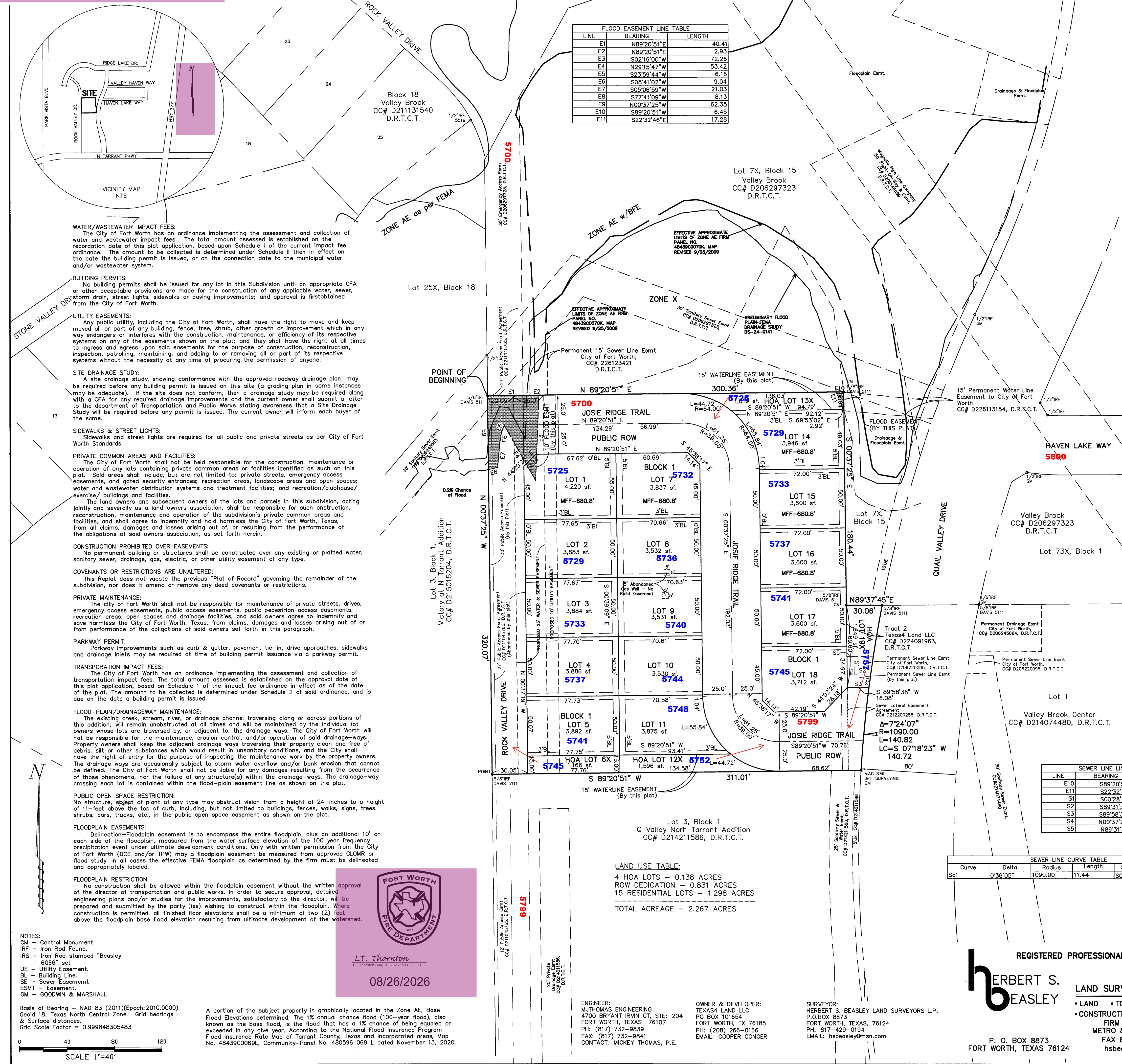




STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Texas4 Land LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent is the sole owner of all that certain tracts, parcel, or lot of land located in the John Edmonds Survey, Abstract No. 457, City of Fort Worth, Tarrant County, Texas, being the tracts of land known as Tract 1 and Tract 2 described in the deed to Texas4 Land LLC, a Texas limited liability company, recorded in County Clerk's Instrument No. D224091963, Deed Records, Tarrant County, Texas. Said 2.267 acres of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod stamped "Davis 5111" found at the northwest corner of said Tract 1, said iron rod being the southwest corner of Lot 7X, Block 15, Valley Brook, an addition to the City of Fort Worth, Tarrant County, Texas; according to the plat recorded in County Clerk's Instrument No. D206297323, Deed Records, Tarrant County, Texas;

THENCE N89°20'51"E, along the common line of said Tract 1 and Lot 7X, a distance of 300.36 feet to a 5/8" iron rod stamped "Davis 5111" found at the northeast corner of said Tract 1 and being an ell corner of said Lot 7X;

THENCE S00°37'25"E, continuing along the common line of said Tract 1 and Lot 7X, a distance of 180.44 feet to a 5/8" iron rod stamped "Davis 5111" found at the northwest corner of said Tract 2;

THENCE N89°37'45"E, along the north line of said Tract 2, a distance of 30.06 feet to a 5/8" iron rod stamped "Davis 5111" found at the northeast corner of said Tract 2, said iron rod lying in the west right-of-way line of Quail Valley Drive;

THENCE southerly along said west right-of-way line, 140.82 feet along a non tangent curve to the left, having a radius of 1,090.00 feet, a central angle of 07°24'07" and a chord bearing S07°18'23"W, 140.72 feet to a mag nail stamped "JPH Surveying" found at the northwest corner of Lot 3, Block 1, Q Valley North Tarrant Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D214211586, Deed Records, Tarrant County, Texas;

THENCE S89°20'51"W, along the north line of said Lot 3, at 10.64 feet passing the southeast corner of said Tract 1, at 310.87 feet passing a 5/8" iron rod stamped "Davis 5111" found, in all a distance of 311.01 feet to a point at the southwest corner of said Tract 1 and being the northwest corner of said Lot 3;

THENCE N00°37'25"W, along the west line of said Tract 1, a distance of 320.07 feet to the point of beginning, containing 2.267 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Texas4 Land LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 1-5, 6X, 7-11, 12X, 13X, 14-18, & 19X, BLOCK 1, QUAIL VALLEY COTTAGES, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 10TH day of August, 2026.

By: Cooper Conger, President,
Texas4 Land LLC, a Texas limited liability company

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Cooper Conger, President, Texas4 Land LLC, a Texas limited liability company, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 10TH day of August, 2026.

FP-25-002

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: 08/28/2026

By: Caroline Cranz Chairman

By: Stephen Murray Secretary

This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not to be considered original.

Dick S. Jones R.P.L.S.
Texas Registration No. 5524

FINAL PLAT
of
QUAIL VALLEY COTTAGES
LOTS 1-5, 6X, 7-11, 12X, 13X, 14-18 and 19X, BLOCK 1
Being 2.267 Acres located in the John Edmonds Survey, Abstract No. 457,
located in the City of Fort Worth, Tarrant County, Texas

15 Residential Lots, 4 HOA Lots

Prepared July 2026

THIS PLAT FILED IN INSTRUMENT No. _____ DATE _____

Quail Valley Cottages FP.Dwg

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
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METRO 817-429-0194
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