



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2520.00'	93.46'	93.46'	N 51°43'38" E	2°07'30"
C2	2580.00'	122.22'	122.21'	S 51°21'26" W	2°42'52"
C3	580.00'	6.75'	6.75'	S 49°40'01" W	0°39'59"
C4	1325.00'	124.70'	124.65'	S 38°04'51" E	5°23'32"

LINE	BEARING	DISTANCE
L1	N 40°39'59" W	148.05'
L2	N 54°36'55" E	150.00'
L3	S 05°53'24" W	20.46'

LEGEND

- HZF = 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITZ-ZOLLARS"
- IRS = 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITZ-ZOLLARS"
- MIN. FF = MINIMUM FINISH FLOOR
- 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

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Gino Riccardi and Madison Semler are the owners of a 0.4758-acre tract of land situated in the Heirs of C. H. Higbee Survey, Abstract No. 2740 and being all of two tracts of land described in Special Warranty Deed to Gino Riccardi and Madison Semler as recorded in Document No. 202334204 of the Official Public Records, Parker County, Texas (P.R.P.C.T.) and also being all of Lot 1, Block H of Walsh Ranch, Quail County, Texas, an addition to the City of Ft. Worth, Texas, as shown on the plat thereof recorded in Cabinet E, Slide 149 of the Plat Records of Parker County, Texas (P.R.P.C.T.) and also being described in and to Gino Riccardi and Madison Semler, recorded in Document No. 202148763 (O.R.P.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found with plastic cap stamped "Huit-Zollars" for a common southerly corner of said "Tract 3", the most southerly corner of Lot 1, Block M of said Walsh Ranch-Quail Valley addition and a northerly corner of the remainder of a tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas (D.R.P.C.T.) and also recorded in Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE North 39 degrees 20 minutes 07 seconds West, with a common southwesterly line of said "Tract 3", a southwesterly line of said Lot 1, Block M and a northeasterly line of said Walsh Ranches Limited Partnership tract, a distance of 150.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for a common southerly corner of said "Tract 3", the most westerly corner of said Lot 1, Block M and a northerly corner of said Walsh Ranches Limited Partnership tract, said point being in the southeasterly right-of-way line of Cline Ridge Road, a 60-foot public right-of-way as shown on the plat thereof of said Walsh Ranch-Quail Valley addition, said point also being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 07 minutes 30 seconds, a radius of 2,520.00 feet, and being subtended by a 93.46-foot chord which bears North 51 degrees 43 minutes 38 seconds East;

THENCE departing said common line and with the common northwest line of said Lot 1, Block M and said southeasterly right-of-way line and said curve to the right, an arc distance of 93.46 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for a northerly corner of said Lot 1, Block M;

THENCE North 40 degrees 27 minutes 14 seconds West, departing said common line and over and across said Clinch Ridge Road, a distance of 60.09 feet, to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the **POINT OF BEGINNING** of the heretofore described tract, and being in the common northwesterly right-of-way line of said Clinch Ridge Road and the southeasterly line of said Lot 1, Block H, said point also being stamped by an eastern corner of said Lot 1, Block H, said point also being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 42 minutes 52 seconds, a radius of 2,580.00 feet, and being subtended by a 122.21-foot chord which bears South 51 degrees 21 minutes 26 seconds East;

THENCE with said common line and said curve the left, an arc distance of 122.22 feet to a 5/8-inch iron rod set with plastic cap stamped "Huit-Zollars" at the beginning of a compound curve to the left having a central angle of 39 degrees 31 minutes 59 seconds, a radius of 580.00 feet, and being subtended by a 6.75-foot chord which bears South 49 degrees 40 minutes 01 seconds West;

THENCE North 40 degrees 39 minutes 59 seconds West, departing said common line and over and across said 95.05-acre tract, a distance of 148.05 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars", same being the most southerly corner of Lot 2, Block H of said Walsh Ranch-Quail Valley addition;

THENCE North 54 degrees 36 minutes 55 seconds East bearing at a distance of 40.21 feet the most westerly corner of said Lot 1, Block H and continuing with the common northerly line of said Lot 1, Block H and the southerly line of said Lot 2, Block H a total distance of 150.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Hutti-Zollars" for the most northerly corner of said Lot 1, Block H, said point being in the southerly right of way line of Nouvelle Circle, a 50-foot public right-of-way as shown on the plat thereof of said Walsh Ranch-Quail Valley, same being the beginning of a non-tangent curve to the left leaving a central angle of 05 degrees 43 minutes 32 seconds, a radius of 1,325.00 feet, and being subtended by a 124.65-foot chord which bears South 38 degrees 04 minutes 51 seconds West;

THENCE departing said common line and with the common northeasterly line of said Lot 1, Block H, the southeasterly right-of-way line of said Nouvelle Circle and said curve to the left, an arc distance of 124.70 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for an easterly corner of said Lot 1, Block H;

THENCE South 05 degrees 53 minutes 24 seconds West, continuing with said common line, a distance of 20.46 feet to the **POINT OF BEGINNING**, and containing 20,725 square feet or 0.4758 of an acre of land, more or less.

202601939 PLAT Total Pages: 2

QUAIL VALLEY
DEVCO I, LLC.
DOC.# 201607571
O.P.R.P.C.T.

$\Delta = 7^{\circ}13'11''$
 $R = 1815.00'$
 $A = 228.70'$
 $T = 114.50'$
 $CB = N\ 33^{\circ}57'02''\ W$
 $CH = 228.55'$

GINO RICCARDI &
MADISON SEMLER
DOC.# 202534204
O.P.R.P.C.T.

LOT 3, BLOCK H
WALSH RANCH-QUAIL
VALLEY
CAB. E, SL. 149
P.R.P.C.T.

5' PRIVATE
DRAINAGE
EASEMENT
CAB. E, SL. 149
P.R.P.C.T.

UTILITY
EASEMENT
CAB. E, SL. 149
P.R.P.C.T.

WALSH RANCH-QUAIL VALLEY
CAB. E, SL. 149
P.R.P.C.T.

QUAIL VALLEY DEVCO I, LLC
DOC.# 201607571
O.P.R.P.C.T.
(TRACT 3)

GINO RICCARDI &
MADISON SEMLER
DOC.# 202534204
O.P.R.P.C.T.

LOT 1R —
BLOCK H
20,725 SQ.FT.
0.4758 AC.

LOT 1, BLOCK H
WALSH RANCH-QUAIL
VALLEY
CAB. E, SL. 149
P.R.P.C.T.

POINT OF
BEGINNING
HZF

LOT 3, BLOCK L
WALSH RANCH-QUAIL
VALLEY
CAB. E, SL. 149
P.R.P.C.T.

QUAIL VALLEY DEVCO VIA, LLC
DOC.# 202426163
O.P.R.P.C.T.

HEIRS OF C.H. HIGBEE SURVEY
ABSTRACT NO. 2740

WALSH RANCHES LIMITED PARTNERSHIP
VOL. 1699, PG. 1765
D.R.P.C.T.
VOL. 12624, PG. 92
D.R.T.C.T.

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

FINAL PLAT
LOT 1R, BLOCK H
WALSH RANCH - QUAIL VALLEY
BEING A REPLAT OF ALL OF LOT 1, BLOCK H
OF WALSH RANCH-QUAIL VALLEY, AN ADDITION TO
THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS
AS RECORDED IN CABINET E, SLIDE 149, P.R.P.C.T.
AND A PORTION OF "TRACT 3" AS RECORDED IN
DOCUMENT NO. 201607571, O.P.R.P.C.T. AND A PORTION OF A
CALLED 95.05-ACRE TRACT OF LAND AS RECORDED IN
DOCUMENT NO. 202426163, O.P.R.P.C.T.

SITUATED IN THE
HEIRS OF C.H. HIGBEE SURVEY, ABSTRACT NO. 2740

OWNER:
GINO RICCARDI & MADISON SEMLER

PREPARED BY:



**HUIT
HZ ZOLLARS**

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DECEMBER 2025

SHEET 1 OF 2

FINAL PLAT CASE NUMBER: FS-25-269

PROJECT NUMBER: R303061.56



Lt. Thornton
1-20-2026

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