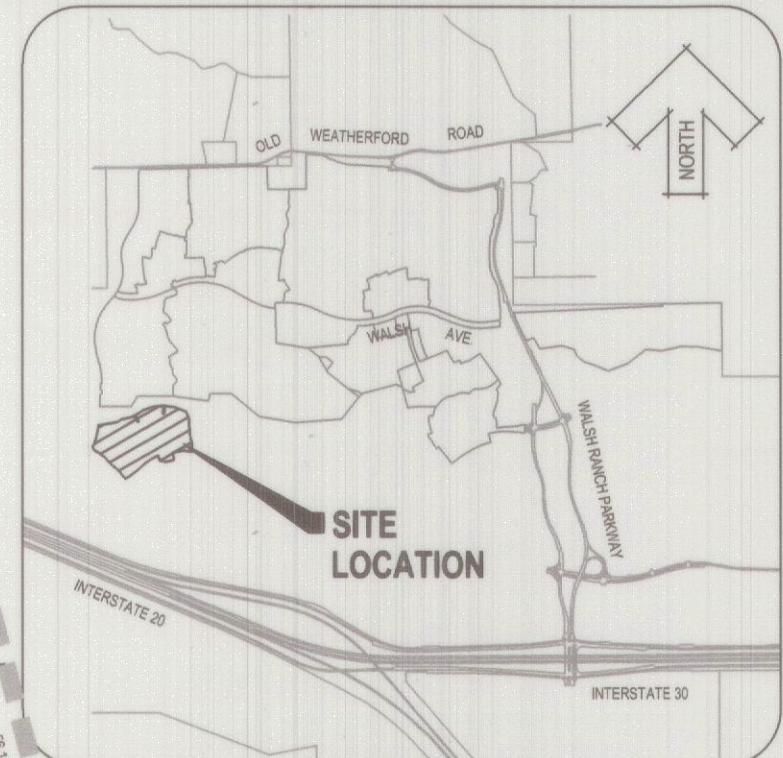
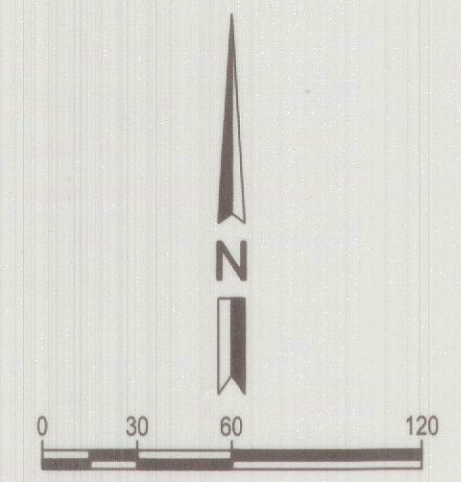




VICINITY MAP  
NOT TO SCALE

- 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
  - DEED RECORDS, PARKER COUNTY, TEXAS
  - PLAT RECORDS, PARKER COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS



SCALE: 1" = 60'  
PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.  
BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

FINAL PLAT  
WALSH RANCH - QUAIL VALLEY

BLOCK 79 LOTS 1-6, 8-11, 12-X, 13-40; BLOCK 80 LOTS 1-20; BLOCK 81 LOT 1-X;  
BLOCK 82 LOTS 1-17, 18-X, 19-23; BLOCK 83 LOTS 1-17; BLOCK 84 LOTS 31-38

A 29.80 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS  
SITUATED IN THE

I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996  
G.E. & A.H. TANDY SURVEY ABSTRACT NO. 2356  
104 Single-Family Lots

30016  
AL  
CFW  
M-16



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

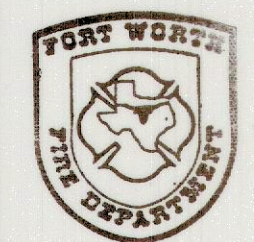
PREPARED BY:

HUITT  
ZOLLARS

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

JANUARY 2026

SHEET 01 OF 03



Lt. Thorata  
1-20-2026

22356.002.002.00 - 1.932 Ac  
21996.001.008.00 - 27.868 Ac

| LAND USE / DEVELOPMENT YIELD TABLE |           |                                   |     |
|------------------------------------|-----------|-----------------------------------|-----|
| GROSS SITE AREA (ACREAGE)          | 29.80 AC. | TOTAL NUMBER OF LOTS              | 107 |
| RIGHT OF WAY AREA (ACREAGE)        | 5.95 AC.  | TOTAL NUMBER RESIDENTIAL LOTS     | 104 |
| NET AREA (ACREAGE)                 | 23.85 AC. | TOTAL NUMBER NON-RESIDENTIAL LOTS | 3   |
| SINGLE FAMILY DETACHED (ACREAGE)   | 19.58 AC. | TOTAL NUMBER OPEN SPACE LOTS      | 3   |
| 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)       | 4.27 AC.  | TOTAL NUMBER OF DWELLING UNITS    | 104 |