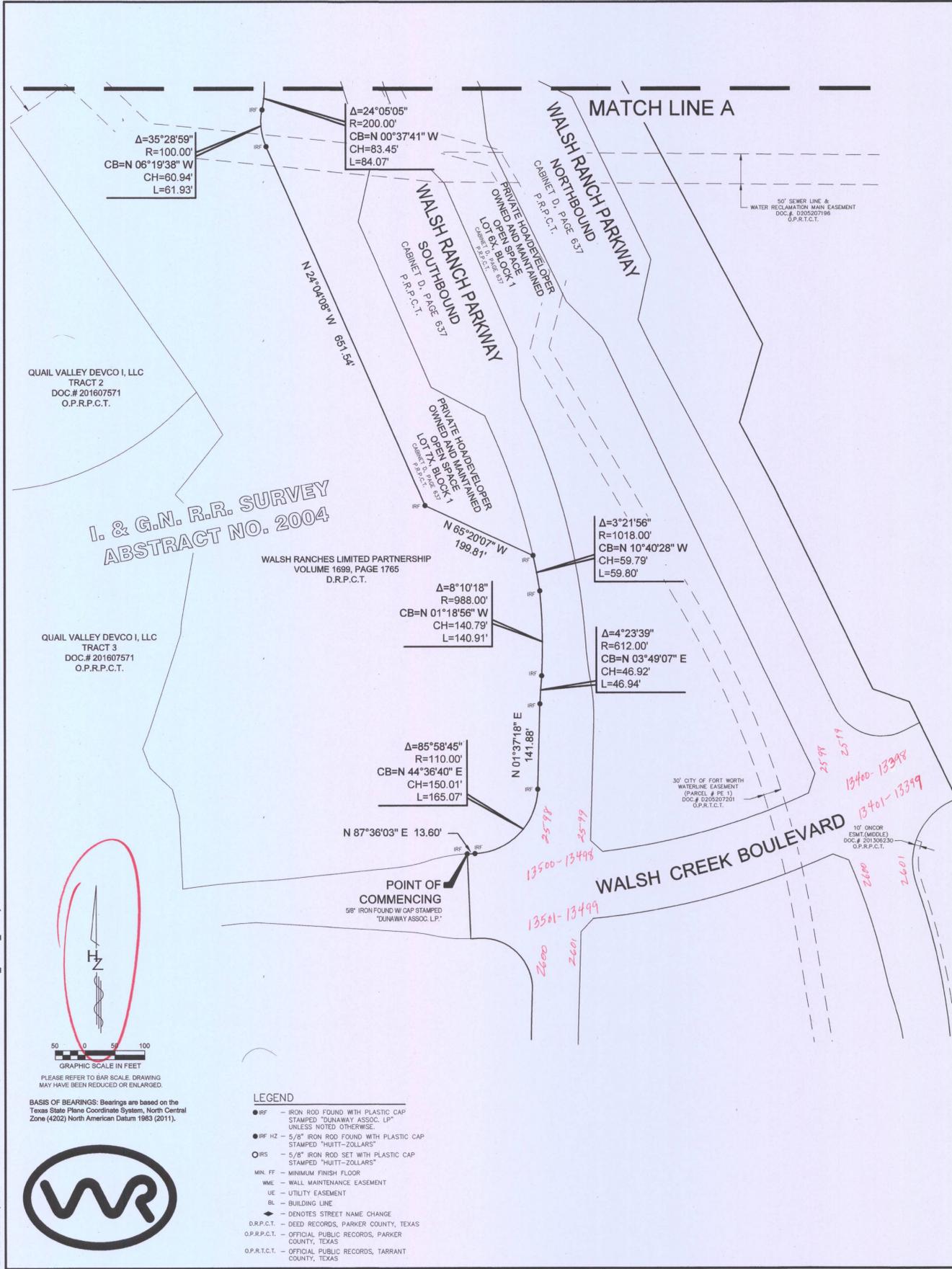


DWG: J:\Survey\30306100-Walsh Ranch\Phase 1A - Road & School\Plats\dwg\WR-QV-PH-1A-FINAL PLAT.dwg USER: yahoo
 DATE: Dec 20, 2016 10:07am XREFS: WR-QV-PH-1A-FINAL PLAT-BD_306102_Lot Layout



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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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.

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.

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.

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.

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.

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".

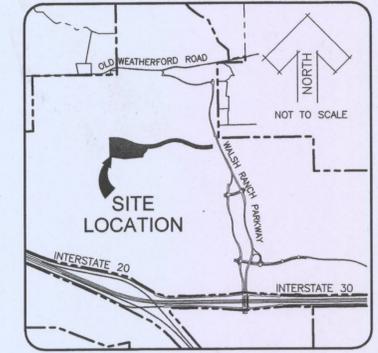
Public Open Space Easement
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

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 ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- All property corners are a 5/8 inch iron rod set with a plastic cap stamped "HUITT-ZOLLARS", unless otherwise noted.
- Refer to Preliminary Plat (PP-15-063).
- 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.
- Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
- PUE- Private Utility Easements are governed by that certain Quail Valley at Walsh Ranch Utility Easement Agreement dated November 28, 2016, 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.



LAND USE TABLE			
Gross Site Area (Acreage):	24.62 Ac.		
Right of Way (Acreage):	10.11 Ac.		
NET ACREAGE:	14.51 Ac		
Private Open Space Lots Area (Acreage):	0 Ac.	Private Open Space Lots (Number):	0
Commercial Lots Area (Acreage):	0 Ac.	Commercial Lots (Number):	0
Public Park (Acreage):	0 Ac.	Public Park Lots (Number):	0
Gross Non-Residential Lots (Acreage):	14.51 Ac.	Non-Residential Lots (Number):	1
Gross Residential Lots (Acreage):	0 Ac.	Residential Lots (Number):	0

FP16-019
 Ref: FP11-015 and SP16-0101

FINAL PLAT
WALSH RANCH QUAIL VALLEY
 LOT 1, BLOCK AK, & WALSH AVENUE ROW
 24.62 ACRES
 AN ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS
 SITUATED IN THE
 HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
 I. & G.N. R.R. SURVEY ABSTRACT NO. 2004
 I. & G.N. R.R. SURVEY ABSTRACT NO. 1996

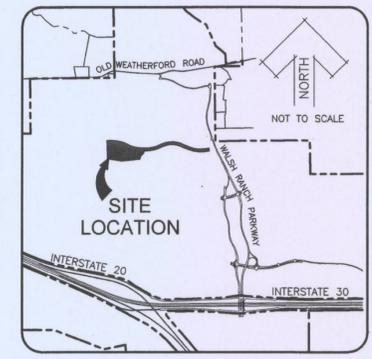
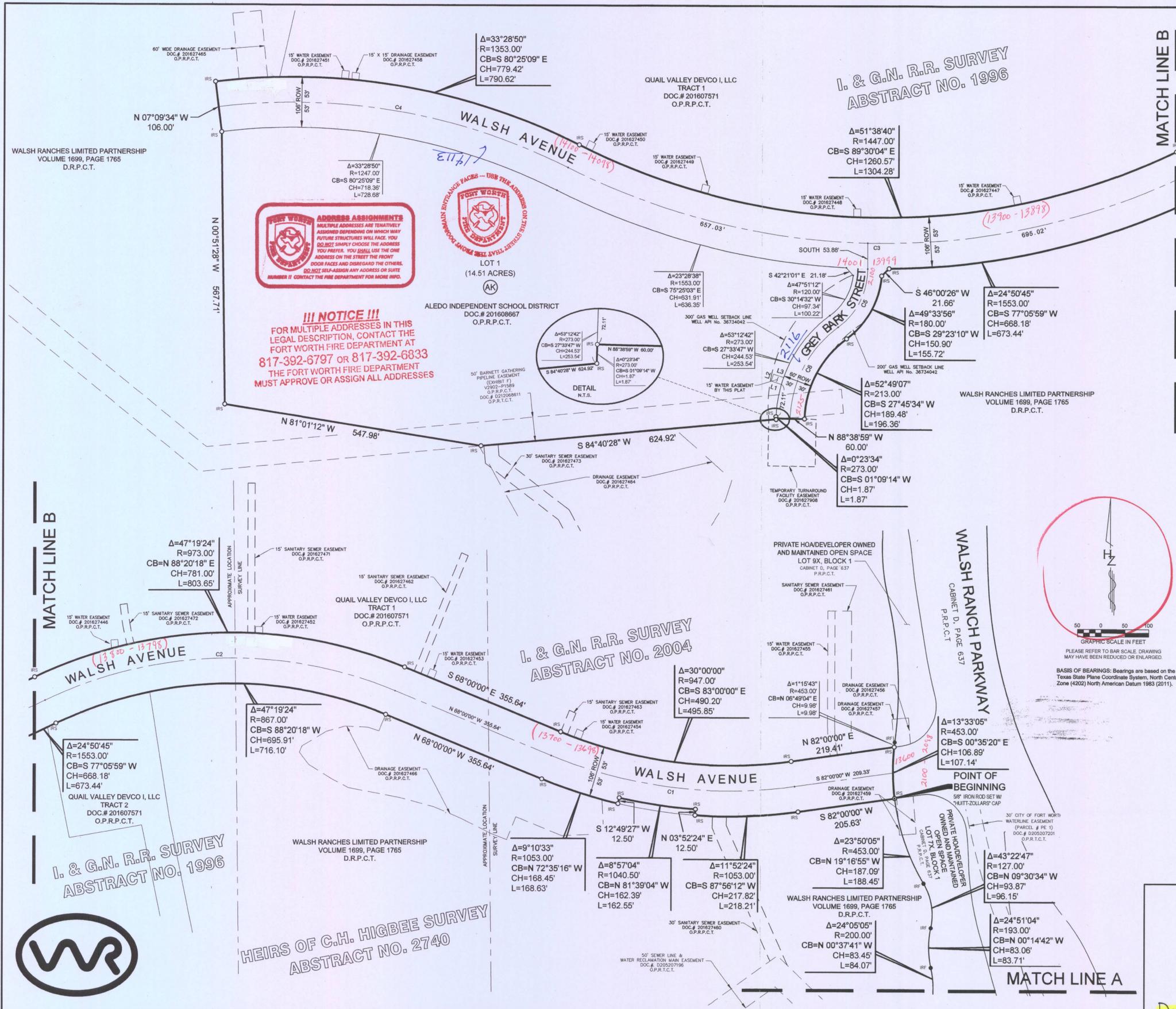
OWNERS

QUAIL VALLEY DEVCO I, LLC
 8401 NORTH CENTRAL EXPRESSWAY
 SUITE 350, DALLAS, TEXAS 75225
 PHONE: (214) 292-3410
 FAX: (214) 292-3411

ALEDO INDEPENDENT SCHOOL DISTRICT
 1008 BAILEY RANCH ROAD
 ALEDO, TEXAS 76008
 PHONE: (817) 441-8327

PREPARED BY:
HUITT-ZOLLARS
 Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

DECEMBER 2016 **SHEET 1 OF 3**



VICINITY MAP

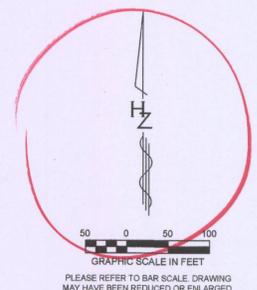
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°56'30" W	22.60'
L2	N 18°03'30" E	15.00'
L3	S 71°56'30" E	22.60'

CURVE TABLE

CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	30°00'00"	1000.00'	N 83°00'00" W	517.64'	523.60'
C2	47°19'24"	920.00'	S 88°20'18" W	738.46'	759.87'
C3	51°38'40"	1500.00'	N 89°30'04" W	1306.74'	1352.05'
C4	33°28'50"	1300.00'	N 80°25'09" W	748.89'	759.65'
C5	54°10'08"	150.00'	S 27°05'04" W	136.59'	141.81'
C6	52°49'07"	243.00'	S 27°45'34" W	216.16'	224.01'

- LEGEND
- IRF - IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP" UNLESS NOTED OTHERWISE.
 - IRF HZ - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - MIN. FF - MINIMUM FINISH FLOOR
 - WME - WALL MAINTENANCE EASEMENT
 - UE - UTILITY EASEMENT
 - BL - BUILDING LINE
 - ◆ - DENOTES STREET NAME CHANGE
 - D.R.P.C.T. - DEED RECORDS, PARKER COUNTY, TEXAS
 - O.P.R.P.C.T. - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS
 - O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



GRAPHIC SCALE IN FEET
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).

FP16-019

FINAL PLAT
WALSH RANCH
QUAIL VALLEY
 LOT 1, BLOCK AK, & WALSH AVENUE ROW
 24.62 ACRES
 AN ADDITION TO THE CITY OF FORT WORTH,
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 I. & G.N. R.R. SURVEY ABSTRACT NO. 2004
 I. & G.N. R.R. SURVEY ABSTRACT NO. 1996

OWNERS
QUAIL VALLEY DEVCO I, LLC
 8401 NORTH CENTRAL EXPRESSWAY
 SUITE 300, DALLAS, TEXAS 75225
 PHONE: (214) 292-3410
 FAX: (214) 292-3411

ALEDO INDEPENDENT SCHOOL DISTRICT
 1008 BAILEY RANCH ROAD
 ALEDO, TEXAS 76008
 PHONE: (817) 441-6327

PREPARED BY:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
 Phone (214) 871-3311 Fax (214) 871-0757

COUNTY RECORDING INFORMATION
 DECEMBER 2016 SHEET 2 OF 3

FINAL PLAT CASE NUMBER: FP-16-019 (PRELIMINARY PLAT: PP-15-063) PROJECT NUMBER: R303061.02

DWG: J:\Survey\303061-00-Walsh Ranch\02-Quail Valley\Phase 1A - Road & School\plats\dwg\WR-QV-PH-1A-FINAL PLAT.dwg USER: yahco
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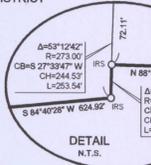
HEIRS OF C.H. HIGBEE SURVEY
 ABSTRACT NO. 2740

I. & G.N. R.R. SURVEY
 ABSTRACT NO. 1996

I. & G.N. R.R. SURVEY
 ABSTRACT NO. 2004



!!! NOTICE !!!
 FOR MULTIPLE ADDRESSES IN THIS LEGAL DESCRIPTION, CONTACT THE FORT WORTH FIRE DEPARTMENT AT 817-392-6797 OR 817-392-6833. THE FORT WORTH FIRE DEPARTMENT MUST APPROVE OR ASSIGN ALL ADDRESSES.



PARKER CO. 18' X 24'

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, QUAIL VALLEY DEVCO I, LLC and the ALEDO INDEPENDENT SCHOOL DISTRICT are the owners of a tract of land situated in the Heirs of C.H. Higbee Survey, Abstract No. 2740, International & Great Northern R.R. Co. Survey, Abstract No. 2004, and the International & Great Northern R.R. Co. Survey, Abstract No. 1996, Parker County, Texas, and being a portion of a tract of land as described in instrument to QUAIL VALLEY DEVCO I, LLC, as recorded in Doc. # 201607571 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), and all of that tract of land as described in instrument to the ALEDO INDEPENDENT SCHOOL DISTRICT as recorded in Doc. # 201608667, O.P.R.P.C.T., and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" at the northwest corner of the intersection of the westerly right of way line of southbound Walsh Ranch Parkway (a variable width right of way) and the northerly right of way line of Walsh Creek Boulevard, as shown on the final plat of LOTS 1X THRU 10X, BLOCK 1 AND WALSH RANCH PARKWAY RIGHT-OF-WAY, an addition to the City of Fort Worth, Parker County, Texas, as recorded in Cabinet D, Page 637 of the Plat Records of Parker County, Texas (P.R.P.C.T.);

THENCE, along the westerly right of way line of said southbound Walsh Ranch Parkway the following courses:

North 87 degrees 36 minutes 03 seconds East, a distance of 13.60 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the left having a central angle of 85 degrees 58 minutes 45 seconds, a radius of 110.00 feet, subtended by a 150.01 foot chord which bears North 44 degrees 36 minutes 40 seconds East;

Along said curve to the left an arc distance of 165.07 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP";

North 01 degrees 37 minutes 18 seconds East, a distance of 141.88 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the right having a central angle of 04 degrees 23 minutes 39 seconds, a radius of 612.00 feet, subtended by a 46.92 foot chord which bears North 03 degrees 49 minutes 07 seconds East;

Along said curve to the right an arc distance of 46.94 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 08 degrees 10 minutes 18 seconds, a radius of 988.00 feet, subtended by a 140.79 foot chord which bears North 01 degrees 18 minutes 56 seconds West;

Along said curve to the left an arc distance of 140.91 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a compound curve to the left having a central angle of 03 degrees 21 minutes 56 seconds, a radius of 1018.00 feet, subtended by a 59.79 foot chord which bears North 10 degrees 40 minutes 28 seconds West;

Along said curve to the left an arc distance of 59.80 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" at the south corner of Private Open Space Lot 7X, as shown on said final plat of Walsh Ranch Parkway;

THENCE, departing the westerly line of said southbound Walsh Ranch Parkway, and along the westerly line of said Private Open Space Lot 7X the following courses:

North 65 degrees 20 minutes 07 seconds West, a distance of 199.81 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP";

North 24 degrees 04 minutes 08 seconds West, a distance of 651.54 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the right having a central angle of 35 degrees 28 minutes 59 seconds, a radius of 100.00 feet, subtended by a 60.94 foot chord which bears North 06 degrees 19 minutes 38 seconds West;

Along said curve to the right an arc distance of 61.93 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 24 degrees 05 minutes 05 seconds, a radius of 200.00 feet, subtended by a 83.45 foot chord which bears North 00 degrees 37 minutes 41 seconds West;

Along said curve to the left an arc distance of 84.07 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the right having a central angle of 24 degrees 51 minutes 04 seconds, a radius of 193.00 feet, subtended by a 83.06 foot chord which bears North 00 degrees 14 minutes 42 seconds West;

Along said curve to the right an arc distance of 83.71 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 43 degrees 22 minutes 47 seconds, a radius of 127.00 feet, subtended by a 93.87 foot chord which bears North 09 degrees 30 minutes 34 seconds West;

Along said curve to the left an arc distance of 96.15 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the right having a central angle of 23 degrees 50 minutes 05 seconds, a radius of 453.00 feet, subtended by a 187.09 foot chord which bears North 19 degrees 16 minutes 55 seconds West;

Along said curve to the right an arc distance of 188.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" for the POINT OF BEGINNING;

THENCE, South 82 degrees 00 minutes 00 seconds West, departing the westerly line of Private Open Space Lot 7X, a distance of 205.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a curve to the right having a central angle of 11 degrees 52 minutes 24 seconds, a radius of 1053.00 feet, subtended by a 217.82 foot chord which bears South 87 degrees 56 minutes 12 seconds West;

THENCE, along said curve to the right an arc distance of 218.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, North 03 degrees 52 minutes 24 seconds East, a distance of 12.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 08 degrees 57 minutes 04 seconds, a radius of 1040.50 feet, subtended by a 162.39 foot chord which bears North 61 degrees 39 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 162.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, South 12 degrees 49 minutes 27 seconds West, a distance of 12.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 09 degrees 10 minutes 33 seconds, a radius of 1053.00 feet, subtended by a 168.45 foot chord which bears North 72 degrees 35 minutes 16 seconds West;

THENCE, along said curve to the right an arc distance of 168.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, North 68 degrees 00 minutes 00 seconds West, a distance of 355.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a curve to the left having a central angle of 47 degrees 19 minutes 24 seconds, a radius of 867.00 feet, subtended by a 695.91 foot chord which bears South 88 degrees 20 minutes 18 seconds West;

THENCE, along said curve to the left an arc distance of 716.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a reverse curve to the right having a central angle of 24 degrees 50 minutes 45 seconds, a radius of 1553.00 feet, subtended by a 668.18 foot chord which bears South 77 degrees 05 minutes 59 seconds West;

THENCE, along said curve to the right an arc distance of 673.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, South 46 degrees 00 minutes 26 seconds West, a distance of 21.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 49 degrees 33 minutes 56 seconds, a radius of 180.00 feet, subtended by a 150.90 foot chord which bears South 29 degrees 23 minutes 10 seconds West;

THENCE, along said curve to the right an arc distance of 155.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 52 degrees 49 minutes 07 seconds, a radius of 213.00 feet, subtended by a 189.48 foot chord which bears South 27 degrees 45 minutes 34 seconds West;

THENCE, along said curve to the left an arc distance of 196.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, North 88 degrees 38 minutes 59 seconds West, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 23 minutes 34 seconds, a radius of 273.00 feet, subtended by a 1.87 foot chord which bears South 01 degrees 09 minutes 14 seconds West;

THENCE, along said curve to the left an arc distance of 1.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" at the southeast corner of the aforementioned Aledo Independent School District tract;

THENCE, along the southerly and westerly lines of said Aledo Independent School District tract the following courses:

South 84 degrees 40 minutes 28 seconds West, a distance of 624.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

North 81 degrees 01 minutes 12 seconds West, a distance of 547.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

North 00 degrees 51 minutes 28 seconds West, a distance of 567.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" at the northwest corner of said Aledo Independent School District tract;

THENCE, North 07 degrees 09 minutes 34 seconds West, a distance of 106.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 28 minutes 50 seconds, a radius of 1353.00 feet, subtended by a 779.42 foot chord which bears South 80 degrees 25 minutes 09 seconds East;

THENCE, along said curve to the right an arc distance of 790.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 51 degrees 38 minutes 40 seconds, a radius of 1447.00 feet, subtended by a 1260.57 foot chord which bears South 89 degrees 30 minutes 04 seconds East;

THENCE, along said curve to the left an arc distance of 1304.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a reverse curve to the right having a central angle of 47 degrees 19 minutes 24 seconds, a radius of 973.00 feet, subtended by a 781.00 foot chord which bears North 88 degrees 20 minutes 18 seconds East;

THENCE, along said curve to the right an arc distance of 603.65 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, South 68 degrees 00 minutes 00 seconds East, a distance of 355.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars", and being the beginning of a curve to the left having a central angle of 30 degrees 00 minutes 00 seconds, a radius of 947.00 feet, subtended by a 490.20 foot chord which bears South 83 degrees 00 minutes 00 seconds East;

THENCE, along said curve to the left an arc distance of 495.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE, North 82 degrees 00 minutes 00 seconds East, a distance of 219.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" on the westerly right of way line of said Walsh Ranch Parkway, and being the southwest corner of Private Open Space Lot 9X as shown on said Lots 1X Thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way plat, and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 33 minutes 05 seconds, a radius of 453.00 feet, subtended by a 106.89 foot chord which bears South 00 degrees 35 minutes 20 seconds East, from which a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" found at a point of reverse curvature on the westerly line of Private Open Space Lot 9X bears, North 05 degrees 49 minutes 04 seconds East, a distance of 9.98 feet;

THENCE, along the westerly line of Walsh Ranch Parkway, and along said curve to the left an arc distance of 107.14 feet to the POINT OF BEGINNING and CONTAINING 24.62 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Quail Valley Devco I, LLC and the Aledo Independent School District 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, LOT 1, BLOCK AK, & WALSH AVENUE ROW, an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

WITNESS, my hand, this the 8th day of December, 2016.

By:

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

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

By: Republic Property Group, Ltd., a Texas limited partnership, its Manager

By: RPG, LLC, a Texas limited liability company, its General Partner

By: Tony Ruggeri, Co-CEO

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 Tony Ruggeri, 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 8th day of December, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: June 11, 2018

By:

ALEDO INDEPENDENT SCHOOL DISTRICT

By: Derek City, Superintendent

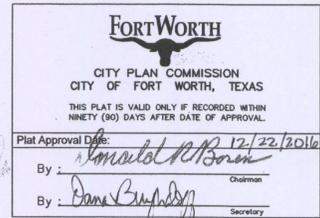
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Derek City, 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 7th day of December, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: August 18, 2019



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, Eric J. Yahoudy 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.

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
Firm Registration No. 10025600
Date: 12/7/16



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 Eric J. Yahoudy, 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 7th day of December, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: 10-05-2020



FINAL PLAT
WALSH RANCH
QUAIL VALLEY
LOT 1, BLOCK AK, & WALSH AVENUE ROW
24.62 ACRES
AN ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
SITUATED IN THE
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
I. & G.N. R.R. SURVEY ABSTRACT NO. 2004
I. & G.N. R.R. SURVEY ABSTRACT NO. 1996

OWNERS
QUAIL VALLEY DEVCO I, LLC
1038 BAILEY BRANCH ROAD
SUITE 350, DALLAS, TEXAS 75225
PHONE: (214) 292-3410
FAX: (214) 292-3411
ALEDO INDEPENDENT SCHOOL DISTRICT
1038 BAILEY BRANCH ROAD
ALEDO, TEXAS 76008
PHONE: (817) 441-8327
FAX: (817) 441-8327

PREPARED BY:
HUILT-ZOLLARS
Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone: (214) 871-3311 Fax: (214) 871-0757

DECEMBER 2016 SHEET 3 OF 3

FINAL PLAT CASE NUMBER: FP-16-019 (PRELIMINARY PLAT: PP-15-063) PROJECT NUMBER: R303061.02

D:\WC\Survey\503061-00-Walsh Ranch\02-Quail Valley\PLAT\WALSH-RANCH-1A-Road & School\plattest\WALSH-RANCH-1A-FINAL PLAT.dwg USER: rmmrdm DATE: Dec 07, 2016 8:47am AREAS: WRS-SV-PH-1A-FINAL PLAN-BD _303102_Lot Layout



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