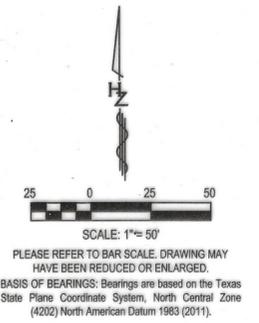
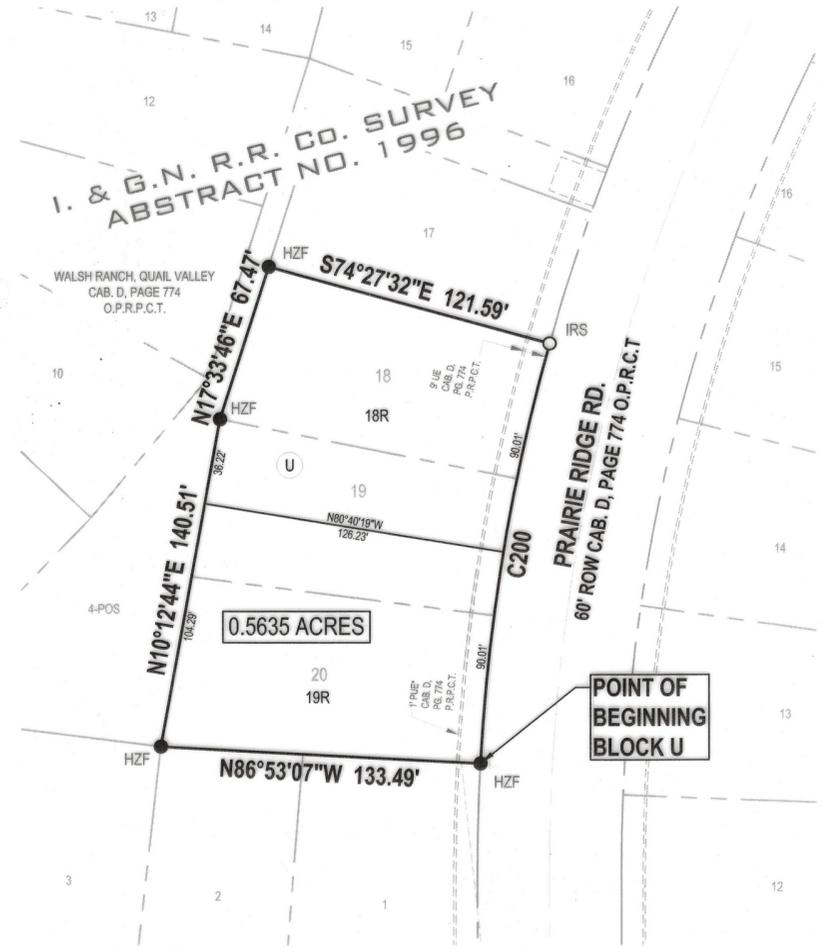
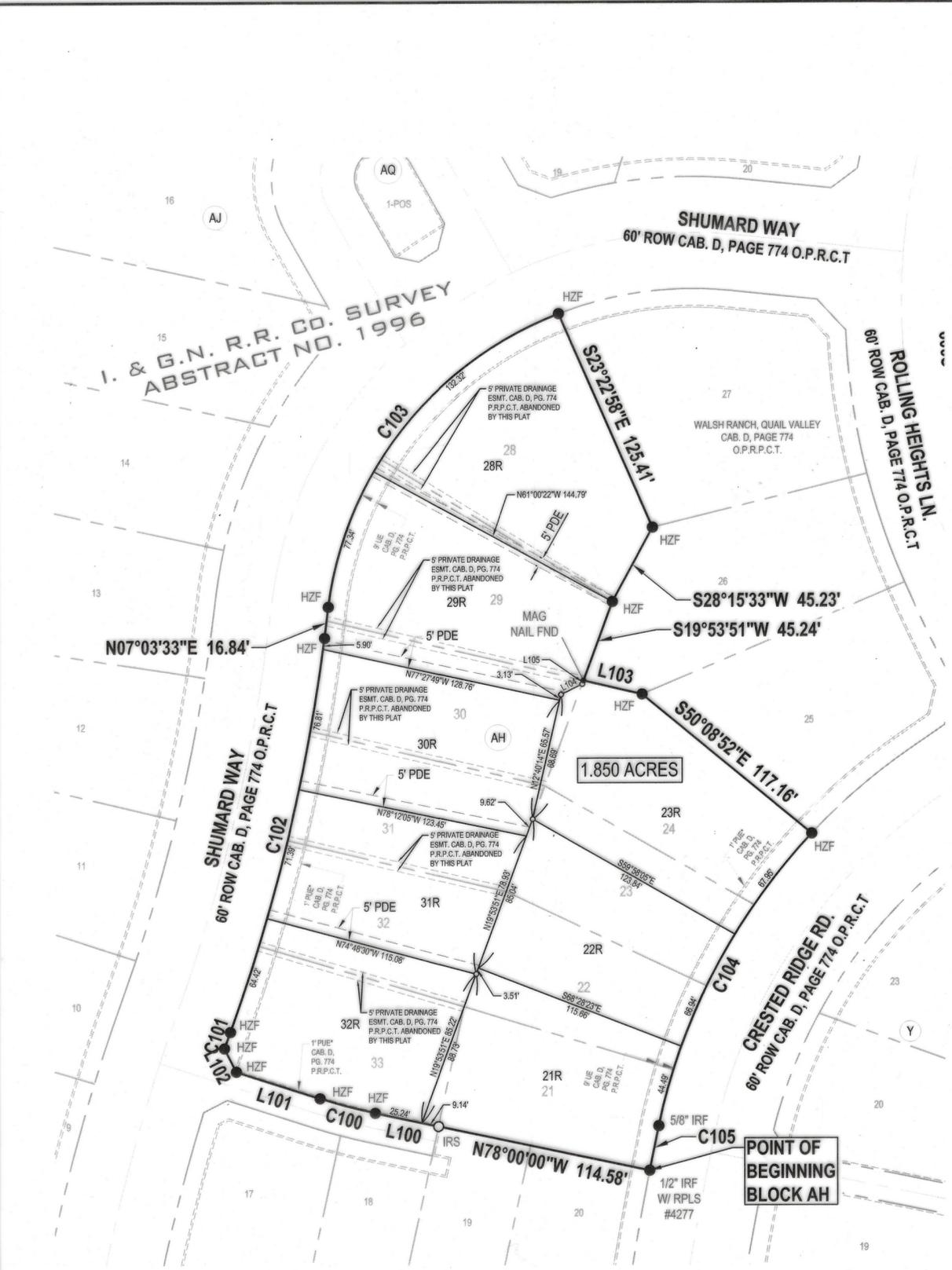


DWG: H:\proj\IR303061.48 - Walsh Slope Lots\10 CADD & BIM\10.1 AutoCAD_306148_Plat\WV_Final Plat_Slope Lots.dwg USER: bcole
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- LEGEND**
- HZF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - IRF - IRON ROD FOUND AS NOTED
 - IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - MIN. FF - MINIMUM FINISH FLOOR
 - 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

**FINAL PLAT
 WALSH RANCH - QUAIL VALLEY**

BLOCK H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R;
 BLOCK AH LOTS 21R - 23R & 28R - 32R;

BEING A REPLAT OF BLOCK H, LOTS 29 - 33; BLOCK U, LOTS 18 - 20; BLOCK V, LOTS 15 - 16 & 20 - 22;
 BLOCK AH, LOTS 21 - 24 & 28 - 33 OF WALSH RANCH QUAIL VALLEY, AN ADDITION TO THE CITY OF
 FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D, PAGE 774, P.R.P.C.T.

AND
 BEING A REPLAT OF BLOCK H, LOT 5R-10; BLOCK V, LOT 7R-1 POS* OF WALSH RANCH QUAIL VALLEY,
 AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D,
 PAGE 795, P.R.P.C.T.

**A 9.39 ACRE ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS**
 SITUATED IN THE

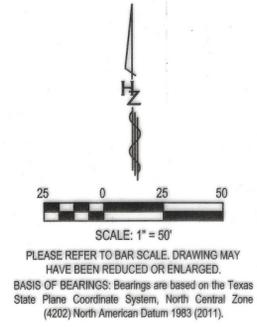
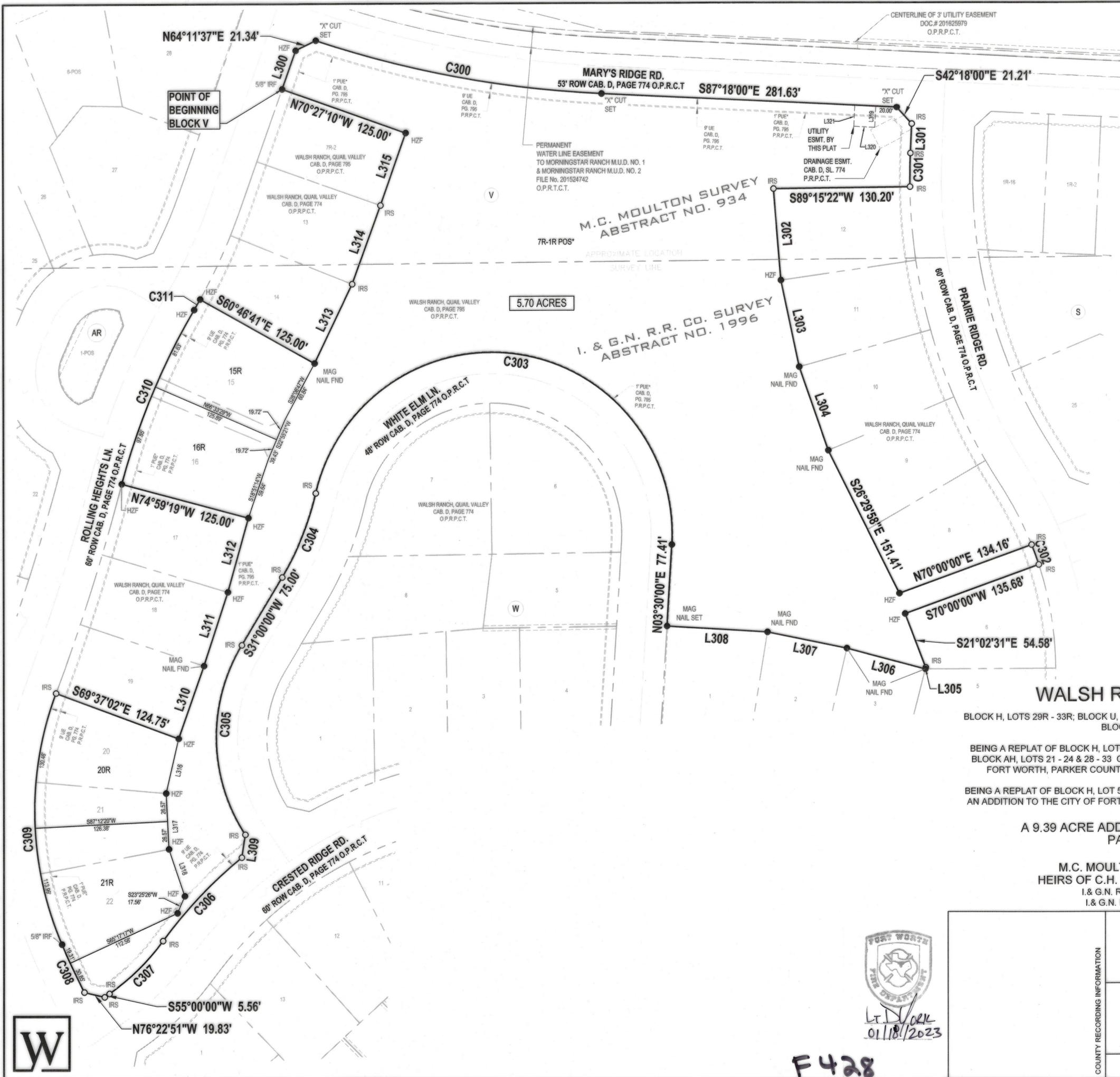
**M.C. MOULTON SURVEY, ABSTRACT NO. 934
 HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
 I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 2004,
 I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1996**

COUNTY RECORDING INFORMATION	OWNER: QUAIL VALLEY DEVCO I, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350 DALLAS, TEXAS 75225 PHONE: (214) 292-3410 FAX: (214) 292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
	JANUARY 2023 SHEET 2 OF 6



F 428

DWG: H:\proj\R303061_48 - Walsh Slope Lots10 CADD & BIM\10.1 AutoCAD\10.1 AutoCAD Final Plat Slope Lots.dwg USER: bccole
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- LEGEND**
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**FINAL PLAT
 WALSH RANCH - QUAIL VALLEY**

BLOCK H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R;
 BLOCK AH LOTS 21R - 23R & 28R - 32R;

BEING A REPLAT OF BLOCK H, LOTS 29 - 33; BLOCK U, LOTS 18 - 20; BLOCK V, LOTS 15 - 16 & 20 - 22;
 BLOCK AH, LOTS 21 - 24 & 28 - 33 OF WALSH RANCH QUAIL VALLEY, AN ADDITION TO THE CITY OF
 FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D, PAGE 774, P.R.P.C.T.

AND
 BEING A REPLAT OF BLOCK H, LOT 5R-10; BLOCK V, LOT 7R-1 POS* OF WALSH RANCH QUAIL VALLEY,
 AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D,
 PAGE 795, P.R.P.C.T.

**A 9.39 ACRE ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS**
 SITUATED IN THE

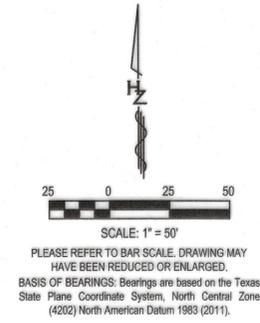
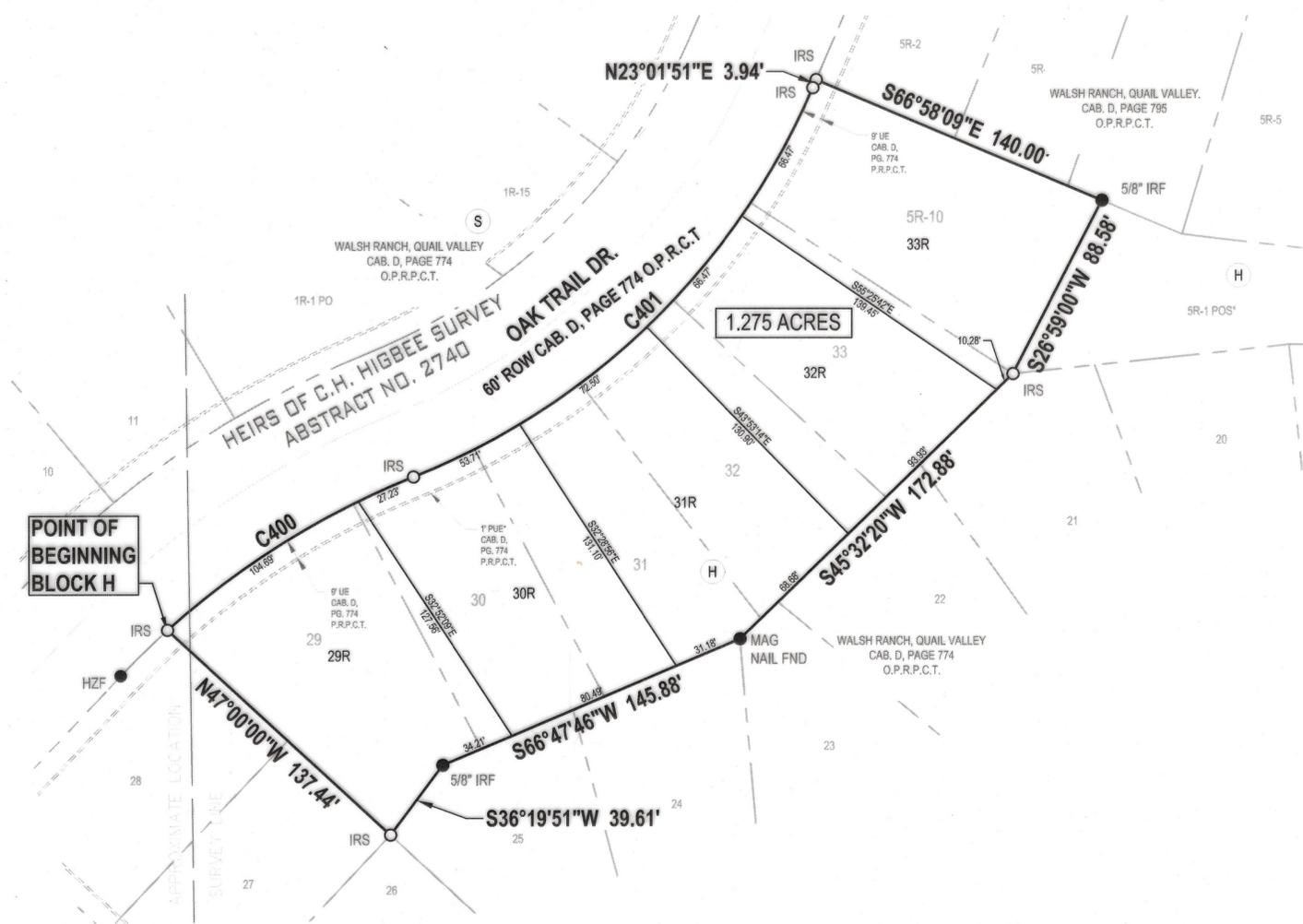
**M.C. MOULTON SURVEY, ABSTRACT NO. 934
 HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
 I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 2004,
 I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1996**



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COUNTY RECORDING INFORMATION	OWNER: QUAIL VALLEY DEVCO I, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350 DALLAS, TEXAS 75225 PHONE: (214) 292-3410 FAX: (214) 292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
	JANUARY 2023 SHEET 3 OF 6

DWG: H:\proj\IR303061.48 - Walsh Slope Lots\10 CADD & BIM\10.1 AutoCAD\306148_PLAT\WR_Final Plat_Slope Lots.dwg USER: bcole
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LEGEND

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- O.P.R.P.C.T. - OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	CH LENGTH	CH BEARING	LENGTH
C100	006°57'39"	292.00'	30.36'	N75°01'11"W	30.38'
C101	000°33'21"	970.00'	9.41'	N19°18'07"E	9.41'
C102	012°31'14"	1000.00'	218.09'	N13°19'10"E	218.53'
C103	061°36'05"	195.00'	199.70'	N37°51'36"E	209.65'
C104	031°08'41"	330.00'	177.18'	S27°20'14"W	179.38'
C105	000°48'27"	1730.00'	24.38'	S11°21'40"W	24.38'
C200	012°25'36"	830.00'	179.66'	S09°19'41"W	180.01'
C300	015°42'57"	1013.00'	276.99'	S79°26'31"E	277.86'
C301	003°26'38"	530.00'	31.85'	S00°58'41"W	31.86'
C302	003°34'54"	320.00'	20.00'	S20°00'00"E	20.00'
C303	170°27'56"	172.00'	342.81'	N81°43'58"W	511.73'
C304	017°57'56"	275.00'	85.88'	S22°01'02"W	86.23'
C305	063°57'00"	170.00'	180.05'	S00°58'30"E	188.74'
C306	014°33'21"	430.00'	108.95'	S43°33'27"W	109.24'
C307	018°43'14"	220.00'	71.56'	S45°38'23"W	71.88'
C308	003°57'50"	725.00'	50.15'	N25°11'13"W	50.16'
C309	043°46'12"	320.00'	238.56'	N01°19'12"W	244.46'
C310	015°27'48"	665.00'	178.93'	N22°44'36"E	179.48'
C311	001°15'11"	530.00'	11.59'	N29°50'54"E	11.59'
C400	020°25'40"	370.00'	131.22'	N67°48'42"E	131.92'
C401	044°59'41"	330.00'	252.54'	N45°31'41"E	259.15'

LINE TABLE		
LINE	BEARING	LENGTH
L100	N78°00'00"W	34.38'
L101	N72°02'21"W	46.74'
L102	N26°39'19"W	14.05'
L103	S76°35'32"E	31.95'
L104	N62°56'47"E	12.66'
L105	N19°53'51"E	2.00'
L300	N19°32'50"E	38.59'
L301	S02°42'00"W	27.76'
L302	S04°38'46"E	86.86'
L303	S11°55'50"E	83.85'
L304	S19°12'54"E	83.85'
L305	S14°16'32"W	1.63'
L306	N75°12'33"W	77.35'
L307	N78°29'41"W	77.28'
L308	N86°30'00"W	95.78'
L309	S08°47'10"W	21.92'
L310	N19°14'14"E	73.23'
L311	N18°10'01"E	73.57'
L312	N15°41'06"E	73.00'
L313	N25°34'47"E	83.22'
L314	N19°57'31"E	79.37'
L315	N19°32'50"E	72.50'
L316	S13°01'32"W	53.23'
L317	S02°45'25"E	26.57'
L318	S18°42'11"E	47.02'
L319	N02°42'00"E	20.00'
L320	S87°18'00"E	20.00'
L321	S02°42'00"W	20.00'

**FINAL PLAT
WALSH RANCH - QUAIL VALLEY**

BLOCK H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R;
 BLOCK AH LOTS 21R - 23R & 28R - 32R;

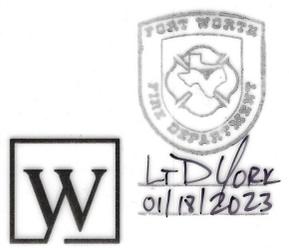
BEING A REPLAT OF BLOCK H, LOTS 29 - 33; BLOCK U, LOTS 18 - 20; BLOCK V, LOTS 15 - 16 & 20 - 22;
 BLOCK AH, LOTS 21 - 24 & 28 - 33 OF WALSH RANCH QUAIL VALLEY, AN ADDITION TO THE CITY OF
 FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D, PAGE 774, P.R.P.C.T.

AND
 BEING A REPLAT OF BLOCK H, LOT 5R-10; BLOCK V, LOT 7R-1 POS* OF WALSH RANCH QUAIL VALLEY,
 AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D,
 PAGE 795, P.R.P.C.T.

**A 9.39 ACRE ADDITION TO THE CITY OF FORT WORTH,
 PARKER COUNTY, TEXAS
 SITUATED IN THE**

**M.C. MOULTON SURVEY, ABSTRACT NO. 934
 HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
 I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 2004,
 I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1996**

COUNTY RECORDING INFORMATION	OWNER: QUAIL VALLEY DEVCO I, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350 DALLAS, TEXAS 75225 PHONE: (214) 292-3410 FAX: (214) 292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
JANUARY 2023 SHEET 4 OF 6	



F 428

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Quail Valley Devco I, LLC, is the owner of tracks of land situated in the M.C. Moulton Survey, Abstract No. 934, the Heirs of C.H. Higbee Survey, Abstract No. 2740, the I.& G.N. R.R. Co. Survey, Abstract No. 2004 and the I.& G.N. R.R. Co. Survey, Abstract No. 1996 and being more particularly described as follows:

BLOCK AH

Being a tract of land situated in the I.& G.N. R.R. Co. Survey, Abstract No. 1996 and being all of Lots 21 through 24 and Lots 28 through 33, Block AH of the final plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Page 774 of the Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with plastic cap stamped "RPLS 4277" at the southeast corner of said Lot 21, said point being on the westerly right of way line of Crested Ridge Road (a 60' right of way);

THENCE, North 78 degrees 00 minutes 00 seconds West, along the southerly line of said Lot 2, a distance of 114.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northerly right of way line of Alley R (a 18' alley);

THENCE, continuing along the northerly right of way line of said Alley R the following:

North 78 degrees 00 minutes 00 seconds West a distance of 34.38 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 05 degrees 57 minutes 39 seconds, a radius of 292.00 feet, and subtended by a 30.36 foot chord which bears North 75 degrees 01 minutes 11 seconds West;

Along said curve to the right an arc distance of 30.38 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 72 degrees 02 minutes 21 seconds West a distance of 46.74 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 26 degrees 39 minutes 19 seconds West a distance of 14.05 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the easterly right of Shumard Way (a 60' right of way) and being the beginning of a non-tangent curve to the right having a central angle of 00 degrees 33 minutes 21 seconds, a radius of 970.00 feet, and subtended by a 9.41 foot chord which bears North 19 degrees 18 minutes 07 seconds East;

THENCE, along the easterly right of way line of said Shumard Way the following:

Along said curve to the right an arc distance of 9.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" and being the beginning of a reverse curve to the left having a central angle of 12 degrees 31 minutes 14 seconds, a radius of 1,000.00 feet, and subtended by a 218.09 foot chord which bears North 13 degrees 19 minutes 10 seconds East;

Along said curve to the left an arc distance of 218.53 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 07 degrees 03 minutes 33 seconds East a distance of 16.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 61 degrees 36 minutes 05 seconds, a radius of 195.00 feet, and subtended by a 199.70 foot chord which bears North 37 degrees 51 minutes 36 seconds East;

Along said curve to the right an arc distance of 209.65 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common northerly corner of Lot 27 and said Lot 28;

THENCE, South 23 degrees 22 minutes 58 seconds East, departing the easterly right of way line of said Shumard Way, along the common line of Lot 27 and said Lot 28, a distance of 125.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lot 26, Lot 27 and said Lot 28;

THENCE, South 28 degrees 15 minutes 33 seconds West, along the common line of Lot 26 and said Lot 28, a distance of 45.23 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lot 26 and said Lot 28 and Lot 29;

THENCE, South 19 degrees 53 minutes 51 seconds West, along the common line of Lot 26 and said Lot 29, a distance of 45.24 feet to a Mag Nail found at the common corner of Lot 26 and said Lots 24, 29 and 30;

THENCE, South 76 degrees 35 minutes 32 seconds East, along the common line of Lot 26 and said Lot 24, a distance of 31.95 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lots 25, 26 and said Lot 24;

THENCE, South 50 degrees 08 minutes 52 seconds East, along the common line of Lot 25 and said Lot 24, a distance of 117.16 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lot 25 and said Lot 24, said point being on the westerly right of way line of the aforementioned Crested Ridge Road and being the beginning of a non-tangent curve to the left having a central angle of 31 degrees 08 minutes 41 seconds, a radius of 330.00 feet, and subtended by a 177.18 foot chord which bears South 27 degrees 20 minutes 14 seconds West;

THENCE, along the westerly right of way line of said Crested Ridge Road the following:

Along said curve to the left an arc distance of 179.38 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 48 minutes 27 seconds, a radius of 1,730.00 feet, and subtended by a 24.39 foot chord which bears South 11 degrees 21 minutes 40 seconds West;

Along said curve to the left an arc distance of 24.38 feet to the POINT OF BEGINNING, and containing 80,583 Square feet or 1.850 Acres of land, more or less.

BLOCK U

Being a tract of land situated in the I.& G.N. R.R. Co. Survey, Abstract No. 1996 and being all of Lots 18, 19 and 20, Block U of the final plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Page 774 of the Plat Records, Parker County, Texas (P.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common easterly corner of Lot 1 and said Lot 20, said point being on the westerly right of way line of Prairie Ridge Road (a 60' right of way);

THENCE, North 86 degrees 53 minutes 07 seconds West, departing the westerly right of way line of said Prairie Ridge Road, a distance of 133.49 feet along the common line of Lots 1 and 2 and said Lot 20 to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lots 2, 3, 4-POS and said Lot 20;

THENCE, along the common line of Lot 4-POS and said Lots 18, 19 and 20 the following:

North 10 degrees 12 minutes 44 seconds East a distance of 140.51 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 17 degrees 33 minutes 46 seconds East a distance of 67.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lot 17 and said Lot 18;

THENCE, South 74 degrees 27 minutes 32 seconds East, along the common line of Lot 17 and said Lot 18, a distance of 121.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the common corner of Lot 17 and said Lot 18, said point being on the westerly right of way line of the aforementioned Prairie Ridge Road and being the beginning of a non-tangent curve to the left having a central angle of 12 degrees 25 minutes 36 seconds, a radius of 830.00 feet, and subtended by a 179.86 foot chord which bears South 09 degrees 19 minutes 41 seconds West;

THENCE, along the westerly right of way line of said Prairie Ridge Road and along said curve to the left an arc distance of 180.01 feet to the POINT OF BEGINNING, and containing 24,548 Square feet or 0.5635 of an Acre of land, more or less.

BLOCK H

Being a tract of land situated in the I.& G.N. R.R. Co. Survey, Abstract No. 1996 and the Heirs of C.H. Higbee Survey, Abstract No. 2740 and being all of Lots 29, 30, 31, 32 and 33, Block H of the final plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Page 774 of the Plat Records, Parker County, Texas (P.R.P.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the common westerly corner of Lot 28 and said Lot 29, said point being on the easterly right of way line of Oak Trail Drive (a 60' right of way) and being the beginning of a non-tangent curve to the right having a central angle of 20 degrees 25 minutes 40 seconds, a radius of 370.00 feet, and subtended by a 131.22 foot chord which bears North 57 degrees 48 minutes 42 seconds East;

THENCE, along the easterly right of way line of said Oak Trail Drive the following:

Along said curve to the right an arc distance of 131.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the left having a central angle of 44 degrees 59 minutes 41 seconds, a radius of 330.00 feet, and subtended by a 252.54 foot chord which bears North 45 degrees 31 minutes 41 seconds East;

Along said curve to the left an arc distance of 259.15 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 23 degrees 01 minutes 51 seconds East a distance of 3.94 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Lot 33;

THENCE, South 66 degrees 58 minutes 09 seconds East, along the northerly line of said Lot 33, a distance of 140.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common corner of Lot 5-POS and said Lot 33;

THENCE, along the common line of Lot 5-POS, Lots 21, 22, 23, 24, 25 and said Lots 29, 30, 31, 32 and 33 the following:

South 28 degrees 59 minutes 00 seconds West a distance of 88.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 45 degrees 32 minutes 20 seconds West a distance of 172.88 feet to a Mag Nail found;

South 66 degrees 47 minutes 46 seconds West a distance of 145.88 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";
South 38 degrees 19 minutes 51 seconds West a distance of 39.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the common corner of Lots 25, 26, 27 and said Lot 29;

THENCE, North 47 degrees 00 minutes 00 seconds West, along the common line of Lot 27, 28 and said Lot 29, a distance of 137.44 feet to the POINT OF BEGINNING, and containing 55,556 Square feet or 1.275 Acres of land, more or less.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Quail Valley Devco I, LLC & Walsh Homeowners Association I, INC. are the owners of portions of the tracks of land situated in the M.C. Moulton Survey, Abstract No. 934, the Heirs of C.H. Higbee Survey, Abstract No. 2740, the I.& G.N. R.R. Co. Survey, Abstract No. 2004 and the I.& G.N. R.R. Co. Survey, Abstract No. 1996 and being more particularly described as follows:

BLOCK V

Being a tract of land situated in the I.& G.N. R.R. Co. Survey, Abstract No. 1996 and the M.C. Moulton Survey, Abstract No. 934 being all of Lots 15, 16, 20, 21 and 22, Block V of the final plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Page 774 of the Plat Records, Parker County, Texas (P.R.P.C.T.), and being all of Lot 7R-1-POS, Block V of the final plat of Walsh Ranch, Quail Valley, an addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Page 795 (P.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the common westerly corner of Lot 7R-2 and said Lot 7R-1-POS, said point being on the easterly right-of way line of Rolling Heights Lane (a 60' right of way);

THENCE, along the easterly right of way line of said Rolling Heights Lane the following:

North 19 degrees 32 minutes 50 seconds East a distance of 38.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 64 degrees 11 minutes 37 seconds East a distance of 21.34 feet to an X Cut set, said point being on the southerly right of way line of Mary's Ridge Road (a 53' right of way) and being the beginning of a non-tangent curve to the left having a central angle of 15 degrees 42 minutes 57 seconds, a radius of 1,013.00 feet, and subtended by a 276.99 foot chord which bears South 79 degrees 26 minutes 31 seconds East;

THENCE, along the southerly right of way line of said Mary's Ridge Road the following:

Along said curve to the left an arc distance of 277.86 feet to an X Cut set;

South 87 degrees 18 minutes 00 seconds East a distance of 281.63 feet to an X Cut set, said point being on the westerly right of way line of Prairie Ridge Road (a 60' right of way);

THENCE, along the westerly right of way line of said Prairie Ridge Road the following:

South 42 degrees 18 minutes 00 seconds East a distance of 21.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 02 degrees 42 minutes 00 seconds West a distance of 27.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 03 degrees 26 minutes 38 seconds, a radius of 530.00 feet, and subtended by a 31.85 foot chord which bears South 00 degrees 58 minutes 41 seconds West;

Along said curve to the left an arc distance of 31.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the common easterly corner of Lot 12 and said Lot 7R-1-POS;

THENCE, departing the westerly right of way line of said Prairie Ridge Road and along the common line of Lots 12, 11, 10, 9, 8 and said Lot 7R-1-POS the following:

South 89 degrees 15 minutes 22 seconds West, a distance of 130.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 04 degrees 38 minutes 46 seconds East a distance of 86.86 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 11 degrees 55 minutes 50 seconds East a distance of 83.85 feet to a Mag Nail found;

South 19 degrees 12 minutes 54 seconds East a distance of 83.85 feet to a Mag Nail found;

South 26 degrees 29 minutes 58 seconds East a distance of 151.41 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 70 degrees 00 minutes 00 seconds East a distance of 134.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", said point being on the westerly right of way line of the aforementioned Prairie Ridge Road and being beginning of a non-tangent curve to the right having a central angle of 03 degrees 34 minutes 54 seconds, a radius of 320.00 feet, and subtended by a 20.00 foot chord which bears South 20 degrees 00 minutes 00 seconds East;

THENCE, along the westerly right of way line of said Prairie Ridge Road and along said curve to the right an arc distance of 20.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE, departing the westerly right of way line of said Prairie Ridge Road and along the common line of Lots 6, 5, 3, 2, 1 and said Lot 7R-1-POS the following:

South 70 degrees 00 minutes 00 seconds West a distance of 135.88 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 21 degrees 02 minutes 31 seconds East a distance of 54.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 14 degrees 16 minutes 32 seconds West a distance of 1.63 feet to a Mag Nail found;

North 75 degrees 12 minutes 33 seconds West a distance of 77.35 feet to a Mag Nail found;

North 78 degrees 29 minutes 41 seconds West a distance of 77.28 feet to a Mag Nail found;

North 86 degrees 30 minutes 00 seconds West a distance of 95.78 feet to a Mag Nail set, said point being on the easterly right of way line of White Elm Lane (a 48' right of way);

THENCE, along the right of way line of said White Elm Lane the following:

North 03 degrees 30 minutes 00 seconds East a distance of 77.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 170 degrees 27 minutes 56 seconds, a radius of 172.00 feet, and subtended by a 342.81 foot chord which bears North 81 degrees 43 minutes 58 seconds West;

Along said curve to the left an arc distance of 511.73 feet to a 5/8 inch iron rod set with plastic set stamped "Huitt-Zollars" at the beginning of a reverse curve to the right having a central angle of 17 degrees 57 minutes 56 seconds, a radius of 275.00 feet, and subtended by a 85.86 foot chord which bears South 22 degrees 01 minutes 02 seconds West;

Along said curve to the right an arc distance of 86.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 31 degrees 00 minutes 00 seconds West a distance of 75.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 63 degrees 57 minutes 00 seconds, a radius of 170.00 feet, and subtended by a 180.05 foot chord which bears South 00 degrees 58 minutes 30 seconds East;

Along said curve to the left an arc distance of 189.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 08 degrees 47 minutes 10 seconds West a distance of 21.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", said point being on the northerly right of way line of Crested Ridge Road (a 60' right of way) and being beginning of a non-tangent curve to the left having a central angle of 14 degrees 33 minutes 21 seconds, a radius of 430.00 feet, and subtended by a 108.95 foot chord which bears South 43 degrees 33 minutes 27 seconds West;

THENCE, along the northerly right of way line of said Crested Ridge Road the following:

Along said curve to the left an arc distance of 109.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the right having a central angle of 18 degrees 43 minutes 14 seconds, a radius of 220.00 feet, and subtended by a 71.56 foot chord which bears South 45 degrees 38 minutes 23 seconds West;

Along said curve to the right an arc distance of 71.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 55 degrees 00 minutes 00 seconds West a distance of 5.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 78 degrees 22 minutes 51 seconds West a distance of 19.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", said point being on the easterly right of way line of the aforementioned Rolling Heights Lane and being the beginning of a non-tangent curve to the right having a central angle of 03 degrees 57 minutes 50 seconds, a radius of 725.00 feet, and subtended by a 50.15 foot chord which bears North 25 degrees 11 minutes 13 seconds West;

THENCE, along the easterly right of way line of said rolling Heights Lane the following:

Along said curve to the right an arc distance of 50.16 feet to a 5/8 inch iron rod found at the beginning of a compound curve to the right having a central angle of 43 degrees 46 minutes 12 seconds, a radius of 320.00 feet, and subtended by a 238.56 foot chord which bears North 01 degrees 19 minutes 12 seconds West;

Along said curve to the right an arc distance of 244.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the common westerly corner of Lot 19 and said Lot 20;

THENCE, departing the easterly right of way line of said Rolling Heights Lane, South 69 degrees 37 minutes 02 seconds East, a distance of 124.75 feet along the common line of Lot 19 and said Lot 20 to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common easterly corner of Lot 19 and said Lot 20;

THENCE, along the common line of Lots 17, 18, 19 and said Lot 7R-1-POS the following:

North 19 degrees 14 minutes 14 seconds East a distance of 73.23 feet to a Mag Nail found;

North 18 degrees 10 minutes 01 seconds East a distance of 73.57 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 15 degrees 41 minutes 06 seconds East a distance of 73.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common easterly corner of Lot 17 and said Lot 18;

THENCE, North 74 degrees 59 minutes 19 seconds West a distance of 125.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the common westerly corner of Lot 17 and said Lot 16, said point being on the easterly right of way line of the aforementioned Rolling Heights Lane and being the beginning of a non-tangent curve to the right having a central angle of 15 degrees 27 minutes 48 seconds, a radius of 665.00 feet, and subtended by a 178.93 foot chord which bears North 22 degrees 44 minutes 36 seconds East;

THENCE, along the easterly right of way line of said Rolling Heights Lane the following:

Along said curve to the right an arc distance of 179.48 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a reverse curve to the left having a central angle of 01 degrees 15 minutes 11 seconds, a radius of 530.00 feet, and subtended by a 11.59 foot chord which bears North 22 degrees 50 minutes 54 seconds East;

Along said curve to the left an arc distance of 11.59 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the westerly common corner of Lot 14 and said Lot 15;

THENCE, South 60 degrees 46 minutes 41 seconds East, along the common line of Lot 14 and said Lot 15, a distance of 125.00 feet to a Mag Nail found at the common easterly corner of Lot 14 and said Lot 15;

THENCE, along the common line of Lots 7R-2, 13, 14 and said Lot 7R-1-POS the following:

North 25 degrees 34 minutes 47 seconds East a distance of 83.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 19 degrees 57 minutes 31 seconds East a distance of 79.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 19 degrees 32 minutes 50 seconds East a distance of 72.50 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 70 degrees 27 minutes 10 seconds West a distance of 125.00 feet to the POINT OF BEGINNING, and containing 248,405 Square feet or 5.70 Acres of land, more or less.



Handwritten signature and date:
L. D. York
01/13/2023

**FINAL PLAT
WALSH RANCH - QUAIL VALLEY**

BLOCK H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R;
BLOCK AH LOTS 21R - 23R & 28R - 32R;

BEING A REPLAT OF BLOCK H, LOTS 29 - 33; BLOCK U, LOTS 18 - 20; BLOCK V, LOTS 15 - 16 & 20 - 22; BLOCK AH, LOTS 21 - 24 & 28 - 33 OF WALSH RANCH QUAIL VALLEY, AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D, PAGE 774, P.R.P.C.T.

AND
BEING A REPLAT OF BLOCK H, LOT 5R-10; BLOCK V, LOT 7R-1 POS* OF WALSH RANCH QUAIL VALLEY, AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D, PAGE 795, P.R.P.C.T.

**A 9.39 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
SITUATED IN THE**

**M.C. MOULTON SURVEY, ABSTRACT NO. 934
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740
I.& G.N. R.R. CO. SURVEY, ABSTRACT NO. 2004,
I.& G.N. R.R. CO. SURVEY, ABSTRACT NO. 1996**

COUNTY RECORDING INFORMATION	OWNER: QUAIL VALLEY DEVCO I, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350 DALLAS, TEXAS 75225 PHONE: (214) 292-3410 FAX: (214) 292-3411
	PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
	JANUARY 2023 SHEET 5 OF 6

Handwritten: F428

DWG: H:\proj\IR30306148 - Walsh Slope Lots\10 CAD\10 AutoCAD\10 PLAT\WR_Final Plat Slope Lots.dwg USER: boole
DATE: Jan 12, 2023 4:08pm XREFS: 306100_Ext_BNDY and ESMT 306124_RD_PA2_Lot Base WR_Final Plat Slope Lots_BD 306103_RD_Phase 02_Lot Base 306102_RD_School_Base 306102_RD_Phase 01_Lot Base



DWG: H:\proj\30306148 - Walsh Slope Lots\10 CAD\1 AutoCAD\306148_PLAT\WR_Final\WR_Final\Plat_Slope_Lots.dwg USER: boole
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202302817
02/06/2023 12:28 PM
Fee: 35.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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 of 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(ies) 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."

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO I, 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 H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R; BLOCK AH LOTS 21R - 23R & 28R - 32R; an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, to the public use forever, the streets and rights-of-way shown thereon, subject to reservation by QUAIL VALLEY DEVCO I, LLC, its successors and assigns 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 16th day of January, 2023.

By: *Seth Carpenter*

QUAIL VALLEY DEVCO I, LLC,
a Texas limited partnership

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, Senior Vice President, 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 16th day of January, 2023.

Notary Public in and for the State of Texas, *Mary Catherine Southworth*
My Commission Expires On: 9/10/2025



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WALSH HOMEOWNERS ASSOCIATION I, INC. 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 H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R; BLOCK AH LOTS 21R - 23R & 28R - 32R; an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, to the public use forever, the streets and rights-of-way shown thereon, subject to reservation by WALSH HOMEOWNERS ASSOCIATION I, INC., 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 16th day of January, 2023.

By: *Donald James Henry*

WALSH HOMEOWNERS ASSOCIATION I, INC.,
a Texas limited partnership

By: *Donald James Henry*
Donald James Henry, 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 Donald James Henry, President, 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 16th day of January, 2023.

Notary Public in and for the State of Texas, *Mary Catherine Southworth*
My Commission Expires On: 9/10/2025



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
Mitchell S. Pillar, Registered Professional Land Surveyor
Texas Registration No. 5491
Firm Registration No. 10025600

Date: 1/13/2023

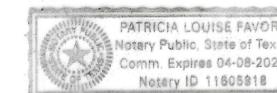
STATE OF TEXAS
COUNTY OF DALLAS

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 13th day of January, 2023.

Notary Public in and for the State of Texas, *Patricia Louise Favors*

My Commission Expires On: 04.08.2025



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.
- 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.

 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:	<i>1/19/2023</i>
By:	<i>Donald James Henry</i> Chairman
By:	<i>[Signature]</i> Secretary

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



FINAL PLAT WALSH RANCH - QUAIL VALLEY

BLOCK H, LOTS 29R - 33R; BLOCK U, LOTS 18R - 19R; BLOCK V, LOTS 7R-1R POS*, 15R, 16R, 20R, & 21R;
BLOCK AH LOTS 21R - 23R & 28R - 32R;

BEING A REPLAT OF BLOCK H, LOTS 29 - 33; BLOCK U, LOTS 18 - 20; BLOCK V, LOTS 15 - 16 & 20 - 22;
BLOCK AH, LOTS 21 - 24 & 28 - 33 OF WALSH RANCH QUAIL VALLEY, AN ADDITION TO THE CITY OF
FORT WORTH, PARKER COUNTY, TEXAS AS RECORDED IN CABINET D, PAGE 774, P.R.P.C.T.

AND
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I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1996

COUNTY RECORDING INFORMATION	OWNER: QUAIL VALLEY DEVCO I, LLC 8401 NORTH CENTRAL EXPRESSWAY, SUITE 350 DALLAS, TEXAS 75225 PHONE: (214) 292-3410 FAX: (214) 292-3411
	PREPARED BY: HUITT-ZOLLARS Huit-Zollars, Inc. Dallas 5430 LBJ Freeway, Suite 1500, Dallas, TX 75240 Phone (214) 871-3311 Fax (214) 871-0757
	JANUARY 2023 SHEET 6 OF 6



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