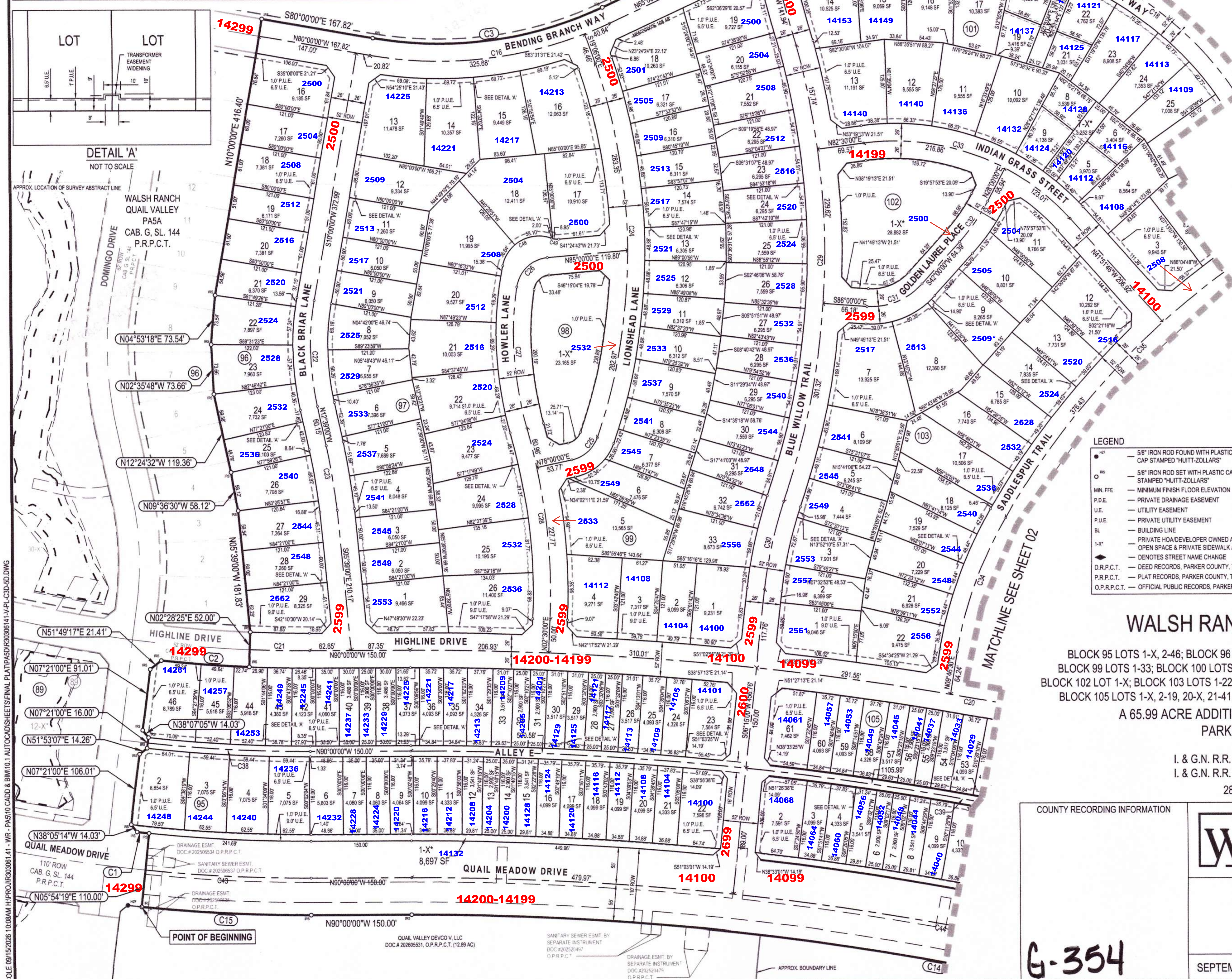
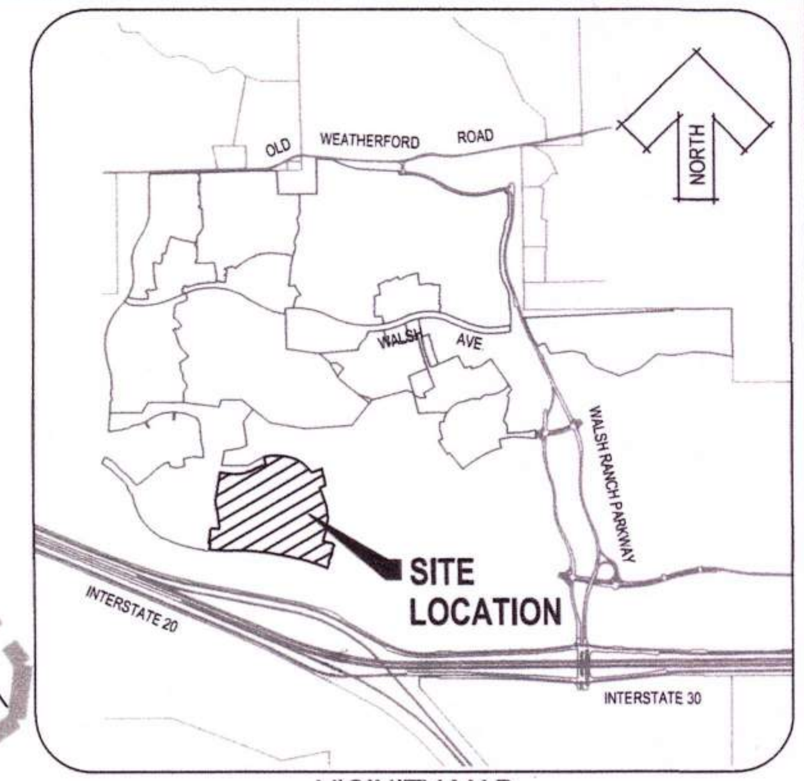
FP-24-146

LAND USE / DEVELOPMENT YIELD TABLE

GROSS SITE AREA (ACREAGE)	65.99 AC.	TOTAL NUMBER OF LOTS	295
RIGHT OF WAY AREA (ACREAGE)	19.04 AC.	TOTAL NUMBER RESIDENTIAL LOTS	282
NET AREA (ACREAGE)	46.95 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	13
SINGLE FAMILY DETACHED (ACREAGE)	38.45 AC.	TOTAL NUMBER OPEN SPACE LOTS	13
SINGLE FAMILY ATTACHED (ACREAGE)	3.88 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)	4.62 AC.	TOTAL NUMBER OF DWELLING UNITS	282

MATCHLINE SEE SHEET 02





VICINITY MAP

NOT TO SCALE

FORT WORTH FIRE DEPARTMENT

L.T. Thornton 9-23-2026

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

0 50 100 200

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).

N

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

BLOCK 95 LOTS 1-X, 2-46; BLOCK 96 LOTS 16-29; BLOCK 97 LOTS 1-26; BLOCK 98 LOT 1-X; BLOCK 99 LOTS 1-33; BLOCK 100 LOTS 16-29, 30-X; BLOCK 101 LOTS 1-6, 7-X, 8-19, 20-X, 21-26; BLOCK 102 LOT 1-X; BLOCK 103 LOTS 1-22; BLOCK 104 LOTS 1-13, 14-X, 15-23, 24-X, 25-30, 31-X, 32-34; BLOCK 105 LOTS 1-X, 2-19, 20-X, 21-41, 42-X, 43-61; BLOCK 106 LOT 1-X; BLOCK 107 LOTS 1-15

A 65.99 ACRE 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

282 Single-Family Lots

COUNTY RECORDING INFORMATION

G-354

OWNER:

QUAIL VALLEY DEVCO V, 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

SEPTEMBER 2026

SHEET 01 OF 04

FINAL PLAT CASE NUMBER: FP-24-146

PRELIMINARY PLAT NUMBER: PP-23-040

HZ PROJECT NUMBER: R303061.41

BCOLE 09/15/2026 10:08AM H:\PROJ\R303061.41 - WR - PA5\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\PA5D\R303061.41-V-PL-C3D-5D.DWG

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 — MINIMUM FINISH FLOOR ELEVATION
- P.D.E. — PRIVATE DRAINAGE EASEMENT
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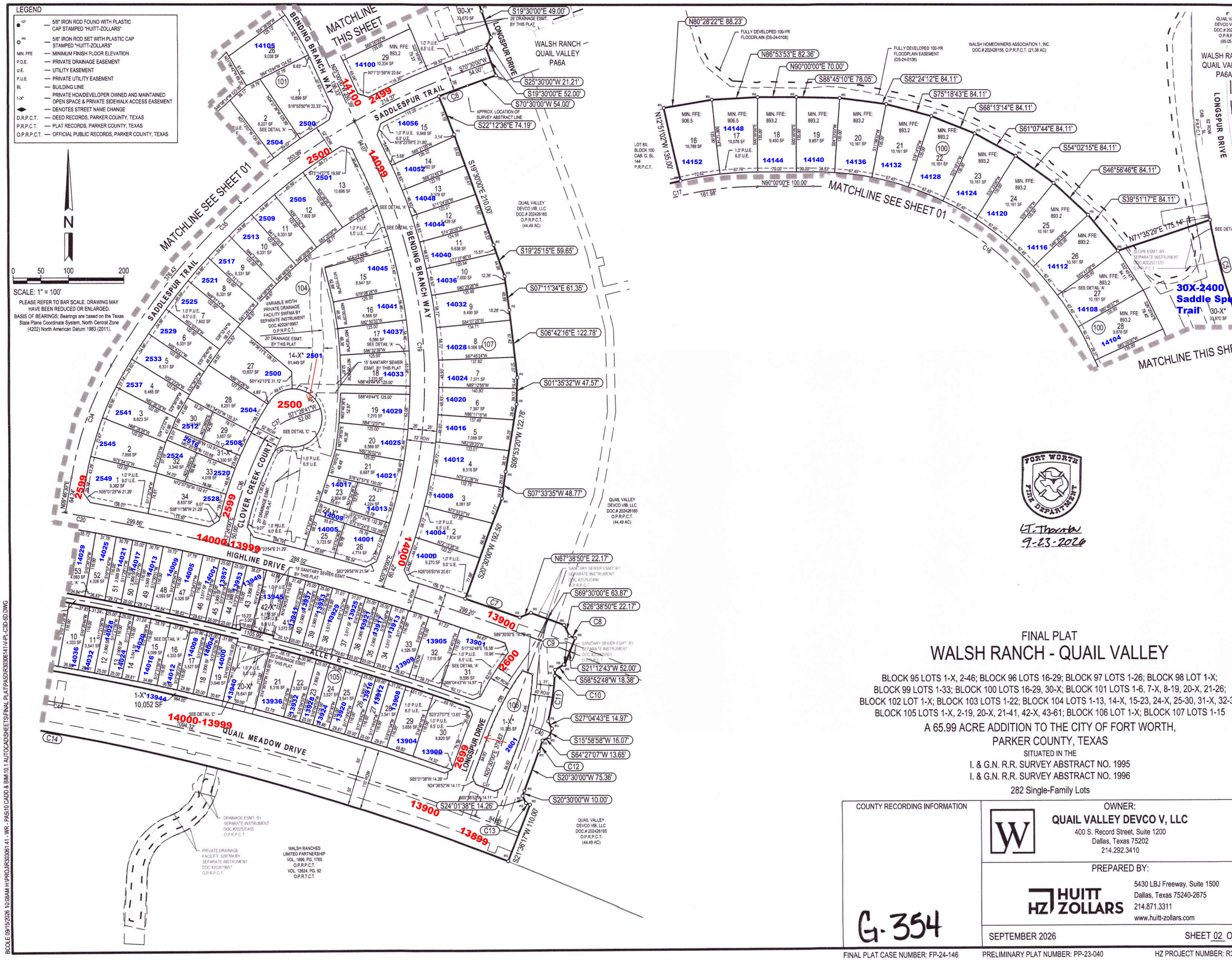
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0 50 100 200

SCALE: 1" = 100'

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BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).



FORT WORTH FIRE DEPARTMENT

LT Thornton
9-23-2026

FINAL PLAT
WALSH RANCH - QUAIL VALLEY

BLOCK 95 LOTS 1-X, 2-46; BLOCK 96 LOTS 16-29; BLOCK 97 LOTS 1-26; BLOCK 98 LOT 1-X;
BLOCK 99 LOTS 1-33; BLOCK 100 LOTS 16-29, 30-X; BLOCK 101 LOTS 1-6, 7-X, 8-19, 20-X, 21-26;
BLOCK 102 LOT 1-X; BLOCK 103 LOTS 1-22; BLOCK 104 LOTS 1-13, 14-X, 15-23, 24-X, 25-30, 31-X, 32-34;
BLOCK 105 LOTS 1-X, 2-19, 20-X, 21-41, 42-X, 43-61; BLOCK 106 LOT 1-X; BLOCK 107 LOTS 1-15

A 65.99 ACRE 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

282 Single-Family Lots

COUNTY RECORDING INFORMATION

G-354

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

PREPARED BY:
HUITT ZOLLARS
5430 LBJ Freeway, Suite 1500
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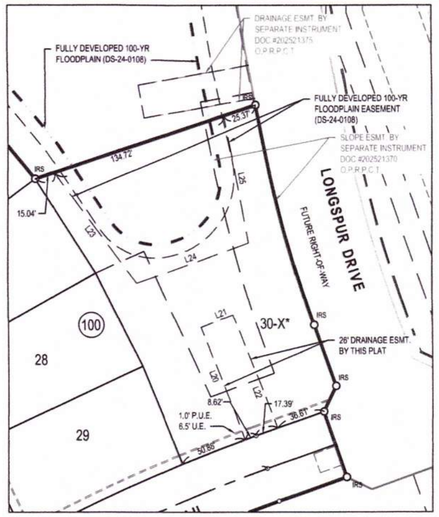
SEPTEMBER 2026 SHEET 02 OF 04

FINAL PLAT CASE NUMBER: FP-24-146 PRELIMINARY PLAT NUMBER: PP-23-040 HZ PROJECT NUMBER: R303061.41

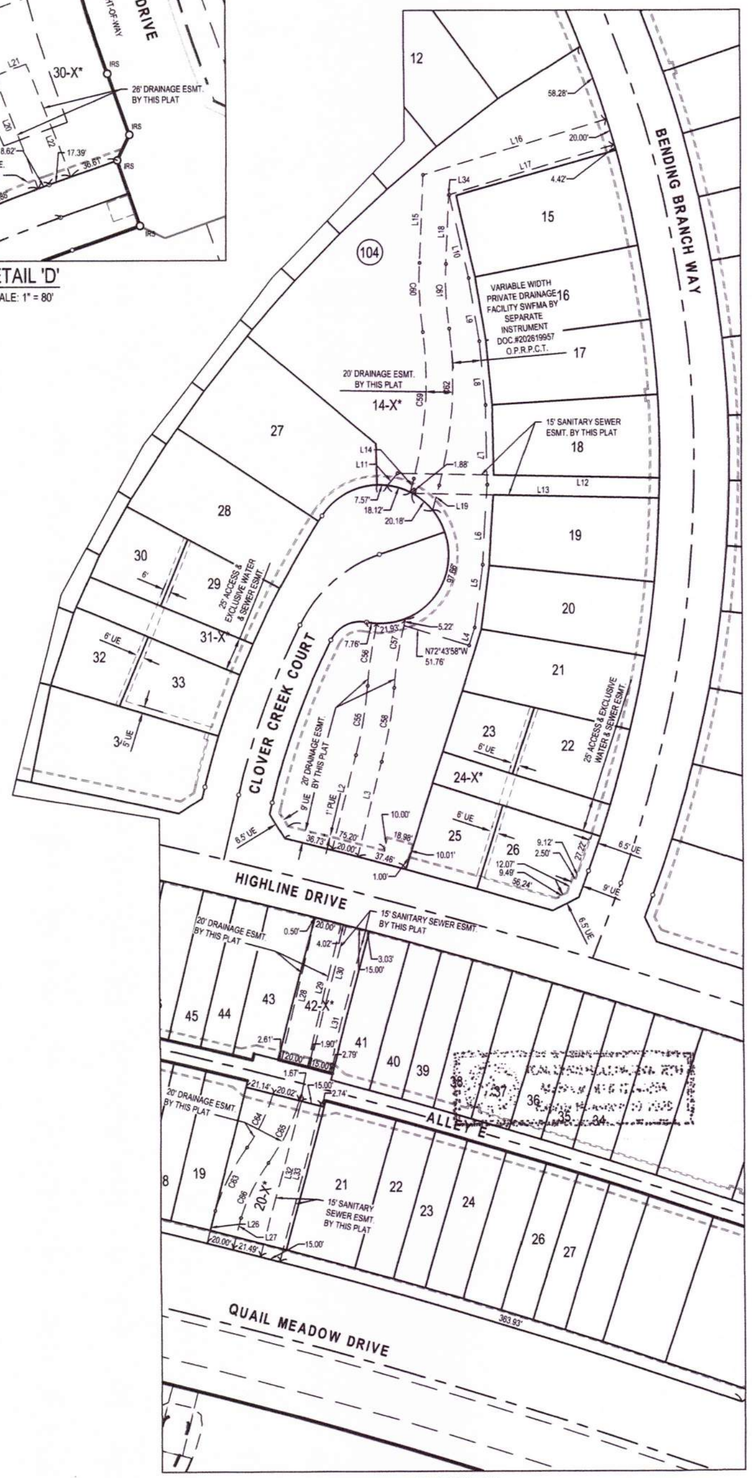
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CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C1	000°26'35"	2345.00'	18.13'	N83°52'24"W	18.13'
C2	003°36'49"	2087.00'	131.60'	S85°43'11"E	131.62'
C3	035°00'00"	574.00'	345.21'	N82°30'00"E	350.64'
C4	012°08'58"	626.00'	132.49'	N71°04'29"E	132.74'
C5	009°30'00"	1031.00'	170.75'	S14°45'00"E	170.95'
C6	002°42'36"	1174.00'	55.52'	S69°08'42"W	55.53'
C7	001°14'55"	4765.00'	103.84'	S70°42'13"E	103.84'
C8	000°07'57"	4765.00'	11.02'	S68°51'16"E	11.02'
C9	000°01'20"	4713.00'	1.84'	N68°47'57"W	1.84'
C10	001°27'51"	429.00'	10.96'	S04°55'39"W	10.96'
C11	009°40'54"	491.00'	82.87'	S09°02'10"W	82.97'
C12	002°24'49"	491.00'	20.68'	S19°17'35"W	20.68'
C13	000°06'05"	4455.00'	7.89'	S68°26'46"E	7.89'
C14	021°36'17"	4345.00'	1628.69'	N79°11'52"W	1638.38'
C15	005°54'19"	2455.00'	252.92'	N87°02'50"W	253.03'
C16	035°00'00"	600.00'	360.85'	N82°30'00"E	366.52'
C17	025°00'00"	600.00'	259.73'	S77°30'00"W	261.80'
C18	065°00'00"	519.00'	557.72'	N57°30'00"W	588.79'
C19	045°30'00"	900.00'	696.08'	N02°15'00"W	714.71'
C20	021°12'43"	4739.00'	1744.46'	N79°23'39"W	1754.46'
C21	002°28'25"	2061.00'	88.97'	S88°45'48"E	88.98'
C22	022°39'00"	400.00'	157.10'	S01°19'30"E	158.13'
C23	007°00'00"	799.00'	97.56'	N09°09'00"W	97.62'
C24	038°10'27"	850.00'	555.91'	N00°00'47"W	566.32'
C25	058°55'33"	51.00'	50.17'	N48°32'13"E	52.45'
C26	076°40'56"	51.00'	63.27'	S46°39'32"W	68.26'
C27	024°11'55"	500.00'	209.61'	S03°46'53"E	211.17'
C28	018°22'50"	900.00'	287.49'	N06°41'25"W	288.72'
C29	034°29'28"	1144.00'	678.32'	N01°50'44"E	688.67'
C30	012°50'28"	600.00'	134.19'	S12°40'14"W	134.47'
C31	052°00'00"	100.00'	87.67'	N68°00'00"E	90.76'
C32	014°00'00"	300.00'	73.12'	N35°00'00"E	73.30'
C33	055°38'14"	350.00'	326.67'	N69°40'53"W	339.87'
C34	020°23'21"	600.00'	212.39'	S19°58'11"W	213.52'
C35	040°20'09"	1200.00'	827.45'	S50°19'56"W	844.79'
C36	013°01'03"	600.00'	136.02'	S19°54'31"W	136.32'
C37	045°03'38"	105.00'	80.47'	S48°56'52"W	82.58'
C38	006°17'15"	2211.00'	242.51'	S86°51'22"E	242.63'
C39	020°03'31"	4589.00'	1598.38'	N79°58'14"W	1606.57'
C40	000°30'46"	4589.00'	41.07'	N68°48'08"W	41.07'
C41	247°22'34"	52.00'	86.54'	N22°27'17"W	224.51'
C42	074°48'53"	25.00'	30.37'	S63°49'34"W	32.64'
C43	005°54'19"	2400.00'	247.25'	S87°02'50"E	247.36'
C44	021°36'17"	4400.00'	1649.30'	N79°11'52"W	1659.12'
C45	016°18'17"	451.00'	127.91'	N28°39'08"E	128.34'
C46	016°18'17"	451.00'	127.91'	S12°20'52"W	128.34'
C47	000°27'47"	4455.00'	36.00'	N69°30'00"W	36.00'
C48	098°41'58"	55.00'	83.46'	S60°44'59"W	94.74'
C49	025°05'58"	25.00'	10.86'	S82°27'01"E	10.95'
C55	010°28'31"	290.00'	52.95'	N09°28'56"E	53.02'
C56	008°46'52"	310.00'	47.46'	N08°38'06"E	47.51'
C57	010°25'17"	290.00'	52.67'	N09°27'18"E	52.75'
C58	010°28'31"	310.00'	56.60'	N09°28'56"E	56.68'
C59	021°56'44"	290.00'	110.40'	N03°44'49"E	111.08'
C60	009°38'34"	310.00'	52.11'	N02°24'16"W	52.17'
C61	009°38'34"	290.00'	48.75'	N02°24'16"W	48.81'
C62	021°56'44"	310.00'	118.01'	N03°44'49"E	118.74'
C63	018°08'01"	168.66'	53.16'	N26°37'00"E	53.38'
C64	018°25'01"	140.00'	44.81'	N26°28'31"E	45.00'
C65	018°45'56"	160.00'	52.17'	N26°18'03"E	52.40'
C66	017°54'33"	148.65'	46.28'	N26°43'45"E	46.46'

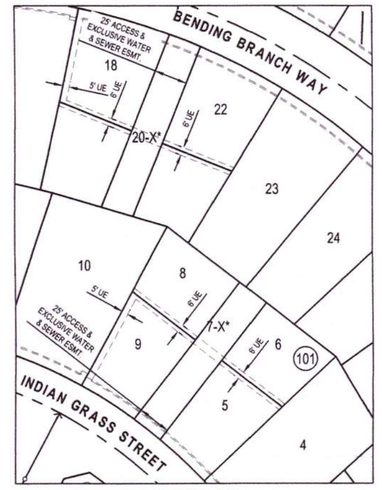
LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°02'11"W	21.59'
L2	N14°43'11"E	74.06'
L3	N14°43'11"E	73.96'
L4	S17°16'02"W	14.09'
L5	S07°38'55"W	47.79'
L6	S03°46'38"W	60.09'
L7	S01°26'06"E	60.09'
L8	S05°18'24"E	48.05'
L9	S09°00'29"E	48.03'
L10	S13°15'54"E	64.40'
L11	N40°01'22"E	12.02'
L12	S88°49'44"E	197.79'
L13	S88°49'44"E	186.26'
L14	N14°43'11"E	10.56'
L15	N02°25'01"E	66.08'
L16	N73°13'19"E	144.50'
L17	N73°13'19"E	129.94'
L18	N02°25'01"E	51.87'
L19	N14°43'11"E	19.48'
L20	N21°28'16"W	90.77'
L21	N68°33'56"E	26.00'
L22	N21°28'16"W	91.62'
L23	S36°50'05"E	103.74'
L24	N70°20'01"E	89.78'
L25	N11°12'53"W	97.21'
L26	N14°05'23"E	25.31'
L27	N14°05'23"E	24.68'
L28	S13°37'37"W	111.01'
L29	S13°37'37"W	111.02'
L30	S14°43'26"W	111.01'
L31	S14°43'26"W	111.01'
L32	S14°43'26"W	120.99'
L33	N14°43'26"E	120.99'
L34	N73°13'19"E	0.29'



DETAIL 'D'
SCALE: 1" = 80'



DETAIL 'C'
SCALE: 1" = 80'



DETAIL 'B'
SCALE: 1" = 80'

FORT WORTH FIRE DEPARTMENT

LT Thornton
9-23-2026

LEGEND

● 5/8" IRF	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
○ 5/8" 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
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O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

0 40 80 160

SCALE: 1" = 80'

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BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum 1983 (2011).

N

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

BLOCK 95 LOTS 1-X, 2-46; BLOCK 96 LOTS 16-29; BLOCK 97 LOTS 1-26; BLOCK 98 LOT 1-X; BLOCK 99 LOTS 1-33; BLOCK 100 LOTS 16-29, 30-X; BLOCK 101 LOTS 1-6, 7-X, 8-19, 20-X, 21-26; BLOCK 102 LOT 1-X; BLOCK 103 LOTS 1-22; BLOCK 104 LOTS 1-13, 14-X, 15-23, 24-X, 25-30, 31-X, 32-34; BLOCK 105 LOTS 1-X, 2-19, 20-X, 21-41, 42-X, 43-61; BLOCK 106 LOT 1-X; BLOCK 107 LOTS 1-15

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SITUATED IN THE
I. & G.N. R.R. SURVEY ABSTRACT NO. 1995
I. & G.N. R.R. SURVEY ABSTRACT NO. 1996

282 Single-Family Lots

COUNTY RECORDING INFORMATION

G-354

OWNER:
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Dallas, Texas 75202
214.292.3410

PREPARED BY:
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5430 LBJ Freeway, Suite 1500
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SEPTEMBER 2026 SHEET 03 OF 04

FINAL PLAT CASE NUMBER: FP-24-146 PRELIMINARY PLAT NUMBER: PP-23-040 HZ PROJECT NUMBER: R303061.41

BCOLE 09/15/2026 10:08AM H:\PROJ\R303061.41 - WR - PA5\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\PASDR20306141-V-PL-C3D-5D.DWG

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS: Quail Valley Devco V, LLC is the owner of a tract of land situated in the I. & G.N. Railroad Company Survey, Abstract No. 1995 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 of the Official Records of Parker County, Texas (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 with plastic cap stamped "Huitt-Zollars" found on the southerly right-of-way line at the eastern end of Quail Meadow Drive (a 110-foot right-of-way) as shown on plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorded in Plat Cabinet G, Slide 144 of the Plat Records of Parker County, Texas (P.R.P.C.T.), said point also being on the southerly line of said 212.7-acre tract;

THENCE North 5 degrees 54 minutes 19 seconds East departing the southerly line of said 212.7-acre tract and across the eastern end of said Quail Meadow Drive, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found on the northerly right-of-way line of said Quail Meadow Drive at the beginning of a curve to the right having a central angle of 0 degrees 26 minutes 35 seconds, a radius of 2,345.00 feet and being subtended by 18.13-foot chord which bears North 83 degrees 52 minutes 24 seconds West;

Continuing along the northerly right-of-way line of said Quail Meadow Drive and said curve to the right, an arc distance of 18.13 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southern end of a right-of-way corner clip;

THENCE North 38 degrees 05 minutes 14 seconds West along a northeasterly right-of-way corner clip, a distance of 14.03 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northern end of said clip and being on the easterly right-of-way of Domingo Drive (a 62-foot right-of-way) as shown on said plat;

THENCE along the easterly right-of-way line of said Domingo Drive as shown on said plat recorded in Plat Cabinet G, Slide 144, P.R.P.C.T. the following courses:

North 7 degrees 21 minutes 00 seconds East a distance of 106.01 feet to a 5/8-inch iron roc with plastic cap stamped "Huitt-Zollars" found;

North 51 degrees 53 minutes 07 seconds East a distance of 14.26 feet to a 5/8-inch iron roc with plastic cap stamped "Huitt-Zollars" found;

North 7 degrees 21 minutes 00 seconds East a distance of 16.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 38 degrees 07 minutes 05 seconds West a distance of 14.03 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 7 degrees 21 minutes 00 seconds East a distance of 91.01 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southern end of a right-of-way corner clip;

THENCE North 51 degrees 49 minutes 17 seconds East along a southeasterly right-of-way corner clip, a distance of 21.41 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the northern end of said clip and being on the southerly right-of-way line of Highland Drive (a 52-foot right-of-way) as shown on said plat and being the beginning of a non-tangent curve to the left having a central angle of 3 degrees 36 minutes 49 seconds, a radius of 2,087.00 feet and being subtended by 131.60-foot chord which bears South 85 degrees 43 minutes 11 seconds East;

Continuing along the southerly right-of-way line of said Highland Drive and said curve to the left, an arc distance of 131.62 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the eastern end of said Highland Drive;

THENCE North 2 degrees 28 minutes 25 seconds East across the eastern end of said Highland Drive, a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found on the northerly right-of-way line of said Highland Drive, said point also being the southeast corner of Lot 1, Block 96 of said Walsh Ranch, Quail Valley (Plat Cabinet G, Slide 144, P.R.P.C.T.);

THENCE along the easterly lines of Lots 1 through 15, Block 96 of said Walsh Ranch, Quail Valley the following courses:

North 5 degrees 39 minutes 00 seconds West a distance of 181.83 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 9 degrees 36 minutes 30 seconds West a distance of 58.12 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 12 degrees 24 minutes 32 seconds West a distance of 119.36 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 2 degrees 35 minutes 48 seconds West a distance of 73.66 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 4 degrees 53 minutes 18 seconds East a distance of 73.54 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 10 degrees 00 minutes 00 seconds East a distance of 364.40 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the northeast corner of said Lot 15, Block 96 being on the southerly right-of-way line of Bending Branch Way (a 52-foot right-of-way line) as shown on said plat, and continuing across the eastern end of said street, a total distance of 416.40 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set on the northerly right-of-way line of said Bending Branch Way, said point also being on the southerly line of Lot 8-X, Block 100 of said Walsh Ranch, Quail Valley (Plat Cabinet G, Slide 144, P.R.P.C.T.);

THENCE along the southerly and easterly line of said Lot 8-X, Block 100 the following courses:

South 80 degrees 00 minutes 00 seconds East a distance of 167.82 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the left having a central angle of 35 degrees 00 minutes 00 seconds, a radius of 574.00 feet and being subtended by a 345.21-foot chord which bears North 82 degrees 30 minutes 00 seconds East;

Continuing along said curve to the left, an arc distance of 350.64 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 65 degrees 00 minutes 00 seconds East a distance of 181.21 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set at the beginning of a curve to the right having a central angle of 12 degrees 08 minutes 58 seconds, a radius of 626.00 feet and being subtended by a 132.49-foot chord which bears North 71 degrees 04 minutes 29 seconds East;

Continuing along said curve to the right, an arc distance of 132.74 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 12 degrees 51 minutes 02 seconds West a distance of 135.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at an easterly corner of said Lot 8-X, Block 110 and being on a northerly line of said 212.7-acre tract and southerly line of said 21.38-acre tract;

THENCE along the northerly line of said 212.7-acre tract and the southerly line of said 21.38-acre tract the following courses:

North 80 degrees 28 minutes 22 seconds East a distance of 88.23 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 86 degrees 53 minutes 53 seconds East a distance of 82.36 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 90 degrees 00 minutes 00 seconds East a distance of 70.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 88 degrees 45 minutes 10 seconds East a distance of 78.05 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 82 degrees 24 minutes 12 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 75 degrees 18 minutes 43 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 68 degrees 13 minutes 14 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 61 degrees 07 minutes 44 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 54 degrees 02 minutes 15 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 46 degrees 56 minutes 46 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 39 degrees 51 minutes 17 seconds East a distance of 84.11 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 71 degrees 35 minutes 29 seconds East, a distance of 175.14 feet to 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southeast corner of said 21.38-acre tract and the most easterly northeast corner of said 212.7-acre tract, said point also being on westerly line of a 95.05-acre tract of land described in Special Warranty Deed to Quail Valley Devco VIA, LLC and being the beginning of a curve to the left 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 South 14 degrees 45 minutes 00 seconds East;

THENCE continuing along the easterly line of said 212.7-acre tract and westerly line of said 95.05-acre tract the following courses:

Along said curve to the left, an arc distance of 170.95 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;
South 19 degrees 30 minutes 00 seconds East a distance of 49.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

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

South 19 degrees 30 minutes 00 seconds East a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found on the northwesterly line of a 44.49-acre tract of land described in Special Warranty Deed to Quail Valley Devco VIB, LLC recorded in Document No. 202426165, O.P.R.P.C.T.;

THENCE continuing along the easterly line of said 212.7-acre tract and westerly line of said 44.49-acre tract the following courses:

South 70 degrees 30 minutes 00 seconds West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 2 degrees 42 minutes 36 seconds, a radius of 1,174.00 feet, and subtended by a 55.52-foot chord which bears South 69 degrees 08 minutes 42 seconds West;

Continuing along said curve to the left, an arc distance of 55.53 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 22 degrees 12 minutes 36 seconds East a distance of 74.19 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 19 degrees 30 minutes 00 seconds East a distance of 210.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 19 degrees 25 minutes 15 seconds East a distance of 59.65 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 7 degrees 11 minutes 34 seconds East a distance of 61.35 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 6 degrees 42 minutes 16 seconds East a distance of 122.78 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 1 degree 35 minutes 32 seconds West a distance of 47.57 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 9 degrees 53 minutes 20 seconds West a distance of 122.78 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 7 degrees 33 minutes 35 seconds West a distance of 48.77 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 20 degrees 30 minutes 00 seconds West a distance of 192.50 to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a non-tangent curve to the right having a central angle of 1 degree 14 minutes 55 seconds, a radius of 4,765.00 feet and being subtended by a 103.84-foot chord which bears South 70 degrees 42 minutes 13 seconds East;

Continuing along said curve to the right, an arc distance of 103.84 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 67 degrees 38 minutes 50 seconds East a distance of 22.17 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 69 degrees 30 minutes 00 seconds East a distance of 63.87 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 26 degrees 38 minutes 50 seconds East a distance of 22.17 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 07 minutes 57 seconds, a radius of 4,765.00 feet and being subtended by a 11.02-foot chord which bears South 68 degrees 51 minutes 16 seconds East;

Continuing along said curve to the right, an arc distance of 11.02 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 21 degrees 12 minutes 43 seconds West a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a non-tangent curve to the left having a central angle of 0 degrees 01 minute 20 seconds, a radius of 4,713.00 feet nd being subtended by a 1.84-foot chord which bears North 68 degrees 47 minutes 57 seconds West;

Continuing along said curve to the left, an arc distance of 1.84 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 58 degrees 52 minutes 48 seconds West a distance of 18.38 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a non-tangent curve to the left having a central angle of 1 degree 27 minutes 51 seconds, a radius of 429.00 feet and being subtended by a 10.96-foot chord which bears South 4 degrees 55 minutes 39 seconds West;

Continuing along said curve to the left, an arc distance of 10.96 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the point of reverse curve to the right having a central angle of 9 degrees 40 minutes 54 seconds, a radius of 491.00 feet and being subtended by a 82.87-foot chord which bears South 9 degrees 02 minutes 10 seconds West;

Continuing along said curve to the right, an arc distance of 82.97 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 27 degrees 04 minutes 43 seconds East a distance of 14.97 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 15 degrees 58 minutes 58 seconds West a distance of 16.07 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 64 degrees 27 minutes 07 seconds West a distance of 13.65 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a non-tangent curve to the right having a central angle of 2 degrees 24 minutes 49 seconds, a radius of 491.00 feet and being subtended by a 20.68-foot chord which bears South 19 degrees 17 minutes 35 seconds West;

Continuing along said curve to the right, an arc distance of 20.68 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;
South 20 degrees 30 minutes 00 seconds West a distance of 85.36 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 24 degrees 01 minute 38 seconds East a distance of 14.26 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a non-tangent curve to the right having a central angle of 0 degrees 06 minutes 05 seconds, a radius of 4,455.00 feet and being subtended by a 7.89-foot chord which bears South 68 degrees 26 minutes 46 seconds East;

Continuing along said curve to the right, an arc distance of 7.89 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 21 degrees 36 minutes 17 seconds West a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the southeast corner of said 212.7-acre tract and the southwest corner of said 44.49-acre tract and being the beginning of a non-tangent curve to the left having a central angle of 21 degrees 36 minutes 17 seconds, a radius of 4,345.00 feet and being subtended by a 1,628.69-foot chord which bears North 79 degrees 11 minutes 52 seconds West;

THENCE continuing along the southerly line of said 212.7-acre tract the following courses:

Along said curve to the left, an arc distance of 1,638.38 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 90 degrees 00 minutes 00 seconds West a distance of 150.00 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the right having a central angle of 5 degrees 54 minutes 19 seconds, a radius of 2,455.00 feet and being subtended by a 252.92-foot chord which bears North 87 degrees 02 minutes 50 seconds West;

Continuing along said curve to the right, an arc distance of 253.03 feet to the **POINT OF BEGINNING**, and containing 2,874,360 square feet or 65.99 acres of land, more or less.

FORT WORTH FIRE DEPARTMENT

LT. Thornton
9-23-2026

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO V, 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 95 LOTS 1-X, 2-46; BLOCK 96 LOTS 16-29; BLOCK 97 LOTS 1-26; BLOCK 98 LOT 1-X; BLOCK 99 LOTS 1-33; BLOCK 100 LOTS 16-29, 30-X; BLOCK 101 LOTS 1-6, 7-X, 8-19, 20-X, 21-26; BLOCK 102 LOT 1-X; BLOCK 103 LOTS 1-22; BLOCK 104 LOTS 1-13, 14-X, 15-23, 24-X, 25-30, 31-X, 32-34; BLOCK 105 LOTS 1-X, 2-19, 20-X, 21-41, 42-X, 43-61; BLOCK 106 LOT 1-X, BLOCK 107 LOTS 1-15, 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, 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 16 day of September, 2026.

By:

QUAIL VALLEY DEVCO V, 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, ths the 16 day of September, 2026.

Notary Public in and for the State of Texas _____

My Commission Expires On: 4-19-2030

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

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 95 LOT 1-X; BLOCK 98 LOT 1-X; BLOCK 100 LOT 30-X; BLOCK 101 LOTS 7-X, 20-X; BLOCK 102 LOT 1-X; BLOCK 104 LOTS 14-X, 24-X, 31-X; BLOCK 105 LOTS 1-X, 20-X, 42-X; BLOCK 106 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.

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: 10/2/2026

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.

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

9/16/2026
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 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 16 day of September 2026.

Notary Public in and for the State of Texas Toni Lynn Hollingsworth

My Commission Expires On: 11-10-28

TONI LYNN HOLLINGSWORTH
My Notary ID # 12145305
Expires November 10, 2028

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 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.

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.

Official Public Record Filed
Recorded on: 11/02/2026 03:54:17 PM
Doc # 202631358
Lila Deakle, County Clerk
Parker County Texas

FINAL PLAT
WALSH RANCH - QUAIL VALLEY

BLOCK 95 LOTS 1-X, 2-46; BLOCK 96 LOTS 16-29; BLOCK 97 LOTS 1-26; BLOCK 98 LOT 1-X;
BLOCK 99 LOTS 1-33; BLOCK 100 LOTS 16-29, 30-X; BLOCK 101 LOTS 1-6, 7-X, 8-19, 20-X, 21-26;
BLOCK 102 LOT 1-X; BLOCK 103 LOTS 1-22; BLOCK 104 LOTS 1-13, 14-X, 15-23, 24-X, 25-30, 31-X, 32-34;
BLOCK 105 LOTS 1-X, 2-19, 20-X, 21-41, 42-X, 43-61; BLOCK 106 LOT 1-X; BLOCK 107 LOTS 1-15

A 65.99 ACRE 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

282 Single-Family Lots

COUNTY RECORDING INFORMATION

G-354

OWNER:
QUAIL VALLEY DEVCO V, 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

SEPTEMBER 2026 SHEET 04 OF 04

FINAL PLAT CASE NUMBER: FP-24-146 PRELIMINARY PLAT NUMBER: PP-23-040 HZ PROJECT NUMBER: R303061.41

BCOLE 09/15/2026 10:08AM H:\PROJ\R303061.41 - WR - PA5\10 CADD & BIM\10.1 AUTOCAD\SHEETS\FINAL PLAT\PA5DWR303061#1-V-PL-C3D-50.DWG