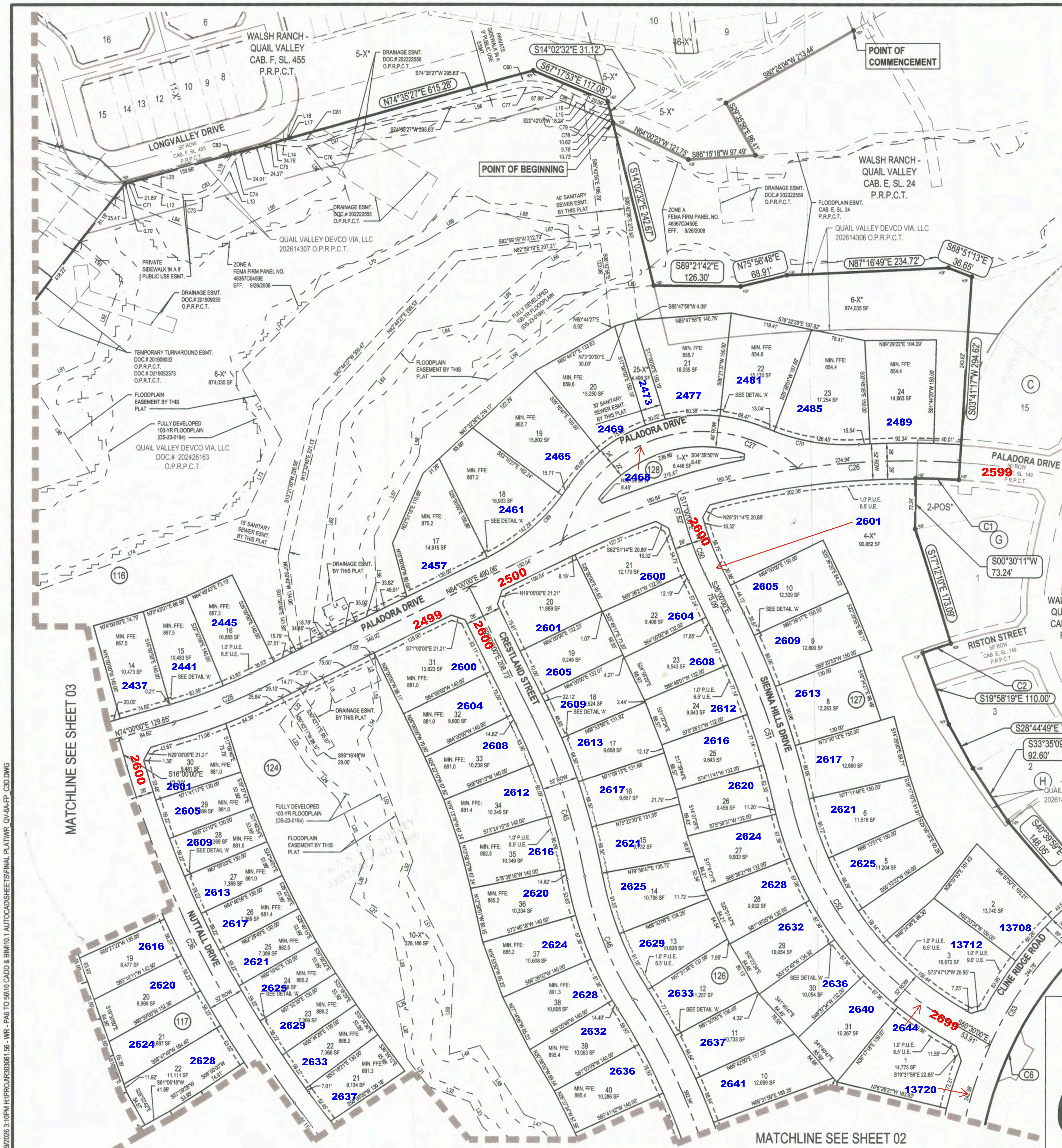
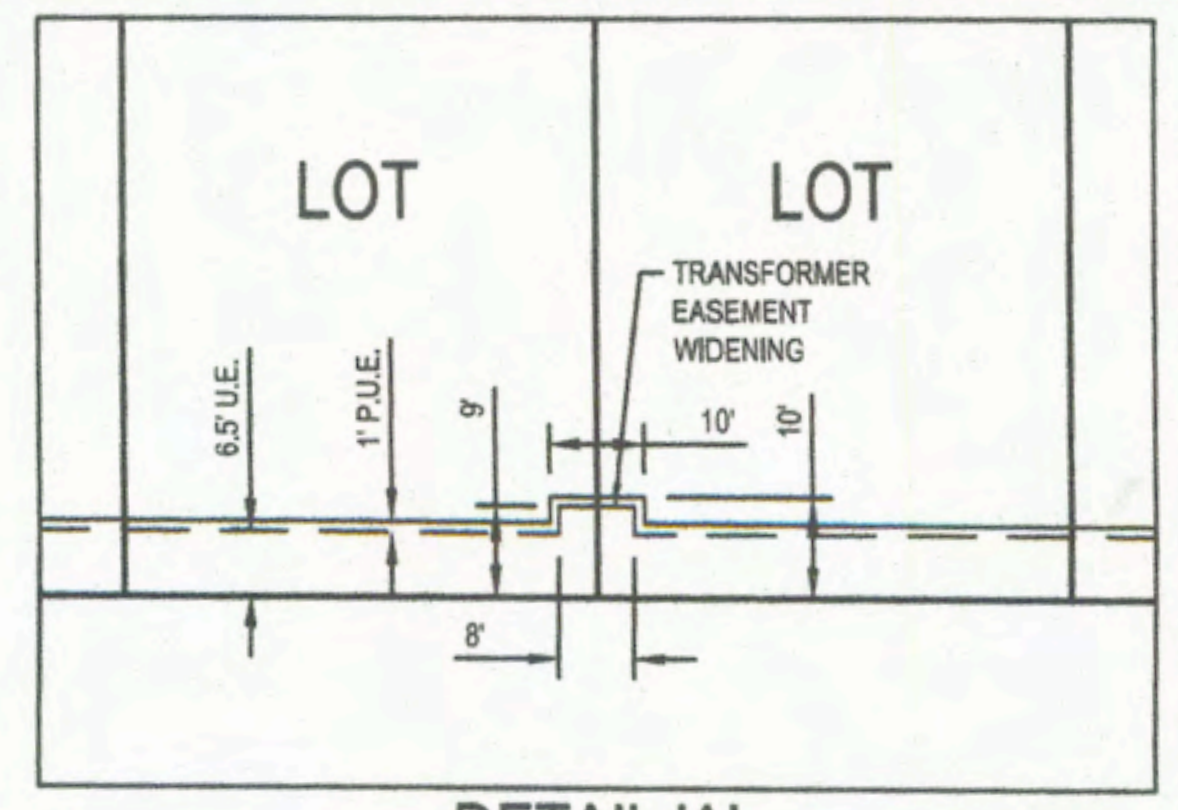




DETAIL 'A'

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

FORT WORTH FIRE DEPARTMENT

L.T. Thornton
9-23-2026

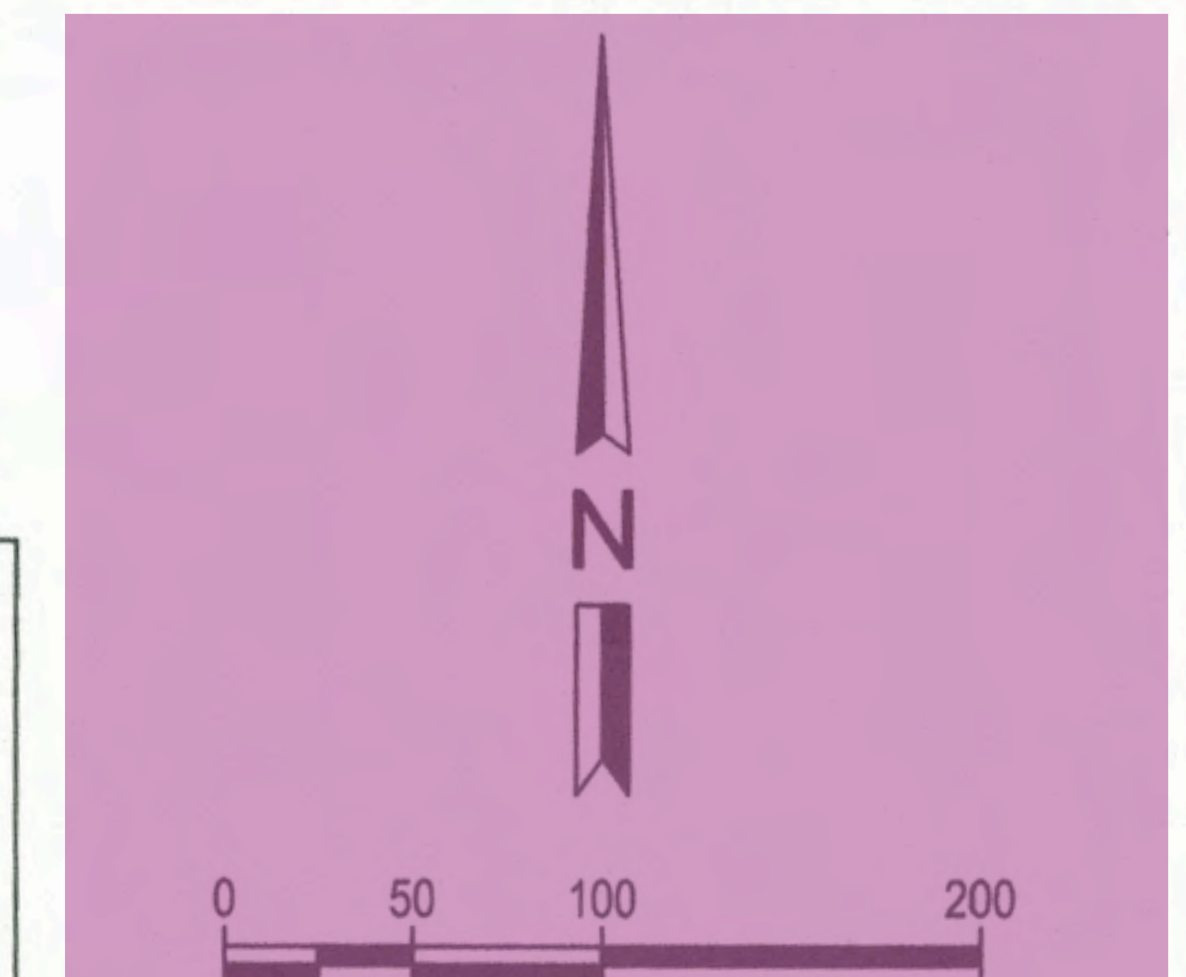
LAND USE / DEVELOPMENT YIELD TABLE

GROSS SITE AREA (ACREAGE)	96.75 AC.	TOTAL NUMBER OF LOTS	228
RIGHT OF WAY AREA (ACREAGE)	19.68 AC.	TOTAL NUMBER RESIDENTIAL LOTS	221
NET AREA (ACREAGE)	77.07 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	7
SINGLE FAMILY DETACHED (ACREAGE)	48.25 AC.	TOTAL NUMBER OPEN SPACE LOTS	7
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)	28.81 AC.	TOTAL NUMBER OF DWELLING UNITS	221

FP-24-094

LEGEND

● HZF	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
○ IRS	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



SCALE: 1" = 100'

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 115 LOTS 1 - 22; BLOCK 116 LOTS 1-5, 6-X, 7-24, & 25-X;
BLOCK 117 LOTS 1 - 22; BLOCK 118 LOTS 1-12; BLOCK 119 LOTS 1-15;
BLOCK 120 LOT 1-X; BLOCK 121 LOT 1-X; BLOCK 122 LOTS 1-12;
BLOCK 123 LOTS 1-17; BLOCK 124 LOTS 1-9, 10-X, 11 - 53;
BLOCK 125 LOTS 1-7; BLOCK 126 LOTS 1-31;
BLOCK 127 LOTS 2-3, 4-X, 5-10; BLOCK 128 LOT 1-X

A 96.99 ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE

I. & G.N. R.R. SURVEY ABSTRACT NO. 1995
I. & G.N. R.R. SURVEY ABSTRACT NO. 1996
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
HOUSTON TAP & BRAZORIA R.R. CO. SURVEY ABSTRACT NO. 654

221 Single-Family Lots

COUNTY RECORDING INFORMATION

G-352

OWNER:
QUAIL VALLEY DEVCO VIA, 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

JULY 2026

SHEET 01 OF 05

FINAL PLAT CASE NUMBER: FP-24-094
PRELIMINARY PLAT NUMBER: PP-24-007
HZ PROJECT NUMBER: R303061.56

SRAY 07/09/2026 3:10PM H:\PROJ\R303061.56 - WR - PA6 TO 56\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\WR_QV-6A-FP_C3D.DWG

FP-24-094

MATCHLINE SEE SHEET 01

MATCHLINE SEE SHEET 03

STABLE WALK TRAIL

INDIGO SPIRES LANE

KINGBIRD WAY

NUTTALL DRIVE

BOXLEY LANE

BLUE JUNIPER DRIVE

PRAIRIE TOP DRIVE

ORCHARD OAK DRIVE

LANECREST WAY

AMOUR LANE

CRESTLAND STREET

INDIGO HILLS TRAIL

CLINE RIDGE ROAD

10-X*

10X-2717

1x-2720

1-X*

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

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

QUAIL VALLEY DEVCO VIB, LLC
DOC.# 202426165
O.P.R.P.C.T.

WATER ESMT. BY SEPARATE INSTRUMENT DOC.#202521372 O.P.R.P.C.T.

SEWER ESMT. BY SEPARATE INSTRUMENT DOC.#202521368 O.P.R.P.C.T.

FULLY DEVELOPED 100-YR FLOODPLAIN (DS-23-0194) MIN. FFE 898.9

FLOODPLAIN EASEMENT BY THIS PLAT MIN. FFE: 898.9

LEGEND

- ● IRF — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- ○ IRS — 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
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N ↑

0 50 100 200

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FORT WORTH FIRE DEPARTMENT
Lt. Thornton
9-23-2026

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

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221 Single-Family Lots

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C-352

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214.292.3410

PREPARED BY:
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Dallas, Texas 75240-2675
214.871.3311
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JULY 2026

SHEET 02 OF 05

FINAL PLAT CASE NUMBER: FP-24-094

PRELIMINARY PLAT NUMBER: PP-24-007

HZ PROJECT NUMBER: R303061.56

SRAY 07/09/2026 3:10PM H:\PROJ\R303061.56 - WR - PA6 TO 56\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\WR_QV-6A-FP_C3D.DWG

FP-24-094



SRAY 07/09/2026 3:10PM H:\PROJ\R303061.56 - WR - PA6 TO 56\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\WR_QV-6A-FP_C3D.DWG

LEGEND

Symbol	Description
● HZF	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
○ IRS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
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N

0 50 100 200

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FORT WORTH FIRE DEPARTMENT

Lt. Thornton
9-23-2026

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WALSH RANCH - QUAIL VALLEY

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221 Single-Family Lots

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JULY 2026

SHEET 03 OF 05

FINAL PLAT CASE NUMBER: FP-24-094

PRELIMINARY PLAT NUMBER: PP-24-007

HZ PROJECT NUMBER: R303061.56

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°09'40"W	21.20'
L2	S72°48'00"W	13.29'
L3	N25°54'00"W	40.00'
L4	S64°00'00"W	35.00'
L5	S25°54'00"E	40.00'
L6	S26°04'30"E	40.05'
L7	N63°55'13"E	75.00'
L8	N26°04'30"W	39.95'
L9	S52°18'46"E	8.11'
L10	N07°36'25"E	9.67'
L11	S72°48'46"W	7.96'
L12	S70°10'07"E	51.95'
L13	N20°23'51"E	1.67'
L14	N83°27'28"W	13.38'
L15	N63°32'32"W	47.14'
L16	N63°32'32"W	47.14'
L17	N83°27'28"W	3.69'
L18	N06°32'32"E	1.29'
L19	N20°23'51"E	1.67'
L20	S70°10'07"E	53.68'
L22	S37°03'07"W	72.24'
L23	S33°16'31"E	69.03'
L24	S42°18'04"E	70.24'
L25	S23°10'26"E	95.82'
L26	S21°12'08"W	58.58'
L27	S53°49'45"E	76.40'
L28	S10°26'34"E	103.11'
L29	S67°57'39"W	12.68'
L30	S10°13'32"E	83.00'
L31	S37°39'37"E	50.44'
L32	S69°41'16"E	64.24'
L33	S27°33'24"E	39.32'
L34	S45°11'45"E	91.44'
L35	S09°22'59"W	37.43'
L36	S14°56'02"E	229.74'
L37	S13°57'18"W	42.06'
L38	S15°00'43"E	33.54'
L39	S27°22'18"E	102.56'
L40	N76°36'25"E	48.70'
L41	N01°30'00"E	15.29'

LINE TABLE		
LINE	BEARING	LENGTH
L42	N16°12'33"W	113.91'
L43	N06°53'22"W	85.55'
L44	N15°33'43"W	197.10'
L45	N07°16'35"E	36.34'
L46	N23°38'37"W	44.24'
L47	N68°41'53"W	45.17'
L48	N32°52'11"W	118.99'
L49	S74°09'45"W	46.45'
L50	N03°11'00"E	126.14'
L51	N26°55'41"W	148.70'
L52	N19°01'41"E	23.56'
L53	N20°11'58"W	190.70'
L54	N29°37'41"E	42.81'
L55	N07°47'00"W	86.19'
L56	N01°46'25"W	109.21'
L57	N29°16'52"E	133.03'
L58	N08°11'36"E	41.10'
L59	N53°45'07"E	338.28'
L60	N84°17'54"E	62.67'
L61	S26°00'00"E	29.77'
L62	S07°57'15"W	288.45'
L63	S40°56'44"W	170.80'
L64	S77°42'59"W	82.74'
L65	S48°17'34"W	123.72'
L66	S58°53'35"W	54.61'
L67	S03°14'37"E	27.99'
L68	S80°14'21"E	131.10'
L69	N59°27'30"E	89.63'
L70	N64°50'54"E	165.86'
L71	N45°16'51"E	163.95'
L72	N29°29'35"W	116.07'
L73	N25°30'50"E	122.18'
L74	N70°20'11"E	405.02'
L75	N52°08'34"E	57.02'
L76	N67°41'48"E	216.73'
L77	S67°15'25"E	35.86'
L78	S36°27'00"W	87.58'
L79	S83°54'17"E	54.10'
L80	N69°47'59"E	196.85'
L81	N63°25'55"E	189.01'

LINE TABLE		
LINE	BEARING	LENGTH
L82	S68°09'33"E	39.63'
L83	N65°00'13"E	153.72'
L84	N87°46'37"E	51.27'
L85	S80°53'09"E	74.79'
L86	S84°04'19"E	47.35'
L87	S66°52'39"E	92.96'
L88	N68°01'27"E	83.72'
L89	N72°42'40"E	291.42'
L90	N33°13'33"W	150.52'
L91	N66°51'12"E	92.73'
L92	N20°25'34"E	126.76'
L93	N48°57'07"W	81.34'
L94	S67°29'45"E	160.29'
L95	N63°21'23"E	186.29'
L96	N36°30'33"W	60.13'
L97	N67°19'24"E	85.82'
L98	N79°00'35"E	262.46'
L99	S67°17'53"E	117.79'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C1	003°11'06"	1125.00'	62.53'	N87°54'16"W	62.54'
C2	002°46'08"	885.00'	42.76'	S71°24'46"W	42.77'
C3	000°39'59"	580.00'	6.75'	N49°40'01"E	6.75'
C4	000°12'55"	2580.00'	9.70'	N50°06'28"E	9.70'
C5	000°12'55"	2520.00'	9.47'	S50°06'28"W	9.47'
C6	050°45'00"	520.00'	445.68'	S24°37'30"W	460.59'
C7	012°45'00"	1030.00'	228.73'	S05°37'30"W	229.21'
C8	014°20'35"	495.00'	123.59'	S04°49'43"W	123.91'
C9	000°08'19"	495.00'	1.20'	S11°55'50"E	1.20'
C10	008°11'16"	830.00'	118.51'	S07°54'22"E	118.61'
C11	000°14'45"	2331.00'	10.00'	N84°18'49"E	10.00'
C12	000°20'46"	2383.00'	14.39'	S84°21'49"W	14.39'
C13	000°51'33"	830.00'	12.45'	S02°17'17"W	12.45'
C14	000°22'19"	770.00'	5.00'	N02°31'54"E	5.00'
C15	001°17'34"	2383.00'	53.77'	S87°21'13"W	53.77'
C16	013°47'07"	2883.00'	691.97'	N85°06'27"W	693.64'
C17	004°58'29"	2883.00'	250.23'	N74°05'52"W	250.31'
C18	035°55'12"	1330.00'	820.22'	N01°09'40"E	833.81'
C19	028°00'00"	124.00'	60.00'	S58°48'00"W	60.60'
C20	029°24'00"	176.00'	89.32'	S59°30'00"W	90.31'
C21	000°06'36"	1080.00'	2.07'	S13°34'11"E	2.07'
C22	001°24'53"	1028.00'	25.38'	N18°47'34"W	25.38'
C23	009°30'00"	1031.00'	170.75'	N14°45'00"W	170.95'
C24	010°00'00"	921.00'	160.54'	N05°00'00"W	160.74'
C25	010°33'47"	169.00'	31.11'	N05°16'53"W	31.16'
C26	029°41'17"	1150.00'	589.23'	S78°50'39"W	595.88'
C27	117°31'48"	210.00'	359.12'	S73°00'00"W	430.77'
C28	010°00'00"	750.00'	130.73'	N69°00'00"E	130.90'
C29	012°04'23"	2500.00'	525.81'	S67°57'49"W	526.79'
C30	081°25'37"	51.00'	66.53'	S21°12'49"W	72.48'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C31	005°59'07"	1054.00'	110.05'	N16°30'26"W	110.10'
C32	029°24'00"	150.00'	76.13'	N59°30'00"E	76.97'
C33	028°00'00"	150.00'	72.58'	S58°48'00"W	73.30'
C34	016°48'00"	1000.00'	292.17'	N64°24'00"E	293.22'
C35	000°12'55"	2550.00'	9.59'	N50°06'28"E	9.59'
C36	021°00'00"	1500.00'	546.71'	S26°30'00"E	549.78'
C37	025°00'00"	400.00'	173.15'	N24°30'00"W	174.53'
C38	032°30'00"	200.00'	111.93'	N69°15'00"E	113.45'
C39	014°43'04"	800.00'	204.93'	S04°38'28"E	205.50'
C40	025°00'00"	250.00'	108.22'	S65°30'00"W	109.08'
C41	010°00'00"	500.00'	87.16'	S17°00'00"E	87.27'
C42	009°28'06"	250.00'	41.27'	N17°15'57"W	41.31'
C43	074°20'28"	150.00'	181.26'	S49°42'08"E	194.62'
C44	005°07'38"	2553.00'	228.38'	S89°26'11"E	228.46'
C45	015°36'47"	900.00'	244.49'	N18°11'36"W	245.25'
C46	022°05'10"	500.00'	191.55'	S21°25'48"E	192.74'
C47	033°58'22"	1000.00'	584.29'	N15°29'11"W	592.94'
C48	094°28'43"	81.00'	118.94'	S45°44'21"E	133.57'
C49	009°58'43"	750.00'	130.45'	N87°59'21"W	130.62'
C50	009°00'00"	400.00'	62.77'	S21°30'00"E	62.83'
C51	013°11'48"	1216.00'	279.45'	N19°24'06"W	280.07'
C52	047°41'48"	500.00'	404.32'	S36°39'06"E	416.23'
C53	050°45'00"	550.00'	471.40'	S24°37'30"W	487.17'
C54	012°45'00"	1000.00'	222.07'	N05°37'30"E	222.53'
C55	024°00'00"	525.00'	218.31'	S00°00'00"E	219.91'
C56	003°48'34"	2357.00'	156.68'	N86°05'43"E	156.71'
C57	021°12'57"	2857.00'	1051.87'	S81°23'32"E	1057.91'
C58	033°48'00"	150.00'	87.21'	S23°06'00"W	88.49'
C59	006°24'00"	500.00'	55.82'	N09°24'00"E	55.85'
C60	098°19'14"	150.00'	226.96'	N42°30'47"W	257.40'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C61	060°18'46"	300.00'	301.42'	N67°50'37"E	315.80'
C62	031°29'14"	300.00'	162.80'	N21°56'37"E	164.87'
C63	025°18'46"	300.00'	131.46'	N50°20'37"E	132.54'
C64	024°23'45"	25.00'	10.56'	S31°41'52"E	10.64'
C65	037°30'52"	87.00'	55.95'	S02°15'48"W	56.96'
C66	009°32'22"	200.00'	33.26'	N04°46'11"W	33.30'
C67	038°37'16"	1356.00'	896.82'	N00°11'22"W	914.03'
C68	023°52'15"	25.00'	10.34'	S74°55'22"W	10.42'
C69	030°10'27"	300.00'	156.17'	N48°54'47"E	157.99'
C70	026°38'30"	300.00'	138.24'	S80°11'47"E	139.50'
C71	020°30'33"	55.50'	19.76'	S80°25'24"E	19.87'
C73	089°26'03"	64.50'	90.77'	N65°06'52"E	100.68'
C74	043°18'01"	55.50'	40.95'	N42°02'51"E	41.94'
C75	013°39'10"	95.50'	22.70'	S89°42'57"W	22.76'
C76	021°57'06"	104.50'	39.79'	S85°33'59"W	40.04'
C77	041°52'01"	95.50'	68.24'	N84°28'33"W	69.78'
C78	018°45'06"	104.50'	34.05'	N72°55'05"W	34.20'
C79	016°34'50"	95.50'	27.54'	N71°49'57"W	27.64'
C80	041°52'01"	104.50'	74.67'	N84°28'33"W	76.36'
C81	021°57'06"	95.50'	36.37'	S85°33'59"W	36.59'
C82	021°51'40"	64.50'	24.46'	N31°19'41"E	24.61'
C83	089°26'03"	55.50'	78.10'	N65°06'52"E	86.63'
C84	010°00'00"	890.00'	155.14'	S05°00'00"E	155.33'
C85	009°30'00"	1000.00'	165.62'	S14°45'00"E	165.81'

GENERAL NOTES

1. Building lines will be per the City of Fort Worth Zoning Ordinance.
2. 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.
3. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statues and is subject to fines and withholding of utilities and building permits.
4. 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.
5. 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.
6. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
7. 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.
8. The care, Ownership, and Maintenance of all private open space lots (BLOCK 116 LOTS 6-X & 25-X, BLOCK 120 LOT 1-X, BLOCK 121 LOT 1-X, BLOCK 124 LOT 10-X, BLOCK 127 LOT 4-X, BLOCK 128 LOT 1-X) is the responsibility of the H.O.A.
9. 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.

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:

a. Rear entry access shall be provided from an abutting side or rear alley or
b. 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 flood-plain. 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.

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.

FORT WORTH FIRE DEPARTMENT

Lt. Thornton
9-23-2026

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

BLOCK 115 LOTS 1 - 22; BLOCK 116 LOTS 1-5, 6-X, 7-24, & 25-X;
BLOCK 117 LOTS 1 - 22; BLOCK 118 LOTS 1-12; BLOCK 119 LOTS 1-15;
BLOCK 120 LOT 1-X; BLOCK 121 LOT 1-X; BLOCK 122 LOTS 1-12;
BLOCK 123 LOTS 1-17; BLOCK 124 LOTS 1-9, 10-X, 11 - 53;
BLOCK 125 LOTS 1-7; BLOCK 126 LOTS 1-31;
BLOCK 127 LOTS 2-3, 4-X, 5-10; BLOCK 128 LOT 1-X

A 96.99 ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE

I. & G.N. R.R. SURVEY ABSTRACT NO. 1995
I. & G.N. R.R. SURVEY ABSTRACT NO. 1996
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
HOUSTON TAP & BRAZORIA R.R. CO. SURVEY ABSTRACT NO. 654

221 Single-Family Lots

COUNTY RECORDING INFORMATION

G-352

OWNER:
QUAIL VALLEY DEVCO VIA, 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

JULY 2026

SHEET 04 OF 05

FINAL PLAT CASE NUMBER: FP-24-094 PRELIMINARY PLAT NUMBER: PP-24-007 HZ PROJECT NUMBER: R303061.56

SRAY 07/09/2026 3:10PM H:\PROJ\R303061.56 - WR - PA6 TO 56\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\WR_QV-6A-FP_C3D.DWG

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Quail Valley Devco VIA, LLC is the owner of a 96.75-acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654, the I & G.N. Railroad Company Survey, Abstract No. 1995, the I & G.N. Railroad Company Survey, Abstract No. 1996 and the Heirs of C.H. Higbee Survey, Abstrac No. 2740 and being all of those certain tracts of land described instrument to Quail Valley Devco VIA, LLC as recorded in Instrument No. 202426163 and Instrument No. XXXXXXXXX, D.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 "Huitt-Zollars" at the most southeasterly corner of Lot 5-X, Block 74 of the Final Plat of Walsh Ranch, Quail Valley Residential, an addition to the City of Fort Worth as recorded in Cabinet F, Slide 455 of the Plat Records, Parker County, Texas (P.R.P.C.T.);

THENCE, along the southerly line of said Lot 5-X the following:

South 50 degrees 24 minutes 04 seconds West a distance of 213.44 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 29 degrees 35 minutes 56 seconds East a distance of 86.41 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 86 degrees 15 minutes 18 seconds West a distance of 97.49 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 64 degrees 00 minutes 23 seconds West a distance of 121.75 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" on the westerly line of the 21.92 acres of land described in Final Plat of Walsh Ranch, Quail Valley, Lot 1, Block C, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet E, Slide 24, P.R.P.C.T. for the **POINT OF BEGINNING**;

THENCE, along the westerly and southerly line of said Walsh Ranch, Quail Valley, Lot 1, Block C the following:

South 14 degrees 02 minutes 32 seconds East a distance of 242.67 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 89 degrees 21 minutes 42 seconds East a distance of 126.30 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 75 degrees 56 minutes 48 seconds East a distance of 68.91 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 87 degrees 16 minutes 49 seconds East a distance of 234.72 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 88 degrees 51 minutes 13 seconds East a distance of 36.65 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" on the westerly line of the 26.65 acres of land described in Final Plat 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., said point also being on the westerly line of Lot 2-POS", Block C of said Walsh Ranch, Quail Valley;

THENCE along the westerly line of said 26.65-acre tract the following:

South 03 degrees 41 minutes 17 seconds West a distance of 294.62 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 3 degrees 11 minutes 06 seconds, a radius of 1,125.00 feet, and being subtended by a 62.53-foot chord which bears North 87 degrees 54 minutes 16 seconds West;

Along said curve to the left, an arc distance of 62.54 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 00 degrees 30 minutes 11 seconds West a distance of 73.24 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 17 degrees 12 minutes 10 seconds East a distance of 173.09 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 2 degrees 46 minutes 08 seconds, a radius of 885.00 feet, and being subtended by a 42.76-foot chord which bears South 71 degrees 24 minutes 46 seconds West;

Along said curve to the left, an arc distance of 42.77 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 19 degrees 58 minutes 19 seconds East a distance of 110.00 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 28 degrees 44 minutes 49 seconds East a distance of 72.78 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 33 degrees 35 minutes 09 seconds East a distance of 92.60 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 40 degrees 39 minutes 59 seconds East a distance of 148.05 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 39 minutes 59 seconds, a radius of 580.00 feet, and subtended by a 6.75 foot chord which bears North 49 degrees 40 minutes 01 seconds East;

Along said curve to the right an arc distance of 6.75 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a compound curve to the right having a central angle of 00 degrees 12 minutes 55 seconds, a radius of 2,580.00 feet, and subtended by a 9.70 foot chord which bears North 50 degrees 06 minutes 28 seconds East;

Along said curve to the right an arc distance of 9.70 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE South 39 degrees 47 minutes 05 seconds East a distance of 60.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 12 minutes 55 seconds, a radius of 2,520.00 feet, and subtended by a 9.47 foot chord which bears South 50 degrees 06 minutes 28 seconds West;

THENCE, departing the westerly line of said Walsh Ranch - Quail Valley, over and across said Quail Valley Devco VIA, LLC tract the following:

Along said curve to the right-left an arc distance of 9.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a compound curve to the left having a central angle of 50 degrees 45 minutes 00 seconds, a radius of 520.00 feet, and subtended by a 445.68 foot chord which bears South 24 degrees 37 minutes 30 seconds West;

Along said curve to the left an arc distance of 480.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 00 degrees 45 minutes 00 seconds East a distance of 160.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 12 degrees 45 minutes 00 seconds, a radius of 1,030.00 feet, and subtended by a 228.73 foot chord which bears South 05 degrees 37 minutes 30 seconds West;

Along said curve to the right an arc distance of 229.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 12 degrees 30 minutes 00 seconds West a distance of 223.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 14 degrees 20 minutes 35 seconds, a radius of 495.00 feet, and being subtended by a 123.59-foot chord which bears South 04 degrees 49 minutes 42 seconds West;

Along said curve to the left, an arc distance of 123.91 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 47 degrees 36 minutes 20 seconds East a distance of 21.44 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 88 degrees 00 minutes 00 seconds East a distance of 14.64 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 02 degrees 00 minutes 00 seconds East a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 88 degrees 00 minutes 00 seconds West a distance of 10.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 38 degrees 30 minutes 12 seconds West a distance of 19.48 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 0 degrees 08 minutes 19 seconds, a radius of 495.00 feet, and being subtended by a 1.20-foot chord which bears South 11 degrees 55 minutes 50 seconds East;

Along said curve to the left, an arc distance of 1.20 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 12 degrees 00 minutes 00 seconds East a distance of 101.04 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 8 degrees 11 minutes 16 seconds, a radius of 830.00 feet, and being subtended by a 118.51-foot chord which bears South 07 degrees 54 minutes 22 seconds East;

Along said curve to the right, an arc distance of 118.61 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 49 degrees 20 minutes 13 seconds East a distance of 20.82 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 0 degrees 14 minutes 45 seconds, a radius of 2,331.00 feet, and being subtended by a 10.00-foot chord which bears North 84 degrees 18 minutes 49 seconds East;

Along said curve to the left, an arc distance of 10.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 05 degrees 48 minutes 34 seconds East a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 20 minutes 46 seconds, a radius of 2,383.00 feet, and being subtended by a 14.39-foot chord which bears South 84 degrees 21 minutes 49 seconds West;

Along said curve to the right, an arc distance of 14.39 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 43 degrees 01 minute 44 seconds West a distance of 22.40 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 51 minutes 33 seconds, a radius of 830.00 feet, and being subtended by a 12.45-foot chord which bears South 02 degrees 17 minutes 17 seconds West;

Along said curve to the right, an arc distance of 12.45 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 87 degrees 16 minutes 55 seconds West a distance of 60.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 0 degrees 22 minutes 19 seconds, a radius of 770.00 feet, and being subtended by a 5.00-foot chord which bears North 02 degrees 31 minutes 54 seconds East;

Along said curve to the left, an arc distance of 5.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 45 degrees 50 minutes 34 seconds West a distance of 20.22 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 1 degree 17 minutes 34 seconds, a radius of 2,383.00 feet, and being subtended by a 53.77-foot chord which bears South 87 degrees 21 minutes 13 seconds West;

Along said curve to the right, an arc distance of 53.77 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 88 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 13 degrees 47 minutes 07 seconds, a radius of 2,883.00 feet, and being subtended by a 691.97-foot chord which bears North 85 degrees 06 minutes 27 seconds West;

Along said curve to the right, an arc distance of 693.64 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 57 degrees 16 minutes 02 seconds West a distance of 21.34 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 77 degrees 24 minutes 00 seconds West a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 32 degrees 04 minutes 02 seconds West a distance of 21.34 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 4 degrees 58 minutes 28 seconds, a radius of 2,883.00 feet, and being subtended by a 250.23-foot chord which bears North 74 degrees 05 minutes 52 seconds West;

Along said curve to the right, an arc distance of 250.31 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 83 degrees 40 minutes 27 seconds West a distance of 21.26 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 70 degrees 52 minutes 44 seconds West a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 35 degrees 55 minutes 12 seconds, a radius of 1,330.00 feet, and being subtended by a 820.22-foot chord which bears North 01 degree 09 minutes 40 seconds East;

Along said curve to the left, an arc distance of 833.81 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 62 degrees 09 minutes 40 seconds West a distance of 21.20 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 72 degrees 48 minutes 00 seconds West a distance of 13.29 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 28 degrees 00 minutes 00 seconds, a radius of 124.00 feet, and being subtended by a 60.00-foot chord which bears South 58 degrees 48 minutes 00 seconcs West;

Along said curve to the left, an arc distance of 60.60 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 44 degrees 48 minutes 00 seconds West a distance of 50.71 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 29 degrees 24 minutes 00 seconds, a radius of 178.00 feet, and being subtended by a 89.32-foot chord which bears South 59 degrees 30 minutes 00 seconds West;

Along said curve to the right, an arc distance of 90.31 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 74 degrees 12 minutes 00 seconds West a distance of 18.07 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 30 degrees 05 minutes 19 seconds West a distance of 21.54 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 06 minutes 36 seconds, a radius of 1,080.00, and being subtended by a 2.07-foot chord which bears South 13 degrees 34 minutes 11 seconds East;

Along said curve to the right, an arc distance of 2.07 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 78 degrees 29 minutes 07 seconds West a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 51 minutes 59 seconds West a distance of 20.86 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 15 degrees 48 minutes 00 seconds West a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 28 degrees 15 minutes 59 seconds East a distance of 20.96 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 1 degree 24 minutes 53 seconds, a radius of 1,028.00 feet, and being subtended by a 25.38-foot chord which bears North 18 degrees 47 minutes 34 seconds West;

Along said curve to the left, an arc distance of 25.38 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 19 degrees 30 minutes 00 seconds West a distance of 320.13 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 64 degrees 30 minutes 00 seconds West a distance of 21.21 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 70 degrees 30 minutes 00 seconds West a distance of 217.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 25 degrees 30 minutes 00 seconds West a distance of 21.21 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 70 degrees 30 minutes 00 seconds West a distance of 62.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 64 degrees 30 minutes 00 seconds West a distance of 21.21 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 19 degrees 30 minutes 00 seconds West a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 25 degrees 30 minutes 00 seconds East a distance of 21.21 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 19 degrees 30 minutes 00 seconds West a distance of 49.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 9 degrees 30 minutes 00 seconds, a radius of 1,031.00 feet, and being subtended by a 170.75-foot chord which bears North 14 degrees 45 minutes 00 seconds West;

Along said curve to the right, an arc distance of 170.95 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 10 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 10 degrees 00 minutes 00 seconcs, a radius of 921.00 feet, and being subtended by a 160.54-foot chord which bears North 05 degrees 00 minutes 00 seconds West;

Along said curve to right, an arc distance of 160.74 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 00 degrees 00 minutes 00 seconds East a distance of 408.39 feet to a 5/8-inch iron rod set with plastic cap stampec "Huitt-Zollars" at he beginning of a curve to the left having a central angle of 10 degrees 33 minutes 47 seconds, a radius of 169.00 feet, and being subtended by a 31.11-foot chord which bears North 05 degrees 16 minutes 53 seconds West;

Along said curve to the left, an arc distance of 31.16 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" on the southerly line of the 109.5 acres of land described in Final Plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorced in Cabinet E, Slide 488, P.R.P.C.T., said point also being on the southerly line of Lot 1, Block 38 of said Walsh Ranch, Quail Valley;

THENCE North 86 degrees 01 minute 03 seconds East along the southerly line of said 109.5-acre tract, a distance of 571.64 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars", said point also being the southeast corner of Lot 1, Block 41 of said Walsh Ranch, Quail Valley;

THENCE North 37 degrees 51 minutes 46 seconds East continuing along the southeasterly line of said 109.5-acre tract, passing a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" on the south line of said Parcel 1 of Quail Valley Devco VLO, LLC at a distance of 454.44 feet and continuing in all a total distance of 546.41 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southerly line of aforementioned Lot 5-X, Block 74, Walsh Ranch, Quail Valley Resicential;

THENCE continuing along the southerly line of said Lot 5-X, Block 74 the following:

North 74 degrees 35 minutes 27 seconds East a distance of 615.28 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 67 degrees 17 minutes 53 seconds East a distance of 117.08 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 14 degrees 02 minutes 32 seconds East a distance of 31.12 feet to the **POINT OF BEGINNING**, and containing 4,214,386 Square feet or 96.75 acres of land, more or less.

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

7/13/2026
Date

STATE OF TEXAS
REGISTERED
MITCHELL SAGUN PILLAR
5491
PROFESSIONAL
LAND SURVEYOR

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 13th day of July, 2026.

Notary Public in and for the State of Texas Cecilia Polland

My Commission Expires On: May 31, 2027

CECILIA POLLAND
MY COMMISSION EXPIRES
MAY 31, 2027
NOTARY ID: 132034305

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO VIA, 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 115 LOTS 1 - 22; BLOCK 116 LOTS 1-5, 6-X, 7-24, & 25-X; BLOCK 117 LOTS 1 - 22; BLOCK 118 LOTS 1-12; BLOCK 119 LOTS 1-15; BLOCK 120 LOT 1-X; BLOCK 121 LOT 1-X; BLOCK 122 LOTS 1-12; BLOCK 123 LOTS 1-17; BLOCK 124 LOTS 1-9, 10-X, 11 - 53; BLOCK 125 LOTS 1-7; BLOCK 126 LOTS 1-31; BLOCK 127 LOTS 2-3, 4-X, 5-10; BLOCK 128 LOT 1-X, 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 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 13 day of July, 2026.

By:

QUAIL VALLEY DEVCO VIA, 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 13 day of July, 2026.

Notary Public in and for the State of Texas _____

My Commission Expires On: 4-19-2030

Anna Miles
My Commission Expires
4/19/2030
Notary ID 131241459

FORT WORTH FIRE DEPARTMENT
LI-Thornton
9-23-2026

Official Public Record Filed
Recorded on: 10/30/2026 10:13:37 AM
Doc # 202631076
Lila Deakle, County Clerk
Parker County Texas

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: 10/29/2026

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.

COUNTY RECORDING INFORMATION

G-352

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

BLOCK 115 LOTS 1 - 22; BLOCK 116 LOTS 1-5, 6-X, 7-24, & 25-X;
BLOCK 117 LOTS 1 - 22; BLOCK 118 LOTS 1-12; BLOCK 119 LOTS 1-15;
BLOCK 120 LOT 1-X; BLOCK 121 LOT 1-X; BLOCK 122 LOTS 1-12;
BLOCK 123 LOTS 1-17; BLOCK 124 LOTS 1-9, 10-X, 11 - 53;
BLOCK 125 LOTS 1-7; BLOCK 126 LOTS 1-31;
BLOCK 127 LOTS 2-3, 4-X, 5-10; BLOCK 128 LOT 1-X

A 96.99 ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE

I. & G.N. R.R. SURVEY ABSTRACT NO. 1995
I. & G.N. R.R. SURVEY ABSTRACT NO. 1996
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
HOUSTON TAP & BRAZORIA R.R. CO. SURVEY ABSTRACT NO. 654

221 Single-Family Lots

OWNER:
QUAIL VALLEY DEVCO VIA, 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

JULY 2026

SHEET 05 OF 05

FINAL PLAT CASE NUMBER: FP-24-094 PRELIMINARY PLAT NUMBER: PP-24-007 HZ PROJECT NUMBER: R303061.56

SRAY 07/09/2026 3:10PM H:\PROJ\R303061.56 - WR - PAB TO 56\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\WR_QV-6A-FP C3D.DWG