a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the right having a central angle of 3 degrees 36 minutes 49 seconds, a radius of 2,087.00 feet and being subtended by a 131.60-foot chord which bears North 85 degrees 43 minutes 11 seconds West; Continuing along said curve to the right, an arc distance of 131.62 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 51 degrees 49 minutes 17 seconds West a distance of 21.41 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 07 degrees 21 minutes 00 seconds West a distance of 91.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 38 degrees 07 minutes 05 seconds East a distance of 14.03 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 07 degrees 21 minutes 00 seconds West a distance of 16.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 51 degrees 53 minutes 07 seconds West a distance of 14.26 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 07 degrees 21 minutes 00 seconds West a distance of 106.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 38 degrees 05 minutes 14 seconds East a distance of 14.03 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the left having a central angle of 0 degrees 26 minutes 35 seconds, a radius of 2,345.00 feet and being subtended by a 18.13-foot chord which bears South 83 degrees 52 minutes 24 seconds East; Continuing along said curve to the left, an arc distance of 18.13 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 05 degrees 54 minutes 19 seconds West a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set on the southeasterly line of said 212.7-acre tract at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 29 minutes 16 seconds, a radius of 2,455.00 feet and being subtended by a 20.90-foot chord which bears North 83 degrees 51 minutes 03 seconds West;		THENCE along the southeasterly line of said 212.7-acre tract the following courses: Continuing along said curve to the right, an arc distance of 20.90 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 51 degrees 55 minutes 48 seconds West a distance of 14.25 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found; South 07 degrees 21 minutes 00 seconds West a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; THENCE departing the southeasterly line of said 212.7-acre tract and continuing over and across said tract the following: North 82 degrees 39 minutes 00 seconds West a distance of 62.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 07 degrees 21 minutes 00 seconds East a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the right having a central angle of 16 degrees 11 minutes 31 seconds, a radius of 2,465.00 feet and being subtended by a 694.30-foot chord which bears North 73 degrees 50 minutes 00 seconds West; Continuing along said curve to the right, an arc distance of 696.62 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the point of compound curvature of a curve to the right having a central angle of 1 degree 30 minutes 54 seconds, a radius of 865.00 feet and being subtended by a 22.87-foot chord which bears North 64 degrees 58 minutes 48 seconds West; Continuing along said curve to the right, an arc distance of 22.87 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 62 degrees 30 minutes 00 seconds West a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the right having a central angle of 44 degrees 46 minutes 39 seconds, a radius of 865.00 feet and being subtended by a 658.94-foot chord which bears North 38 degrees 23 minutes 20 seconds West; Continuing along said curve to the right, an arc distance of 676.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 16 degrees 00 minutes 00 seconds West a distance of 114.58 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 14 degrees 40 minutes 22 seconds, a radius of 735.00 feet and being subtended by a 187.71-foot chord which bears North 23 degrees 20 minutes 11 seconds West; Continuing along said curve to the left, an arc distance of 188.23 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 57 degrees 18 minutes 00 seconds West a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 32 degrees 42 minutes 00 seconds West a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 57 degrees 18 minutes 00 seconds East a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 11 degrees 07 minutes 34 seconds East a distance of 13.85 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the left having a central angle of 10 degrees 13 minutes 51 seconds, a radius of 745.00 feet and being subtended by a 132.85-foot chord which bears North 40 degrees 35 minutes 04 seconds West; Continuing along said curve to the left, an arc distance of 133.03 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 45 degrees 42 minutes 00 seconds West a distance of 200.00 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 13 degrees 27 minutes 16 seconds, a radius of 945.00 feet and being subtended by a 221.40-foot chord which bears North 52 degrees 25 minutes 38 seconds West; Continuing along said curve to the left, an arc distance of 221.91 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 59 degrees 09 minutes 16 seconds West a distance of 41.94 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 30 degrees 50 minutes 44 seconds East a distance of 121.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 59 degrees 09 minutes 16 seconds East a distance of 41.94 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 10 degrees 22 minutes 07 seconds, a radius of 1,066.00 feet and being subtended by a 192.65-foot chord which bears South 53 degrees 58 minutes 12 seconds East; Continuing along said curve to the right, an arc distance of 192.91 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the point of compound curvature of a curve to the right having a central angle of 28 degrees 24 minutes 55 seconds, a radius of 74.00 feet and being subtended by a 36.32-foot chord which bears South 34 degrees 34 minutes 41 seconds East; Continuing along said curve to the right, an arc distance of 36.70 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the point of reverse curvature of a curve to the left having a central angle of 25 degrees 53 minutes 32 seconds, a radius of 26.00 feet and being subtended by a 11.65-foot chord which bears South 33 degrees 19 minutes 00 seconds East; Continuing along said curve to the left, an arc distance of 11.75 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the point of reverse curvature of a curve to the right having a central angle of 0 degrees 33 minutes 46 seconds, a radius of 1,055.00 feet and being subtended by a 10.36-foot chord which bears South 45 degrees 58 minutes 53 seconds East; Continuing along said curve to the right, an arc distance of 10.36 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 45 degrees 42 minutes 00 seconds East a distance of 148.28 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 0 degrees 37 minutes 26 seconds West a distance of 14.12 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 45 degrees 42 minutes 00 seconds East a distance of 61.69 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 11 degrees 16 minutes 39 seconds, a radius of 865.00 feet and being subtended by a 169.98-foot chord which bears South 40 degrees 03 minutes 40 seconds East; Continuing along said curve to the right, an arc distance of 170.26 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 57 degrees 18 minutes 00 seconds East a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 32 degrees 42 minutes 00 seconds East a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 57 degrees 18 minutes 00 seconds East a distance of 125.39 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 10 degrees 00 minutes 00 seconds, a radius of 1,026.00 feet and being subtended by a 178.84-foot chord which bears North 52 degrees 18 minutes 00 seconds East; Continuing along said curve to the left, an arc distance of 179.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 47 degrees 18 minutes 00 seconds East a distance of 126.22 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 23 degrees 59 minutes 24 seconds, a radius of 599.00 feet and being subtended by a 248.98-foot chord which bears North 59 degrees 17 minutes 42 seconds East; Continuing along said curve to the right, an arc distance of 250.81188.22 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 18 degrees 42 minutes 36 seconds East a distance of 80.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 77 degrees 54 minutes 12 seconds East a distance of 102.16 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 78 degrees 30 minutes 00 seconds East a distance of 145.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 10 degrees 18 minutes 05 seconds East a distance of 26.93 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 11 degrees 30 minutes 00 seconds West a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;		North 78 degrees 30 minutes 00 seconds East a distance of 152.02 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 24 degrees 49 minutes 23 seconds, a radius of 77.00 feet and being subtended by a 33.10-foot chord which bears North 66 degrees 05 minutes 18 seconds East; Continuing along said curve to the left, an arc distance of 33.36 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 36 degrees 19 minutes 23 seconds East a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 86 degrees 57 minutes 53 seconds East a distance of 136.45 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 03 degrees 01 minute 52 seconds East a distance of 104.81 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 14 degrees 00 minutes 00 seconds West a distance of 186.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 09 degrees 00 minutes 00 seconds West a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 81 degrees 00 minutes 00 seconds East a distance of 5.53 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 09 degrees 00 minutes 00 seconds West a distance of 63.13 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 02 degrees 48 minutes 59 seconds West a distance of 49.02 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 0 degrees 14 minutes 13 seconds West a distance of 108.21 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 21 degrees 37 minutes 44 seconds West a distance of 129.60 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 69 degrees 30 minutes 00 seconds West a distance of 203.37 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 83 degrees 11 minutes 41 seconds West a distance of 86.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 80 degrees 55 minutes 13 seconds West a distance of 93.34 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 04 degrees 07 minutes 37 seconds West a distance of 130.02 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a non-tangent curve to the left having a central angle of 2 degrees 10 minutes 43 seconds, a radius of 526.00 feet and being subtended by a 20.00-foot chord which bears North 85 degrees 52 minutes 23 seconds West; Continuing along said curve to the left, an arc distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 04 degrees 07 minutes 37 seconds East a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 86 degrees 07 minutes 45 seconds West a distance of 91.78 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 81 degrees 20 minutes 00 seconds West a distance of 88.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 73 degrees 34 minutes 36 seconds West a distance of 88.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 65 degrees 49 minutes 11 seconds West a distance of 88.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 59 degrees 51 minutes 04 seconds West a distance of 78.69 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 59 degrees 22 minutes 34 seconds West a distance of 79.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 30 degrees 37 minutes 26 seconds East a distance of 125.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 59 degrees 22 minutes 34 seconds West a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; North 30 degrees 37 minutes 26 seconds West a distance of 125.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 61 degrees 31 minutes 57 seconds West a distance of 70.05 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 77 degrees 51 minutes 57 seconds West a distance of 153.97 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 57 degrees 00 minutes 33 seconds West a distance of 79.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set; South 79 degrees 45 minutes 19 seconds West a distance of 334.95 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set for corner on the westerly line of said 212.7-acre tract from which a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for reference bears South 03 degrees 45 minutes 02 seconds West at a distance of 3.67 feet; THENCE, North 03 degrees 45 minutes 02 seconds East along the westerly line of said 212.7-acre tract, a distance of 326.34 feet to the POINT OF BEGINNING and containing 2,924,405 square feet or 67.135 acres of land, more or less.		FINAL PLAT WALSH RANCH - QUAIL VALLEY BLOCK 79 LOTS 7-X, 25-X, 41-44; BLOCK 84 LOTS 1-X, 2-29, 30-X, 39-48; BLOCK 86 LOTS 1-8; BLOCK 87 LOT 1-X; BLOCK 88 LOTS 1-9, 10-X, 11-14, 15-X, 16-24; BLOCK 89 LOTS 1-X, 2-11, 12-X, 13-21; BLOCK 93 LOT 1-X; BLOCK 94 LOT 1-X; BLOCK 96 LOTS 1-15; BLOCK 100 LOTS 1-7, 8-X, 9-15 A 67.14 ACRE ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS SITUATED IN THE I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1995 I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996 G.E. & A.H. TANDY SURVEY ABSTRACT NO. 2356 120 Single-Family Lots OWNER: QUAIL VALLEY DEVCO V, LLC 400 S. Record Street, Suite 1200 Dallas, Texas 75202 214.292.3410 PREPARED BY: HUITT ZOLLARS 5430 LBJ Freeway, Suite 1500 Dallas, Texas 75240-2675 214.871.3311 www.huitt-zollars.com JUNE 2025 SHEET 06 OF 07	
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BOOLE 06/10/2025 10:21 AM H:\PROJECTS\303061\41 - WR - P4510 CAD & BIM\10.1 AUTOCAD SHEETS\FINAL PLAT\PP45A\WR303061\41-PL-C3D-5A.DWG

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 23rd day of June, 2025.

Notary Public in and for the State of Texas

My Commission Expires On: May 31, 2027



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 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, BLOCK 79, LOTS 7-X, 25-X, 41-44; BLOCK 84 LOTS 1-X, 2-29, 30-X, 39-48; BLOCK 86 LOTS 1-8; BLOCK 87 LOT 1-X; BLOCK 88 LOTS 1-9, 10-X, 11-14, 15-X, 16-24; BLOCK 89 LOTS 1-X, 2-11, 12-X, 13-21; BLOCK 93 LOT 1-X; BLOCK 94 LOT 1-X; BLOCK 96 LOTS 1-15; BLOCK 100 LOTS 1-7, 8-X, 9-15, 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, 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 23 day of June, 2025.

By:

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

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 23 day of June, 2025.

Notary Public in and for the State of Texas

My Commission Expires On: 4-19-2026

FORT WORTH

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: July 8, 2025

By: _____ 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.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202519182
07/18/2025 08:13 AM
Fee: 150.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FINAL PLAT WALSH RANCH - QUAIL VALLEY

BLOCK 79 LOTS 7-X, 25-X, 41-44; BLOCK 84 LOTS 1-X, 2-29, 30-X, 39-48; BLOCK 86 LOTS 1-8;
BLOCK 87 LOT 1-X; BLOCK 88 LOTS 1-9, 10-X, 11-14, 15-X, 16-24; BLOCK 89 LOTS 1-X, 2-11, 12-X, 13-21;
BLOCK 93 LOT 1-X; BLOCK 94 LOT 1-X; BLOCK 96 LOTS 1-15; BLOCK 100 LOTS 1-7, 8-X, 9-15

A 67.14 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1995
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996
G.E. & A.H. TANDY SURVEY ABSTRACT NO. 2356

120 Single-Family Lots



Eng. D. Hood
7/16/2025

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

PREPARED BY:

**HUITT
ZOLLARS**

5430 LBJ Freeway, Suite 1300
Dallas, Texas 75240-2675
214.871.3311
www.huitt-zollars.com

JUNE 2025

SHEET 07 OF 07

STANDARD NOTES:

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Residential Driveway Access Limitation

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Building Construction Distance Limitation to an Oil Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

G-144

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AL
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