

BRUCKETT 120112025 8:26AM J:\SURVEY\30306100\WALSH RANCH\02-QUAIL VALLEY\PA605 11 SURVEY\10 CAD\ & B\10 15 MAPPING\DWG\PL - PLATTING\WR - QV\LOT 1 BLK H-REPLAT.DWG

30001.00H.001.00
22740.001.002.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202601939
01/23/2025 09:13 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Lt. Horden
1-20-2026

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(s) 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."

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GINO RICCARDI AND MADISON SEMLER 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 H, Lot 1-R, an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, to the public use forever, the streets and rights-of-way shown thereon, subject to reservation by QUAIL VALLEY DEVCO I, LLC and QUAIL VALLEY DEVCO VIA, 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 15 day of Dec, 2025.

By:

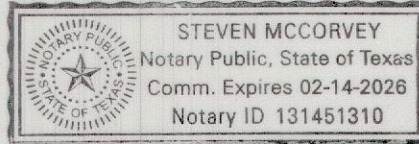
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gino Riccardi, 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 15 day of Dec, 2025.

Notary Public in and for the State of Texas Steve McCorvey

My Commission Expires On: 02-14-2026



WITNESS, my hand, this the 15 day of Dec, 2025.

By:

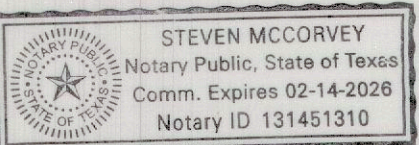
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Madison Semler, 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 15 day of Dec, 2025.

Notary Public in and for the State of Texas Steve McCorvey

My Commission Expires On: 02-14-2026



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 12/1/2025

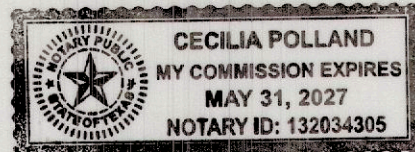
STATE OF TEXAS
COUNTY OF DALLAS

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 1st day of December, 2025.

Notary Public in and for the State of Texas C. Pollard

My Commission Expires On: 5/31/27



Private 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, walks, signs, trees, shrubs, cars, trucks, etc., in the private 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.

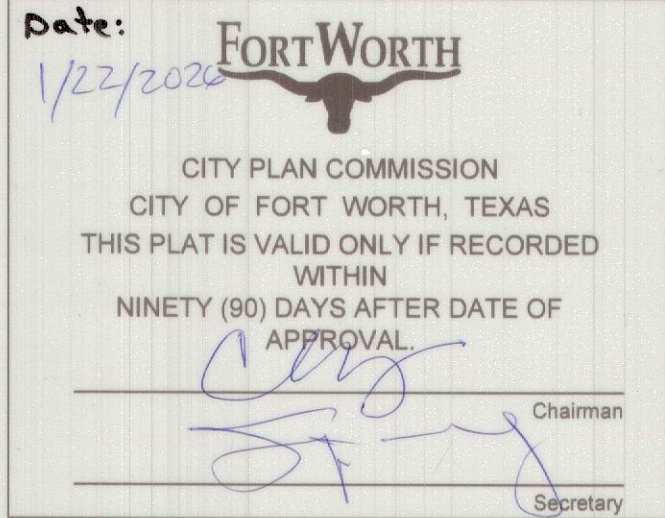
The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree 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.

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.

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 ordinance and state law, 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.
- 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.
- 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.



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

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
13732 Nouvelle Cir.
Aledo, Texas 76008

PREPARED BY:

HUITT ZOLLARS

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

DECEMBER 2025

SHEET 2 OF 2

FINAL PLAT CASE NUMBER: FS-25-269

PROJECT NUMBER: R303061.56



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