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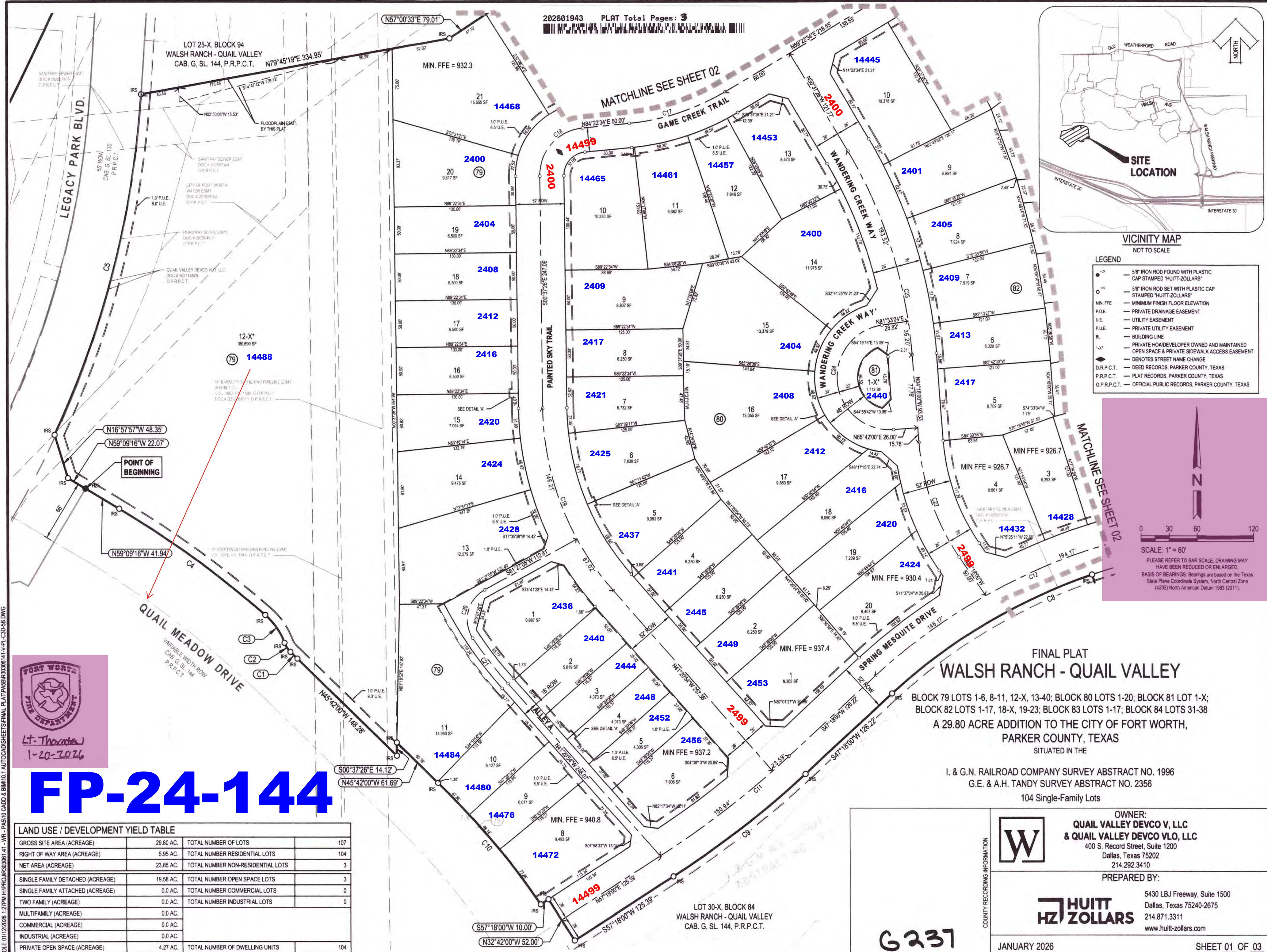


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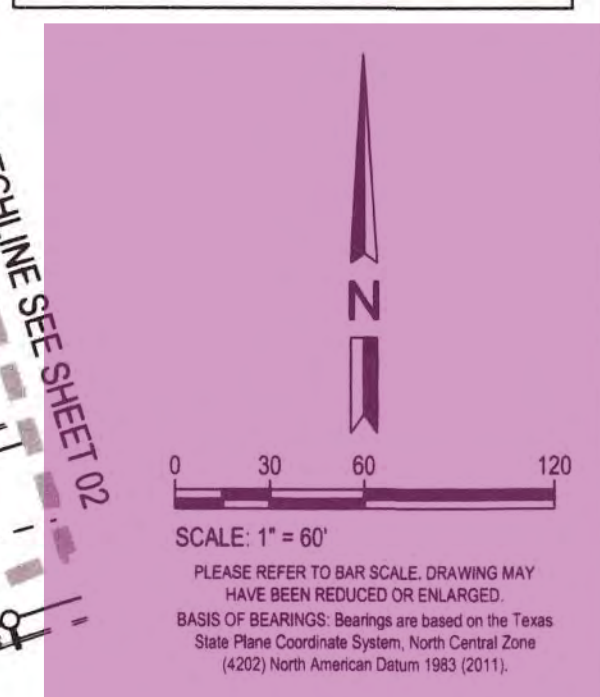
FP-24-144

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

202601943 PLAT Total Pages: 3



- 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
 - 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 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

COUNTY RECORDING INFORMATION

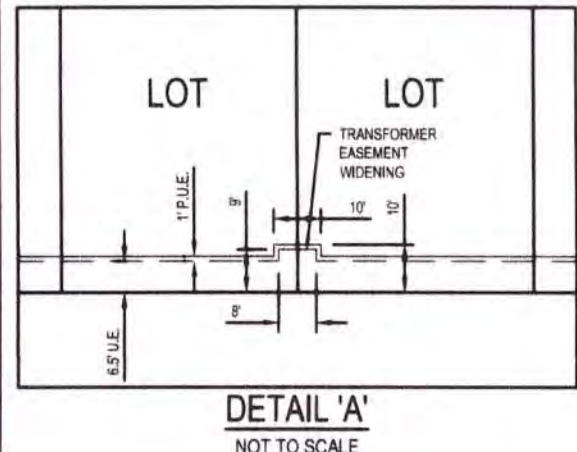
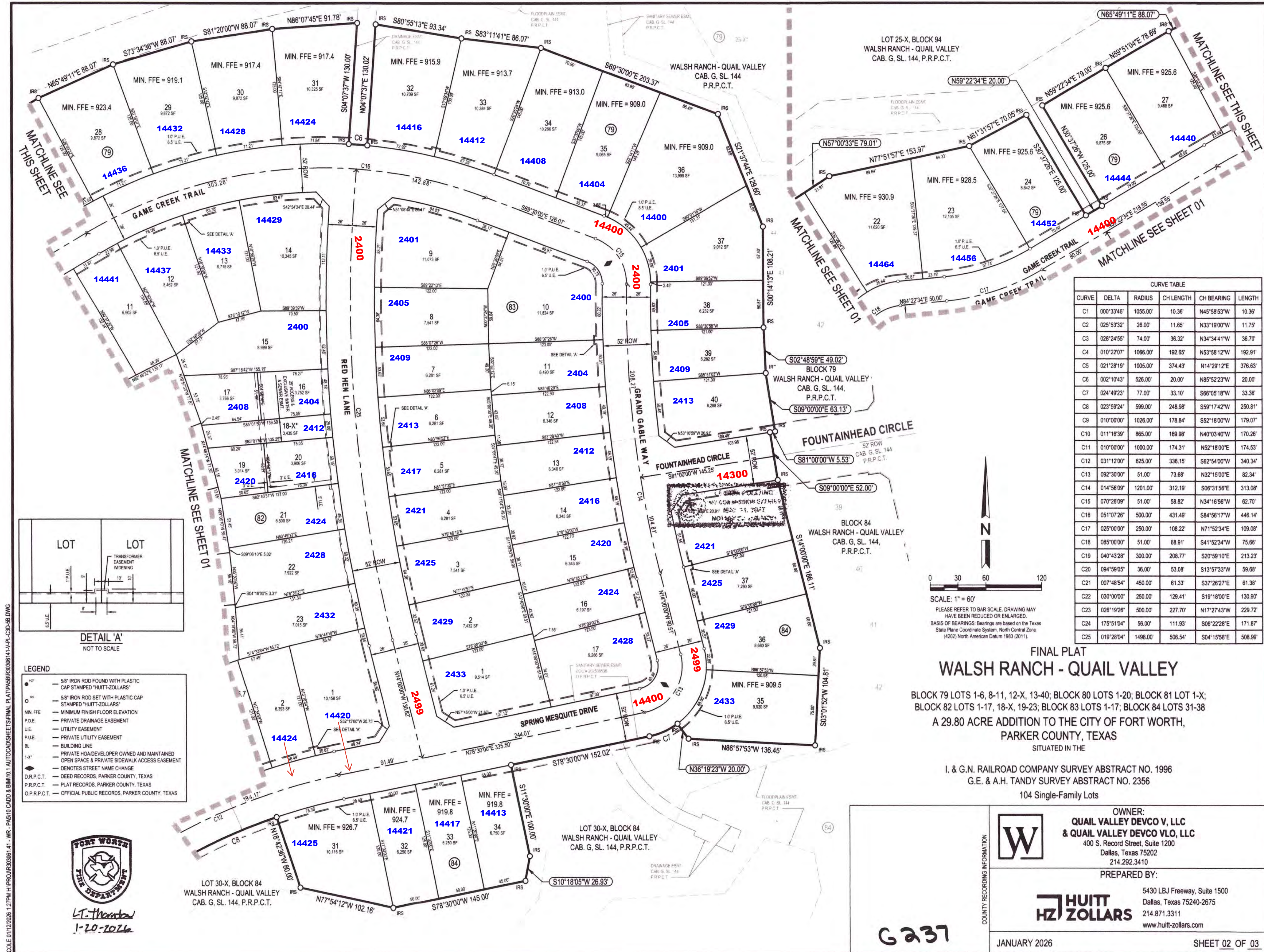
OWNER:
**QUAIL VALLEY DEVCO V, LLC
& QUAIL VALLEY DEVCO VLO, LLC**
400 S. Record Street, Suite 1200
Dallas, Texas 75202
214.292.3410

PREPARED BY:

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

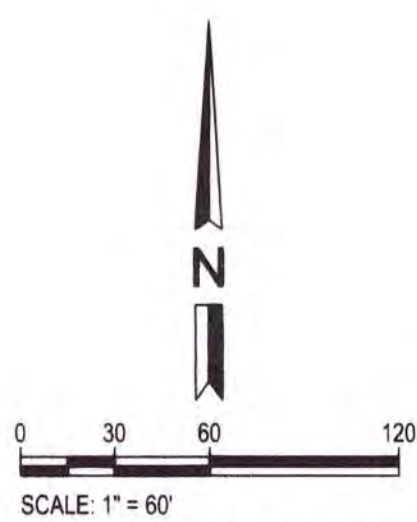
JANUARY 2026

SHEET 01 OF 03



- 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.C.T.
- 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.C.T.

CURVE TABLE				
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING
C1	000°33'46"	1055.00'	10.36'	N45°58'53"W
C2	025°53'32"	26.00'	11.65'	N33°19'00"W
C3	028°24'55"	74.00'	36.32'	N34°34'41"W
C4	010°22'07"	1066.00'	192.65'	N53°58'12"W
C5	021°28'19"	1005.00'	374.43'	N14°29'12"E
C6	002°10'43"	526.00'	20.00'	N85°52'23"W
C7	024°49'23"	77.00'	33.10'	S66°05'18"W
C8	023°59'24"	599.00'	248.98'	S58°17'42"W
C9	010°00'00"	1026.00'	178.84'	S52°18'00"W
C10	011°16'39"	865.00'	169.98'	N40°03'40"W
C11	010°00'00"	1000.00'	174.31'	N52°18'00"E
C12	031°12'00"	625.00'	336.15'	S62°54'00"W
C13	092°30'00"	51.00'	73.68'	N32°15'00"E
C14	014°56'09"	1201.00'	312.19'	S06°31'56"E
C15	070°26'09"	51.00'	58.82'	N34°16'56"W
C16	051°07'26"	500.00'	431.49'	S84°56'17"W
C17	025°00'00"	250.00'	108.22'	N71°52'34"E
C18	085°00'00"	51.00'	68.91'	S41°52'34"W
C19	040°43'28"	300.00'	208.77'	S20°59'10"E
C20	094°59'05"	36.00'	53.08'	S13°57'33"W
C21	007°48'54"	450.00'	61.33'	S37°26'27"E
C22	030°00'00"	250.00'	129.41'	S19°18'00"E
C23	028°19'26"	500.00'	227.70'	N17°27'43"W
C24	175°51'04"	56.00'	111.93'	S06°22'28"E
C25	019°28'04"	1498.00'	506.54'	S04°15'58"E



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

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:

5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240-2675
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JANUARY 2026

SHEET 02 OF 03

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OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER
WHEREAS Quail Valley Devco V, LLC and Quail Valley Devco VLO, LLC are the owners of a tract of land situated in the G.E. & A.H. Tandy Survey, Abstract No. 2356, 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 (O.P.R.P.C.T.) and a portion of the 126.4-acre tract of land described in Special Warranty Deed to Quail Valley Devco VLO, LLC, recorded in Document No. 202148529, 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 found with plastic cap stamped "Huitt-Zollars" on the east right-of-way line of Legacy Park Boulevard (a variable width right-of-way) as shown on Final Plat of Walsh Ranch, Quail Valley, Legacy Park Boulevard, Block 85, Lot 1-X, an addition to the City of Fort Worth, Parker County, Texas as recorded in Plat Cabinet G, Slide 130 of the Plat Records of Parker County, Texas (P.R.P.C.T.) and Document No. 202516086 (O.P.R.P.C.T.) at the northwesterly corner of the north right-of-way line of Quail Meadow Drive (a variable width right-of-way) as shown on Final Plat of Walsh Ranch, Quail Valley, Block 79, Lots 7-X, 25-X, 41-44; Block 84 Lots 1-X, 2-9, 30-X, 39-48; Block 86 Lots 1-X, 2-11, 12-X, 13-40; Block 89 Lots 1-X, 2-11, 12-X, 13-40; 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 as recorded in Plat Cabinet G, Slide 144, P.R.P.C.T. and Document No. 202519182, O.P.R.P.C.T.,

THENCE along the easterly right-of-way line of said Legacy Park Boulevard the following courses:

North 59 degrees 09 minutes 16 seconds West a distance of 22.07 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 16 degrees 57 minutes 57 seconds West passing the westerly line of said 212.7-acre tract and easterly line of said 126.4-acre tract at a distance of 48.35 feet and continuing in all a total distance of 48.35 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 21 degrees 28 minutes 19 seconds, a radius of 1,005.00 feet, and being subtended by a 374.43-foot chord which bears North 14 degrees 29 minutes 12 seconds East;

Along said curve to the left an arc distance of 378.63 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the most westerly southwest corner of said Lot 25-X, Block 79;

THENCE, departing the easterly right-of-way line of said Legacy Park Boulevard and continuing along the southerly line of said Lot 25-X, Block 79 the following courses:

North 79 degrees 45 minutes 19 seconds East a distance of 334.95 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 57 degrees 00 minutes 33 seconds East a distance of 79.01 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 77 degrees 51 minutes 57 seconds East a distance of 153.97 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 61 degrees 31 minutes 57 seconds East a distance of 70.05 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 30 degrees 37 minutes 26 seconds East a distance of 125.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 22 minutes 34 seconds East a distance of 20.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 37 minutes 26 seconds West a distance of 125.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 22 minutes 34 seconds East a distance of 79.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 51 minutes 04 seconds East a distance of 78.69 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 65 degrees 49 minutes 11 seconds East a distance of 88.07 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 73 degrees 34 minutes 36 seconds East a distance of 88.07 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 81 degrees 20 minutes 00 seconds East a distance of 88.07 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 66 degrees 07 minutes 45 seconds East a distance of 91.76 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 04 degrees 07 minutes 37 seconds West a distance of 130.00 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 02 degrees 10 minutes 43 seconds, a radius of 526.00 feet, and being subtended by a 20.00-foot chord which bears South 65 degrees 52 minutes 23 seconds East;

Along said curve to the right an arc distance of 20.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 04 degrees 07 minutes 37 seconds East a distance of 130.02 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 80 degrees 55 minutes 13 seconds East a distance of 93.34 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 83 degrees 11 minutes 41 seconds East a distance of 86.07 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 69 degrees 30 minutes 00 seconds East a distance of 203.37 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 21 degrees 37 minutes 44 seconds East passing a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the common westerly corner of said Lot 25-X and Lot 44, Block 79 at a distance of 70.38 feet and continuing along the westerly line of said Lot 44 for a total distance of 129.60 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE continuing along the westerly lines of said Lots 44 through 41 of Block 79 the following courses:

South 00 degrees 14 minutes 13 seconds East a distance of 108.21 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 02 degrees 48 minutes 59 seconds East a distance of 49.02 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 09 degrees 00 minutes 00 seconds East a distance of 63.13 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of Fountainhead Circle (a 52-foot right-of-way as shown on said plat);

THENCE South 81 degrees 00 minutes 00 seconds West along the northerly right-of-way line of said Fountainhead Circle, a distance of 5.53 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly line of said right-of-way;

THENCE South 09 degrees 00 minutes 00 seconds East along the westerly line of said Fountainhead Circle, a distance of 52.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" on the southerly right-of-way line of said Fountainhead Circle, said point also being the northwest corner of Lot 39, Block 84 (Plat Cabinet G, Slide 144, P.R.P.C.T.);

THENCE along the westerly lines of said Lots 39 through 42 and Lot 30-X of Block 84 the following courses:

South 14 degrees 00 minutes 00 seconds East a distance of 186.11 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 03 degrees 01 minutes 52 seconds West a distance of 104.81 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE along the northerly line of said Lot 30-X, Block 84 the following courses:

North 86 degrees 57 minutes 53 seconds West a distance of 136.45 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 36 degrees 19 minutes 23 seconds West a distance of 20.00 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 24 degrees 49 minutes 23 seconds, a radius of 77.00 feet, and being subtended by a 33.10-foot chord which bears South 86 degrees 05 minutes 18 seconds West;

Along said curve to the right an arc distance of 33.36 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 78 degrees 30 minutes 00 seconds West a distance of 152.02 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 11 degrees 30 minutes 00 seconds East a distance of 100.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 10 degrees 18 minutes 05 seconds West a distance of 26.93 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 78 degrees 30 minutes 00 seconds West a distance of 145.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 77 degrees 54 minutes 12 seconds West a distance of 102.16 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 18 degrees 42 minutes 36 seconds West a distance of 80.00 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 23 degrees 59 minutes 24 seconds, a radius of 599.00 feet, and being subtended by a 248.98-foot chord which bears South 59 degrees 17 minutes 42 seconds West;

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.

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.

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 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.

Along said curve to the left an arc distance of 250.80 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 47 degrees 18 minutes 00 seconds West a distance of 126.22 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 seconds, a radius of 1,026.00 feet, and being subtended by a 178.84-foot chord which bears South 52 degrees 18 minutes 00 seconds West;

Along said curve to the right an arc distance of 179.07 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 57 degrees 18 minutes 00 seconds West a distance of 125.39 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northeasterly right-of-way line of said Quail Meadow Drive (a variable width right-of-way as shown on plat recorded in Plat Cabinet G, Slide 144, P.R.P.C.T.);

THENCE along the northeasterly right-of-way line of said Quail Meadow Drive the following courses:

North 32 degrees 42 minutes 00 seconds West a distance of 52.00 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 57 degrees 18 minutes 00 seconds West a distance of 10.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the most southerly southeast corner of said Lot 7-X, Block 79 and the beginning of a non-tangent curve to the left having a central angle of 11 degrees 18 minutes 39 seconds, a radius of 865.00 feet, and being subtended by a 169.98-foot chord which bears North 40 degrees 03 minutes 40 seconds West.

THENCE continuing along the northeasterly line of said Lot 7-X, Block 79 the following courses:

Along said curve to the left an arc distance of 170.25 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 45 degrees 42 minutes 00 seconds West a distance of 61.69 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the north corner of said Lot 7-X;

THENCE South 00 degrees 37 minutes 26 seconds East along the west line of said Lot 7-X, a distance of 14.12 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northeasterly right-of-way line of said Quail Meadow Drive;

THENCE along the northeasterly right-of-way line of said Quail Meadow Drive the following courses:

North 45 degrees 42 minutes 00 seconds West a distance of 148.26 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 00 degrees 33 minutes 46 seconds, a radius of 1,055.00 feet, and being subtended by a 10.36-foot chord which bears North 45 degrees 58 minutes 53 seconds West;

Along said curve to the left an arc distance of 10.36 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the right 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 North 33 degrees 19 minutes 00 seconds West;

Along said curve to the right an arc distance of 11.75 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the left 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 North 34 degrees 34 minutes 41 seconds West;

Along said curve to the left an arc distance of 36.70 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 10 degrees 22 minutes 07 seconds, a radius of 1,066.00 feet, and being subtended by a 192.85-foot chord which bears North 53 degrees 58 minutes 12 seconds West;

Along said curve to the left an arc distance of 192.51 feet, to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 09 minutes 16 seconds West a distance of 41.94 feet to the **POINT OF BEGINNING** and containing 1,286,025 Square feet or 29.80 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.

Michell 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 Michell 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.

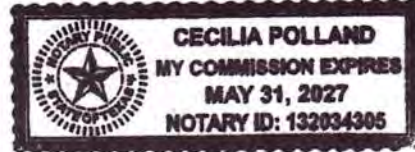
Given under my hand and seal of office, this the 13th day of January, 2026.

Notary Public in and for the State of Texas Ced Pollard

My Commission Expires On May 31, 2027

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 subdivision ordinance and state platting statutes 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.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- 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.
- The care, Ownership, and Maintenance of all private open space lots (BLOCK 79 LOT 12-X, BLOCK 81 LOT 1-X, BLOCK 82 LOT 18-X) is the responsibility of the H.O.A.
- 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.



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: <u>1/22/2026</u>	
By: <u>[Signature]</u>	Chairman
By: <u>[Signature]</u>	Secretary

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT QUAIL VALLEY DEVCO V, LLC & 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 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, 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 & QUAIL VALLEY DEVCO VLO, 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 January, 2026.

By:

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

By: RPG QVR, LLC,
a Texas limited liability company
Their: Manager

By: [Signature]
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 January, 2026.

Notary Public in and for the State of Texas [Signature]

My Commission Expires On 4-19-26

WITNESS my hand, this the 13 day of January, 2026.

By:

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

By: RPG QVR, LLC,
a Texas limited liability company
Their: Manager

By: [Signature]
Seth Carpenter, Senior Vice President

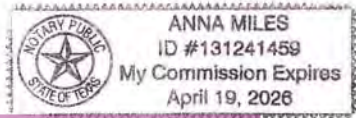
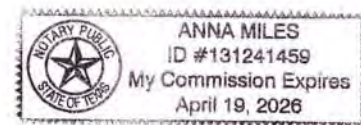
STATE OF TEXAS
COUNTY OF DALLAS

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 January, 2026.

Notary Public in and for the State of Texas [Signature]

My Commission Expires On 4-19-26



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202601943
01/23/2026 09:28 AM
Fee: 120.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



Lt. Thacatan
1-22-2026

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



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:

