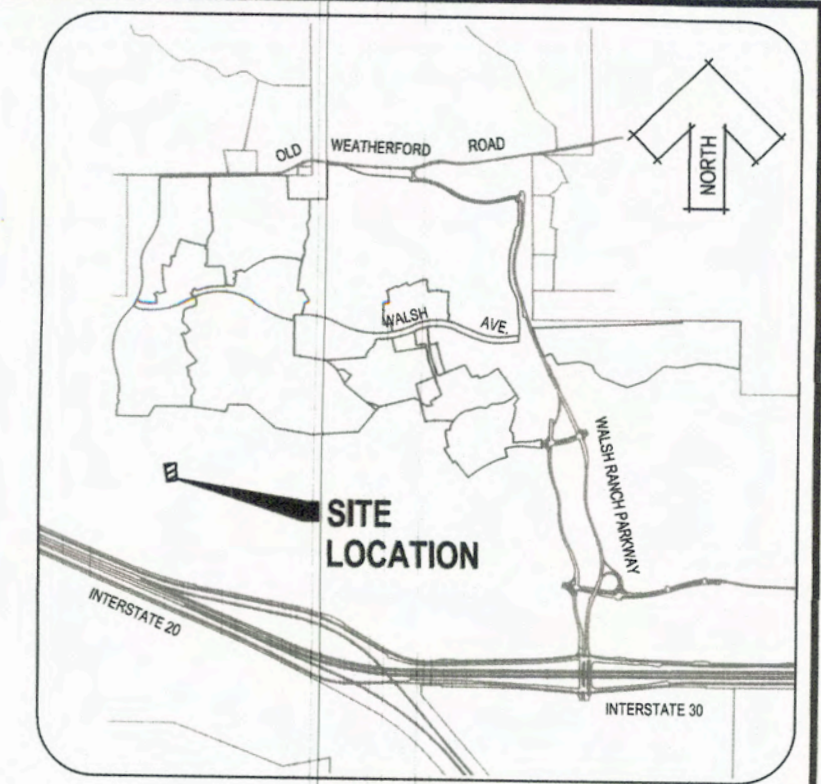
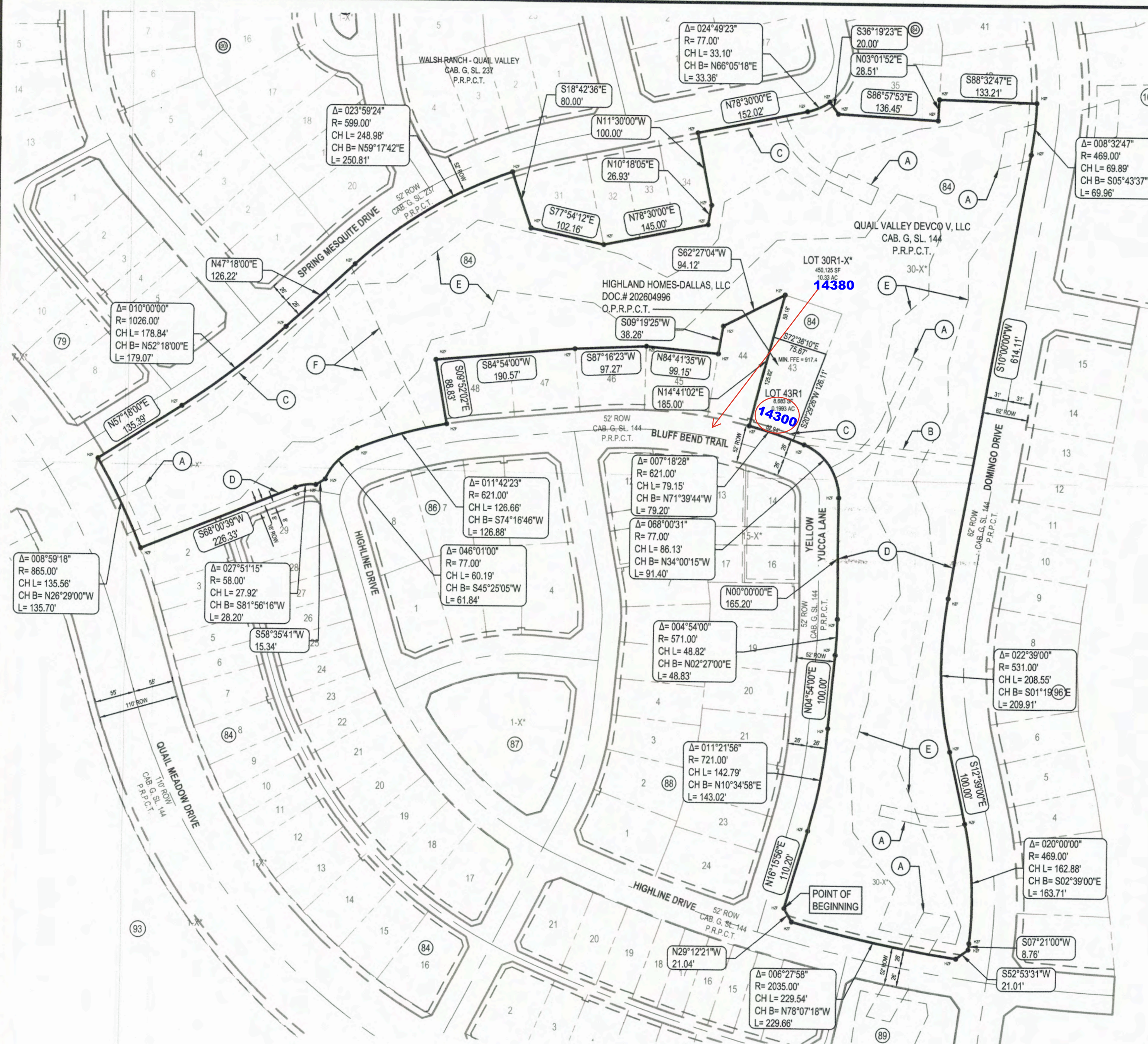
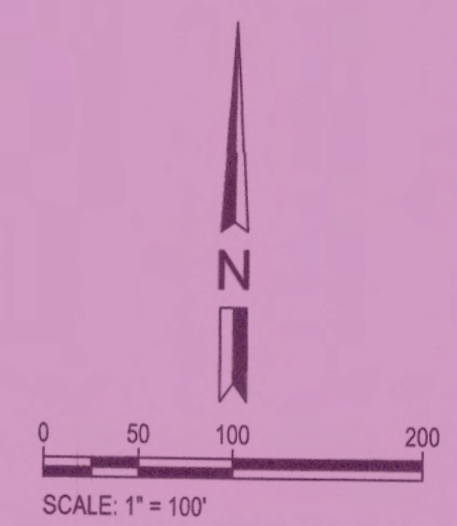
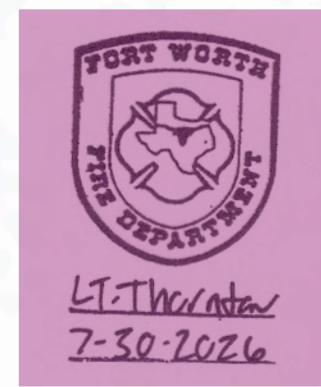




VICINITY MAP
NOT TO SCALE

- ### EASEMENT KEYNOTES:
- | | |
|-----|--|
| (A) | — DRAINAGE ESMT. CAB. G. SL. 144 P.R.P.C.T.
PLAT RECORD: FP-24-142 |
| (B) | — UTILITY ESMT. CAB. G. SL. 144 P.R.P.C.T.
PLAT RECORD: FP-24-142 |
| (C) | — 1.0' P.U.E. & 6.5' U.E. CAB. G. SL. 144 P.R.P.C.T.
PLAT RECORD: FP-24-142 |
| (D) | — 1.0' P.U.E. CAB. G. SL. 144 P.R.P.C.T.
PLAT RECORD: FP-24-142 |
| (E) | — FLOODPLAIN ESMT. CAB. G. SL. 144 P.R.P.C.T.
PLAT RECORD: FP-24-142 |
| (F) | — SANITARY SEWER ESMT. CAB. G. SL. 144 P.R.P.C.T.
PLAT RECORD: FP-24-142 |

- | LEGEND | |
|--------------|--|
| ● 100' | — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITZ-ZOLLARS" |
| ○ 100' | — 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITZ-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 |
| ◆ | — DEMOTES 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 |



FINAL PLAT
WALSH RANCH - QUAIL VALLEY
BLOCK 84 LOTS 30R1-X & 43R1
BEING A REPLAT of ALL of LOTS 30-X & 43, BLOCK 84
WALSH RANCH - QUAIL VALLEY, AN ADDITION TO
THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS
AS RECORDED IN CABINET G, SLIDE 144
SITUATED IN THE
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996

LAND USE / DEVELOPMENT YIELD TABLE			
GROSS SITE AREA (ACREAGE)	10.53 AC.	TOTAL NUMBER OF LOTS	2
RIGHT OF WAY AREA (ACREAGE)	0.0 AC.	TOTAL NUMBER RESIDENTIAL LOTS	1
NET AREA (ACREAGE)	10.53 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	1
SINGLE FAMILY DETACHED (ACREAGE)	0.1993 AC.	TOTAL NUMBER OPEN SPACE LOTS	1
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)	10.33 AC.	TOTAL NUMBER OF DWELLING UNITS	1

COUNTY RECORDING INFORMATION

 OWNER: HIGHLAND HOMES-DALLAS, LLC 5601 Democracy Drive Suite 300 Plano, Texas 75024 972.789.3500	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	
JUNE 2026	SHEET <u>01</u> OF <u>02</u>
PRELIMINARY PLAT NUMBER: PP-23-040	
HZ PROJECT NUMBER: P2020614	

FS-26-061

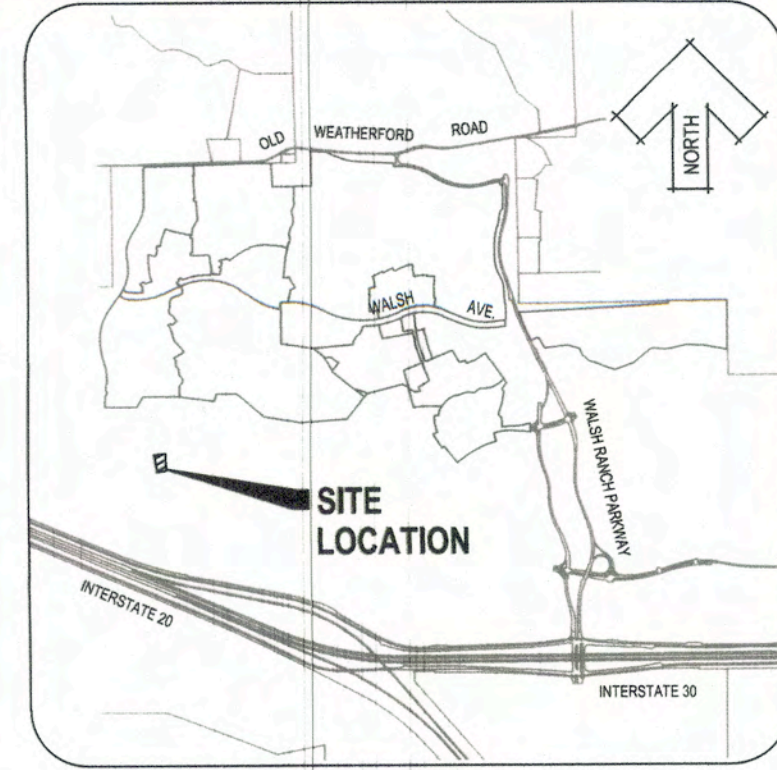
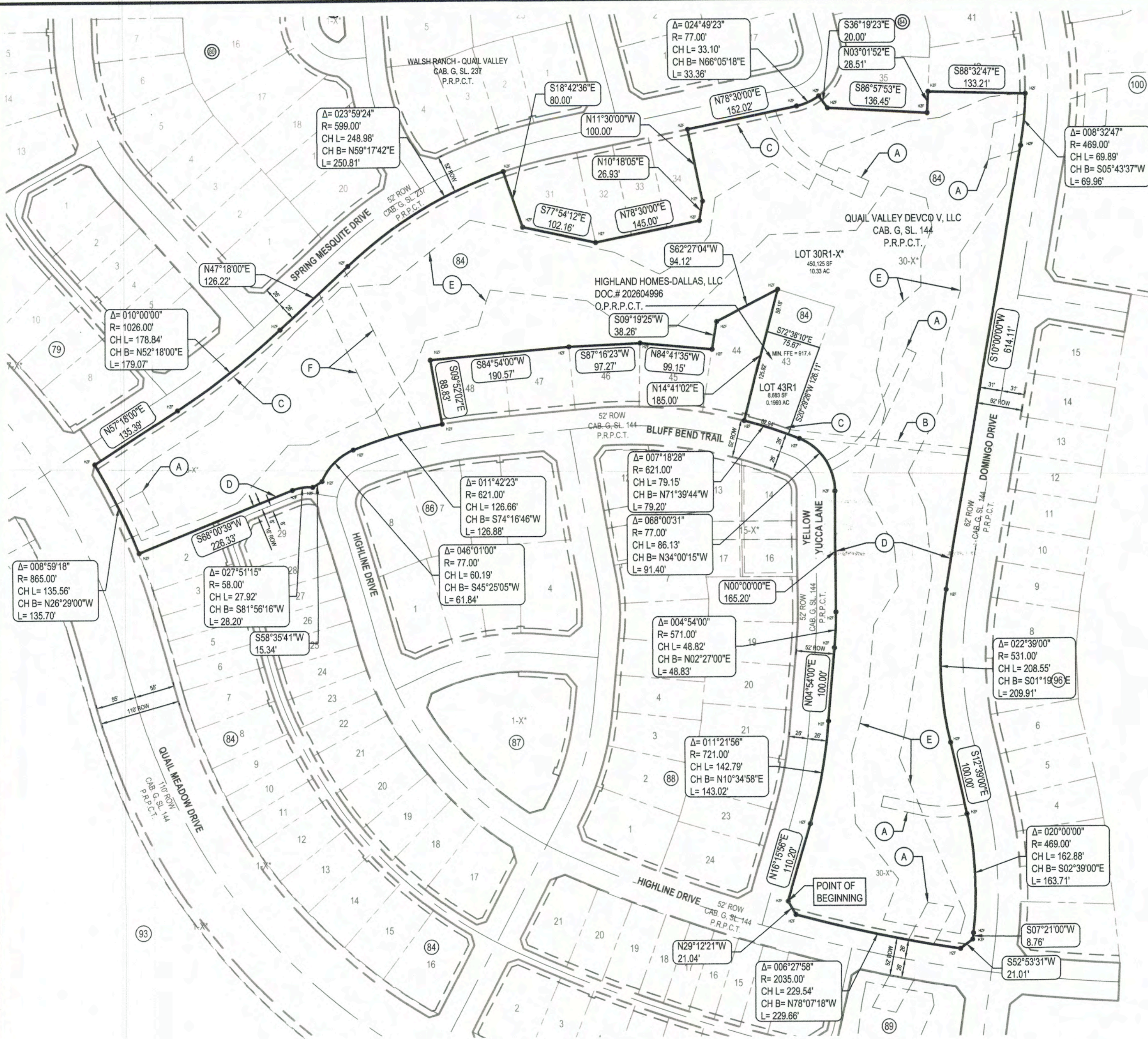
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FINAL PLAT CASE NUMBER: FS-26-061

PRELIMINARY PLAT NUMBER: PP-23-040

H7 PROJECT NUMBER: R303061.11

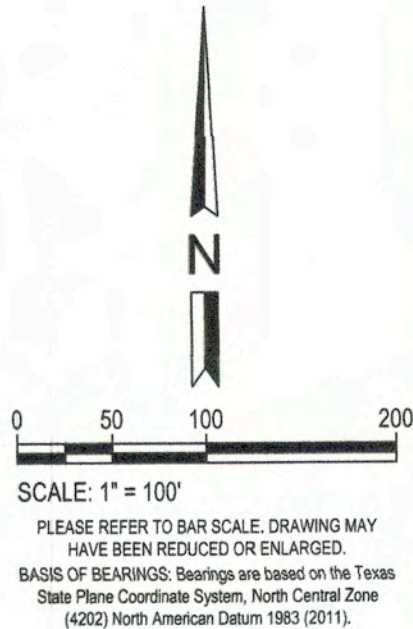
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- EASEMENT KEYNOTES:**
- (A) DRAINAGE ESMT. CAB. G. SL. 144 P.R.P.C.T. PLAT RECORD: FP-24-142
 - (B) UTILITY ESMT. CAB. G. SL. 144 P.R.P.C.T. PLAT RECORD: FP-24-142
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 - (E) FLOODPLAIN ESMT. CAB. G. SL. 144 P.R.P.C.T. PLAT RECORD: FP-24-142
 - (F) SANITARY SEWER ESMT. CAB. G. SL. 144 P.R.P.C.T. PLAT RECORD: FP-24-142
- 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
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 - DENOTES STREET NAME CHANGE
 - D.R.P.C.T.
 - P.R.P.C.T.
 - O.P.R.P.C.T.



LT. T. W. WINTER
7-30-2026



FINAL PLAT
WALSH RANCH - QUAIL VALLEY
BLOCK 84 LOTS 30R1-X & 43R1
BEING A REPLAT of ALL of LOTS 30-X & 43, BLOCK 84
WALSH RANCH - QUAIL VALLEY, AN ADDITION TO
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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.		
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INDUSTRIAL (ACREAGE)	0.0 AC.		
PRIVATE OPEN SPACE (ACREAGE)	10.33 AC.	TOTAL NUMBER OF DWELLING UNITS	1

COUNTY RECORDING INFORMATION



OWNER:
HIGHLAND HOMES-DALLAS, LLC
5601 Democracy Drive
Suite 300
Plano, Texas 75024
972.789.3500

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

JUNE 2026

SHEET 01 OF 02

G 306

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS: Quail Valley Devco V, LLC are the owners of a tract of land situated in the I. & G.N. Railroad Company Survey, Abstract No. 1996 and the I. & G.N. Railroad Company Survey, Abstract No. 1995, and being all of Lot 30-X and Lot 43, Block 84 of the Final Plat of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth as recorded in Cabinet G, Slide 144 of the Plat Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most easterly southwest corner of said Lot 30-X, said point being on the easterly right-of-way line of Yellow Yucca Lane (a 52' right-of-way) as dedicated by said Walsh Ranch - Quail Valley Plat;

THENCE along the easterly right-of-way line of said Yellow Yucca Drive the following:

North 16 degrees 15 minutes 56 seconds East a distance of 110.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the left having a central angle of 11 degrees 21 minutes 56 seconds, a radius of 721.00 feet, and subtended by a 142.79 foot chord which bears North 10 degrees 34 minutes 58 seconds East;

Along said curve to the left an arc distance of 143.02 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 04 degrees 54 minutes 00 seconds East a distance of 100.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 04 degrees 54 minutes 00 seconds, a radius of 571.00 feet, and subtended by a 48.82 foot chord which bears North 02 degrees 27 minutes 00 seconds East;

Along said curve to the left an arc distance of 48.83 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North a distance of 165.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 68 degrees 00 minutes 31 seconds, a radius of 77.00 feet, and subtended by a 86.13 foot chord which bears North 34 degrees 00 minutes 15 seconds West;

Along said curve to the left an arc distance of 91.40 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a compound curve to the left having a central angle of 07 degrees 18 minutes 28 seconds, a radius of 621.00 feet, and subtended by a 79.15 foot chord which bears North 71 degrees 39 minutes 44 seconds West;

Along said curve to the left, passing at a distance of 16.27 feet, the southeast corner of said Lot 43 and continuing in all an arc distance of 79.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the common southerly corner of said Lot 43 and Lot 44;

THENCE, North 14 degrees 41 minutes 02 seconds East, along the common line of said Lot 43 and Lot 44, a distance of 185.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the common northerly corner of said Lot 43 and Lot 44 and being on the southerly line of said Lot 30-X;

THENCE along the common southerly line of said Lot 30-X and the northerly lines of Lots 44-48, Block 84 the following:

South 62 degrees 27 minutes 04 seconds West a distance of 94.12 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 09 degrees 19 minutes 25 seconds West a distance of 38.26 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 84 degrees 41 minutes 35 seconds West a distance of 99.15 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 87 degrees 16 minutes 23 seconds West a distance of 97.27 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 84 degrees 54 minutes 00 seconds West a distance of 190.57 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 09 degrees 52 minutes 02 seconds East a distance of 88.83 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the southwesterly corner of said Lot 48, said point being on the northerly right-of-way line of Bluff Bend Trail (a 52' right-of-way) as dedicated by said Walsh Ranch - Quail Valley Plat and being the beginning of a non-tangent curve to the left having a central angle of 11 degrees 42 minutes 23 seconds, a radius of 621.00 feet, and subtended by a 126.86 foot chord which bears South 74 degrees 16 minutes 46 seconds West;

THENCE along the northerly right-of-way line of said Bluff Bend Trail the following:

Along said curve to the left an arc distance of 126.88 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a compound curve to the left having a central angle of 46 degrees 01 minutes 00 seconds, a radius of 77.00 feet, and subtended by a 80.19 foot chord which bears South 45 degrees 25 minutes 05 seconds West;

Along said curve to the left an arc distance of 61.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 58 degrees 35 minutes 41 seconds West a distance of 15.34 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" on the northerly line of a 16' alley as dedicated by said Walsh Ranch - Quail Valley Plat and being the beginning of a non-tangent curve to the left having a central angle of 27 degrees 51 minutes 15 seconds, a radius of 58.00 feet, and subtended by a 27.92 foot chord which bears South 81 degrees 56 minutes 16 seconds West;

THENCE, along the northerly line of said alley and said curve to the left an arc distance of 28.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

THENCE, South 68 degrees 00 minutes 39 seconds West, passing at a distance of 110.33 feet the northeasterly corner of Lot 2, Block 84 of said Walsh Ranch - Quail Valley Plat and continuing in all a distance of 226.33 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most southwesterly corner of said Lot 30-X, said point being on the easterly right-of-way line of Quail Meadow Drive (a 110' right-of-way) as dedicated by said Walsh Ranch - Quail Valley Plat, and being the beginning of a non-tangent curve to the left having a central angle of 08 degrees 59 minutes 18 seconds, a radius of 865.00 feet, and subtended by a 135.56 foot chord which bears North 26 degrees 29 minutes 00 seconds West;

THENCE, along the easterly right-of-way line of said Quail Meadow Drive said curve to the left an arc distance of 135.70 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most northwesterly corner of said Lot 30-X;

THENCE along the northerly line of said Lot 30-X the following:

North 57 degrees 18 minutes 00 seconds East a distance of 135.39 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 10 degrees 00 minutes 00 seconds, a radius of 1,026.00 feet, and subtended by a 178.84 foot chord which bears North 52 degrees 18 minutes 00 seconds East;

Along said curve to the left an arc distance of 179.07 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 47 degrees 18 minutes 00 seconds East a distance of 126.22 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle of 23 degrees 59 minutes 24 seconds, a radius of 599.00 feet, and subtended by a 248.96 foot chord which bears North 59 degrees 17 minutes 42 seconds East;

Along said curve to the right an arc distance of 250.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 18 degrees 42 minutes 36 seconds East a distance of 80.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 77 degrees 54 minutes 12 seconds East a distance of 102.16 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 78 degrees 30 minutes 00 seconds East a distance of 145.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 10 degrees 18 minutes 05 seconds East a distance of 26.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 11 degrees 30 minutes 00 seconds West a distance of 100.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 78 degrees 30 minutes 00 seconds East a distance of 152.02 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 24 degrees 49 minutes 23 seconds, a radius of 77.00 feet, and subtended by a 33.10 foot chord which bears North 66 degrees 05 minutes 18 seconds East;

Along said curve to the left an arc distance of 33.36 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 36 degrees 19 minutes 23 seconds East a distance of 20.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 86 degrees 57 minutes 53 seconds East a distance of 136.45 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 03 degrees 01 minutes 52 seconds East a distance of 28.51 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 88 degrees 32 minutes 47 seconds East a distance of 133.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the most northeasterly corner of said Lot 30-X, said point being on the westerly right-of-way line of Domingo Drive (a 62' right-of-way) as dedicated by said Walsh Ranch - Quail Valley Plat and being the beginning of a non-tangent curve to the right having a central angle of 08 degrees 32 minutes 47 seconds, a radius of 469.00 feet, and subtended by a 89.89 foot chord which bears South 05 degrees 43 minutes 37 seconds West;

THENCE, along the westerly right-of-way line of said Domingo Drive the following:

Along said curve to the right an arc distance of 69.96 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 10 degrees 00 minutes 00 seconds West a distance of 614.11 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the left having a central angle of 22 degrees 39 minutes 00 seconds, a radius of 531.00 feet, and subtended by a 208.55 foot chord which bears South 01 degrees 19 minutes 30 seconds East;

Along said curve to the right-left an arc distance of 209.91 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 12 degrees 39 minutes 00 seconds East a distance of 100.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" at the beginning of a curve to the right having a central angle of 20 degrees 00 minutes 00 seconds, a radius of 469.00 feet, and subtended by a 162.88 foot chord which bears South 02 degrees 39 minutes 00 seconds East;

Along said curve to the right an arc distance of 163.71 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 07 degrees 21 minutes 00 seconds West a distance of 8.76 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

South 52 degrees 53 minutes 31 seconds West a distance of 21.01 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars" on the northerly right-of-way line of Highline Drive (a 52' right-of-way) as dedicated by said Walsh Ranch - Quail Valley Plat and being the beginning of a non-tangent curve to the right having a central angle of 06 degrees 27 minutes 58 seconds, a radius of 2,035.00 feet, and subtended by a 228.54 foot chord which bears North 78 degrees 07 minutes 18 seconds West;

THENCE, along the northerly right-of-way line of said Highline Drive the following:

Along said curve to the right an arc distance of 229.66 feet to a 5/8 inch iron rod found with plastic cap stamped "Huit-Zollars";

North 29 degrees 12 minutes 21 seconds West a distance of 21.04 feet to the **POINT OF BEGINNING** and containing 10.533 acres or 458,818 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Mitchell S. Pillar do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Fort Worth, Texas.

Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Firm Registration No. 10025600
6/22/2026
Date



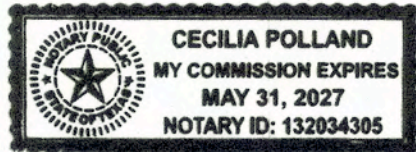
STATE OF TEXAS
COUNTY OF DALLAS

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 22 day of June, 2026.

Notary Public in and for the State of Texas

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 Huit-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 84 LOT 43R2-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.
- Covenants or Restriction are Un-altered. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO V, LLC & HIGHLAND HOMES-DALLAS, 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 84 LOTS 30R1-X & 43R1, 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 & HIGHLAND HOMES-DALLAS, 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 28 day of July, 2026.

By:

HIGHLAND HOMES-DALLAS, LLC,
a Texas limited liability company

By: Chip Boyd
Chip Boyd, Vice President

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ Tarrant JD

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Chip Boyd, 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 28th day of July, 2026.

Notary Public in and for the State of Texas

My Commission Expires On: 6/15/2030

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

By:

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

By: Seth Carpenter
Seth Carpenter, Senior Vice President

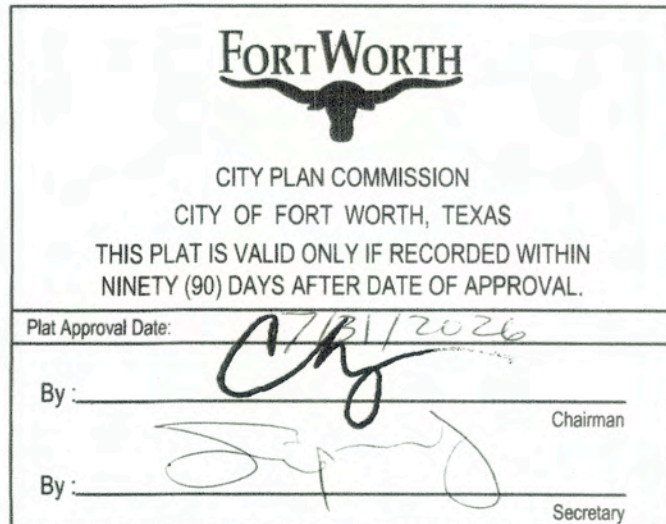
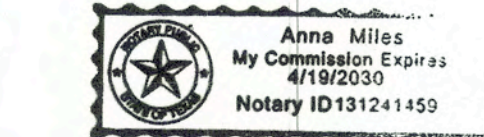
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Seth Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: 4-19-2030



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

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 recodation 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 planned 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 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.

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/cubhouse/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.

FINAL PLAT
WALSH RANCH - QUAIL VALLEY
BLOCK 84 LOTS 30R1-X & 43R1
BEING A REPLAT of ALL of LOTS 30-X & 43, BLOCK 84
WALSH RANCH - QUAIL VALLEY, AN ADDITION TO
THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS
AS RECORDED IN CABINET G, SLIDE 144
SITUATED IN THE
I. & G.N. RAILROAD COMPANY SURVEY ABSTRACT NO. 1996

COUNTY RECORDING INFORMATION		OWNER: HIGHLAND HOMES-DALLAS, LLC 5601 Democracy Drive Suite 300 Plano, Texas 75024 972.789.3500	OWNER: QUAIL VALLEY DEVCO V, LLC 400 S. Record Street Suite 1200 Dallas, Texas 75202 214.292.3410
		PREPARED BY: HUIT ZOLLARS 5430 LBJ Freeway, Suite 1500 Dallas, Texas 75240-2675 214.871.3311 www.huit-zollars.com	
JUNE 2026		SHEET <u>02</u> OF <u>02</u>	

FINAL PLAT CASE NUMBER: FS-26-061

PRELIMINARY PLAT NUMBER: PP-23-040

HZ PROJECT NUMBER: R303061.41

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Parker County Texas

