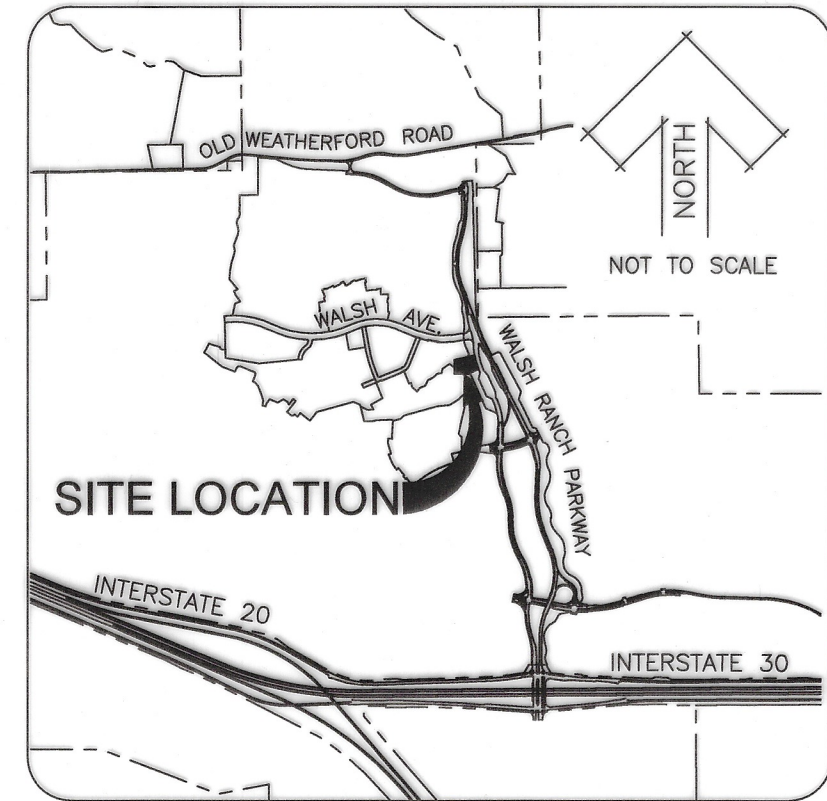


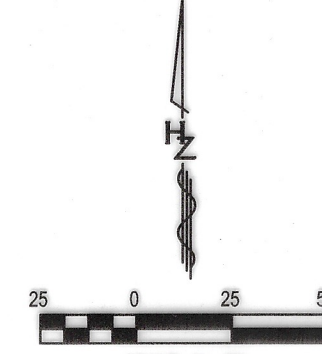
NOTE:  
Lot 7X-R1, Block 1 of Walsh Ranch - Quail Valley Addition, an addition to the City of Fort Worth, is not served by public water facility, and no provision for the installations thereof have been made. Lot 7X-R2, Block 1 of Walsh Ranch - Quail Valley Addition, an addition to the City of Fort Worth, is not served by public sewer facility, and no provision for the installations thereof have been made. The property owner of these lots shall be responsible for the cost of installing the public water and sewer facilities to serve the subject lot, as per the water & wastewater installation policy of the City. The City of Fort Worth shall not be responsible for all or any portion of the cost of installing said facility. In the event the owner of said lot desires to change the usage of the property, or makes application for building permit, or requires fire protection, the City of Fort Worth will require the extension of water and sewer service at the sole cost and expense of the Owner.

202308881 PLAT Total Pages: 3



### VICINITY MAP

- LEGEND
- HZF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLIARS"
  - IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLIARS"
  - IRF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY"
  - MIN. FF - MINIMUM FINISH FLOOR
  - P.D.E. - PRIVATE DRAINAGE ESMT.
  - U.E. - UTILITY ESMT.
  - P.U.E. - PRIVATE UTILITY ESMT.
  - BL - BUILDING LINE
  - 1-X\* - PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS ESMT.
  - ◆ - 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



SCALE: 1" = 50'  
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).

LAND USE / DEVELOPMENT YIELD TABLE			
GROSS SITE AREA (ACREAGE)	4.63 AC.	TOTAL NUMBER OF LOTS	3
RIGHT OF WAY AREA (ACREAGE)	0.0 AC.	TOTAL NUMBER RESIDENTIAL LOTS	0
NET AREA (ACREAGE)	4.63 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	3
SINGLE FAMILY DETACHED (ACREAGE)	0.0 AC.	TOTAL NUMBER OPEN SPACE LOTS	2
SINGLE FAMILY ATTACHED (ACREAGE)	0.0 AC.	TOTAL NUMBER COMMERCIAL LOTS	1
TWO FAMILY (ACREAGE)	0.0 AC.	TOTAL NUMBER INDUSTRIAL LOTS	0
MULTIFAMILY (ACREAGE)	0.0 AC.		
COMMERCIAL (ACREAGE)	2.07 AC.		
INDUSTRIAL (ACREAGE)	0.0 AC.		
PRIVATE OPEN SPACE (ACREAGE)	2.56 AC.	TOTAL NUMBER OF DWELLING UNITS	0

## FINAL PLAT

### WALSH RANCH - QUAIL VALLEY

Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2  
A 4.63 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS

SITUATED IN THE  
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004  
BEING A REPLAT OF BLOCK 1, LOT 7X, WALSH RANCH PARKWAY,  
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER  
CABINET D, SLIDE 637 P.R.P.C.T.  
AND  
BEING A PORTION OF BLOCK C, LOT 1R-1, WALSH RANCH - QUAIL VALLEY,  
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER  
CABINET E, SLIDE 24 P.R.P.C.T.

OWNER:  
WALSH RANCHES LIMITED PARTNERSHIP  
155 WALSH DRIVE  
ALED, TEXAS 76008  
PHONE: (817) 335-5417

PREPARED BY:  
**HUITT-ZOLIARS**  
Huitt-Zoliars, Inc. Dallas  
5430 LBJ Freeway, Suite 1500, Dallas, TX 75240  
Phone (214) 871-3311 Fax (214) 871-0757

MARCH 2023 SHEET 1 OF 3

FINAL PLAT CASE NUMBER: FP-22-131 (PRELIMINARY PLAT: PP-21-080) PROJECT NUMBER: R303061.46

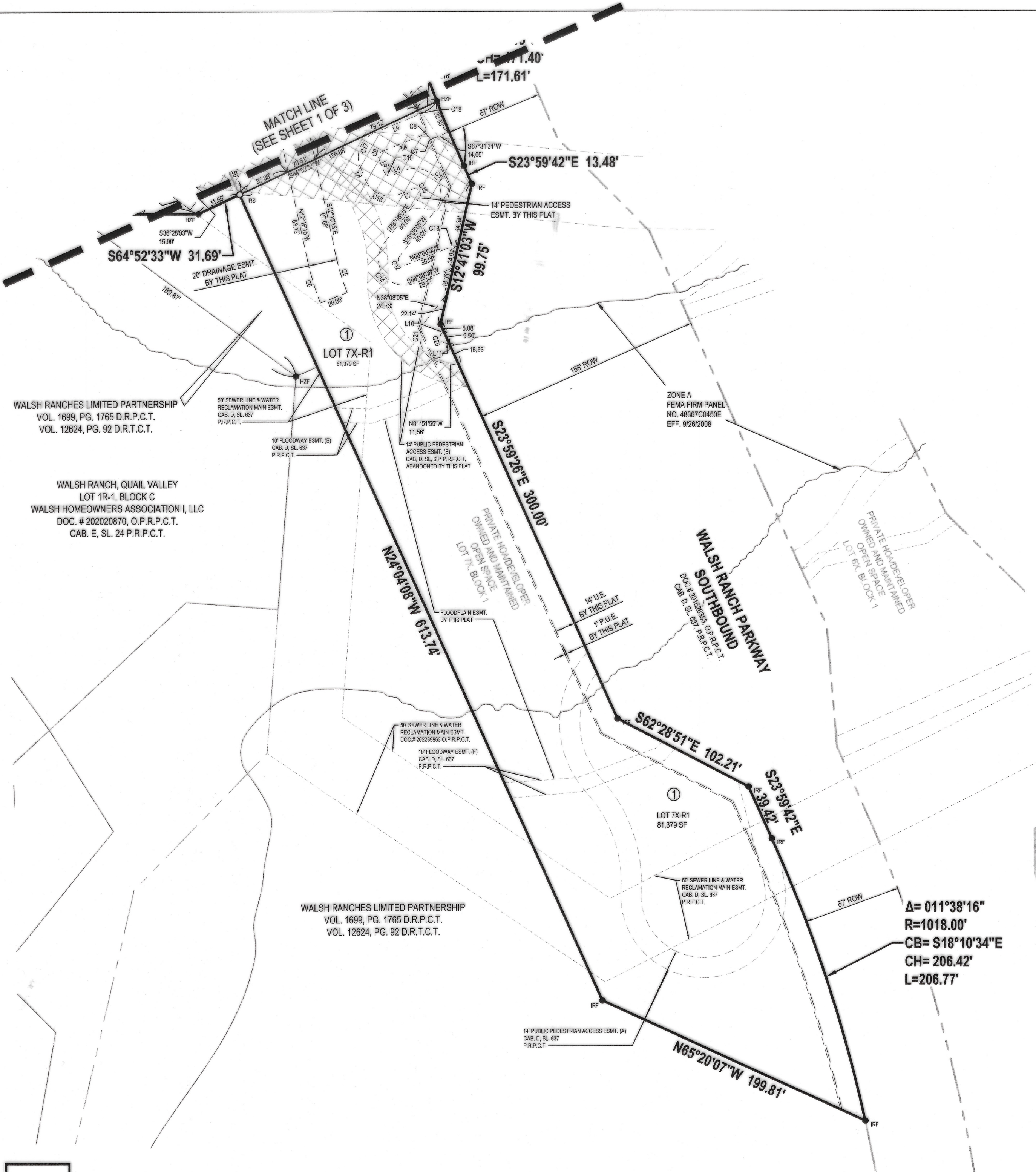
30009  
AL  
CFW  
N-16+M-16

30000.000.000.00  
22004.002.000.00

F463

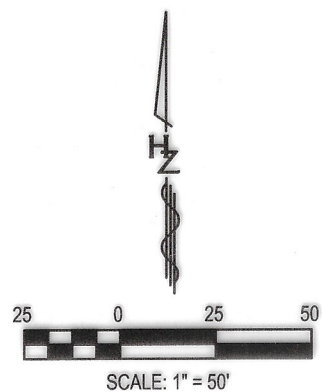


DWG: J:\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3E\05.11 Survey\10 CADD & BIM\10.15 Mapping\DWG\PL - Platting\WR\_Final Plat\_Fire Station.dwg USER: pillar  
DATE: Mar 29, 2023 3:17pm XREFS: WR MASTER (NO POINTS) WR\_Final Plat\_Fire Station\_BD



#### LEGEND

- HZF — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRF — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "DUNAWAY"
- MIN. FF — MINIMUM FINISH FLOOR
- P.D.E. — PRIVATE DRAINAGE ESMT.
- U.E. — UTILITY ESMT.
- P.U.E. — PRIVATE UTILITY ESMT.
- BL — BUILDING LINE
- 1-X\* — PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS ESMT.
- 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



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).

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°19'35"E	10.00'
L2	S77°40'25"W	15.00'
L3	N12°19'35"W	10.00'
L4	S68°08'05"W	30.00'
L5	S21°51'55"E	10.00'
L6	N68°08'05"E	10.00'
L7	S68°08'05"W	10.00'
L8	N21°51'55"W	10.00'
L9	N68°08'05"E	30.00'
L10	S38°08'05"W	2.36'
L11	S81°51'55"E	2.77'
L12	S08°00'00"E	9.10'
L13	S82°00'00"W	20.00'
L14	S08°00'00"E	12.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	47.16'	87.00'	031°03'40"	S40°27'42"E	46.59'
C2	48.19'	63.00'	043°49'35"	S34°04'45"E	47.02'
C3	37.48'	49.00'	043°49'35"	S34°04'45"E	36.57'
C4	54.75'	101.00'	031°03'40"	S40°27'42"E	54.09'
C5	27.61'	190.00'	008°19'31"	S16°26'01"E	27.58'
C6	30.51'	210.00'	008°19'31"	N16°26'01"W	30.49'
C7	1.00'	1030.00'	000°03'21"	S22°30'09"E	1.00'
C8	6.24'	4.00'	089°23'26"	N67°10'12"W	5.63'
C9	6.28'	4.00'	090°00'00"	S23°08'05"W	5.66'
C10	6.28'	4.00'	090°00'00"	S66°51'55"E	5.66'
C11	47.12'	18.00'	150°00'00"	S36°51'55"E	34.77'
C12	10.47'	4.00'	150°00'00"	S36°51'55"E	7.73'
C13	7.89'	18.00'	025°06'49"	N80°41'30"E	7.83'
C14	47.12'	18.00'	150°00'00"	N36°51'55"W	34.77'
C15	10.47'	4.00'	150°00'00"	N36°51'55"W	7.73'
C16	28.27'	18.00'	090°00'00"	N66°51'55"W	25.46'
C17	28.27'	18.00'	090°00'00"	N23°08'05"E	25.46'
C18	5.19'	4.00'	074°18'28"	N00°58'51"E	4.83'
C19	1.05'	4.00'	015°04'58"	N13°42'52"W	1.05'
C20	8.38'	4.00'	120°00'00"	S21°51'55"E	6.93'
C21	37.70'	18.00'	120°00'00"	N21°51'55"W	31.18'

#### FINAL PLAT

### WALSH RANCH - QUAIL VALLEY

Block 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2  
A 4.63 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS

SITUATED IN THE  
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004

BEING A REPLAT OF BLOCK 1, LOT 7X, WALSH RANCH PARKWAY,  
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER  
CABINET D, SLIDE 637 P.R.P.C.T.

AND  
BEING A PORTION OF BLOCK C, LOT 1R-1, WALSH RANCH - QUAIL VALLEY,  
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER  
CABINET E, SLIDE 24 P.R.P.C.T.

OWNER:  
WALSH RANCHES LIMITED PARTNERSHIP  
155 WALSH DRIVE  
ALEDO, TEXAS 76008  
PHONE: (817) 335-5417

PREPARED BY:

**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Dallas  
5430 LBJ Freeway, Suite 1500, Dallas, TX 75240  
Phone (214) 871-3311 Fax (214) 871-0757

MARCH 2023

SHEET 2 OF 3

FINAL PLAT CASE NUMBER: FP-22-131 (PRELIMINARY PLAT: PP-21-080) PROJECT NUMBER: R303061.46



DWG: J:\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3E05.11 Survey\10 CADD & BIM\10.15 Mapping\DWG\PL - Platting\WR\_Final Plat\_Fire Station.dwg  
DATE: Mar 29, 2023 3:17pm XREFS: WR MASTER (NO POINTS) WR\_Final Plat\_Fire Station\_LB

USER: pillar

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, WALSH RANCHES LIMITED PARTNERSHIP IS the owner of a tract of land situated in Parker County, Texas, being in the International & Great Northern R.R. Co. Survey, Abstract No. 2004, being all of Lot 7x, Block 1 as shown on the Final Plat of Lots 1X thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way, Walsh Ranch, an Addition to the City of Fort Worth, Parker County, Texas recorded under Cabinet D, SL. 637, Plat Records of Parker County, Texas (P.R.P.C.T.), a portion of a called 7,125.3 acre tract of land conveyed to Walsh Ranches Limited Partnership as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas, (D.R.P.C.T.), and as recorded in Volume 12624, Page 92, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), a portion of Lot 1R-1, Block C, as shown on the Final Plat of Walsh Ranch, Quail Valley, Lot 1R-1, Block C, an Addition to the City of Fort Worth, Parker County, Texas, recorded under Cabinet E, SL. 24, (P.R.P.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found on the northeasterly line of said Lot 7X, Block 1 and the southwesterly right-of-way line of the southbound Walsh Ranch Parkway, said point being the beginning of a non-tangent curve to the right having a central angle of 03 degrees 09 minutes 43 seconds, a radius of 984.00 feet, subtended by a 54.30 foot chord which bears South 15 degrees 53 minutes 55 seconds East;

**THENCE**, along the northeasterly line of said Lot 7X, Block 1, and the southwesterly right-of-way line of said southbound Walsh Ranch Parkway the following courses and distances:

Along said curve to the right an arc distance of 54.31 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" at the beginning of a reverse curve to the left having a central angle of 09 degrees 40 minutes 39 seconds, a radius of 1,016.00 feet, subtended by a 171.40 foot chord which bears South 19 degrees 09 minutes 23 seconds East;

Along said curve to the left an arc distance of 171.61 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 23 degrees 59 minutes 42 seconds East for a distance of 13.48 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 12 degrees 41 minutes 03 seconds West, a distance of 99.75 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 23 degrees 59 minutes 26 seconds East for a distance of 300.00 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 62 degrees 28 minutes 51 seconds East for a distance of 102.21 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

South 23 degrees 59 minutes 42 seconds East for a distance of 39.42 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and being the beginning of a curve to the right having a central angle of 11 degrees 38 minutes 16 seconds, a radius of 1,018.00 feet, subtended by a 206.42 foot chord which bears South 19 degrees 10 minutes 34 seconds East;

Along said curve to the right an arc distance of 206.77 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP";

**THENCE**, departing the southwesterly right-of-way line of said southbound Walsh Ranch Parkway and following the westerly line of Lot 7X, Block 1, the following courses and distances:

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

North 24 degrees 04 minutes 08 seconds West for a distance of 613.74 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 64 degrees 52 minutes 33 seconds West departing the westerly line of Lot 7X, Block 1, a distance of 31.69 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 89 degrees 58 minutes 12 seconds West, passing at a distance of 85.26 feet the northeasterly line of said Lot 1R-1, Block C, and continuing in all a total distance of 225.39 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 00 degrees 03 minutes 20 seconds East, passing at a distance of 103.56 feet the northeasterly line of said Lot 1R-1, Block C, and continuing in all a total distance of 225.95 feet to a found 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

**THENCE**, North 77 degrees 40 minutes 25 seconds East, a distance of 236.17 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" on the westerly line of said Lot 7X, Block 1 and being the beginning of a non-tangent curve to the left having a central angle of 42 degrees 49 minutes 17 seconds, having a radius of 127.00 feet, subtended by a 92.72 foot chord which bears North 09 degrees 47 minutes 19 seconds West;

**THENCE**, along the westerly line of said Lot 7X, Block 1 the following courses and distances:

Along said curve to the left an arc distance of 94.92 feet to a found 5/8 inch iron rod stamped "Dunaway Assoc. LP", and being the beginning of a reverse curve to the right having a central angle of 23 degrees 50 minutes 02 seconds, having a radius of 453.00 feet, subtended by a 187.08 foot chord which bears North 19 degrees 16 minutes 56 seconds West;

Along said curve to the right an arc distance of 188.44 feet to a found 5/8 inch iron rod stamped "Dunaway Assoc. LP", said point also being the southwesterly right-of-way line of said Walsh Ranch Parkway;

**THENCE**, along the southwesterly right-of-way line of said Walsh Ranch Parkway the following courses and distances:

North 82 degrees 00 minutes 00 seconds East for a distance of 57.39 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and being the beginning of a curve to the right having a central angle of 91 degrees 55 minutes 53 seconds, having a radius of 84.00 feet, subtended by a 120.78 foot chord which bears South 52 degrees 02 minutes 03 seconds East;

Along said curve to the right an arc distance of 134.78 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and the beginning of compound curve to the right having a central angle of 04 degrees 07 minutes 13 seconds, having a radius of 933.00 feet, subtended by a 67.08 foot chord which bears South 04 degrees 00 minutes 30 seconds East;

Along said curve to the right an arc distance of 67.10 feet to a found 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" and the beginning of a reverse curve to the left having a central angle of 15 degrees 31 minutes 54 seconds, having a radius of 616.00 feet, subtended by a 166.47 chord which bears South 09 degrees 42 minutes 50 seconds East;

Along said curve to the left an arc distance of 166.98 feet to the POINT OF BEGINNING and containing 4.630 acres (201,679 square feet) of land, more or less.

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 ESMT.s

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility ESMT. of any type.

Utility ESMT.s

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 ESMT.s shown on the plat, and they shall have the right at all times to ingress and egress upon said ESMT.s for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Residential Driveway Access Limitation

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access ESMT..

Floodplain Restriction

No construction shall be allowed within the floodplain ESMT., 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WALSH RANCHES LIMITED PARTNERSHIP 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 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2, 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 RANCHES LIMITED PARTNERSHIP, 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 5th day of April, 2023.

By:

GRANTOR: WALSH RANCHES LIMITED PARTNERSHIP,  
a Texas limited partnership

By: Walsh North Star Company, LLC,  
a Delaware limited liability company,  
its general partner

By: Ryan Dickerson, Vice President

STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ryan Dickerson, 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 6th day of April, 2023.

Notary Public in and for the State of Texas

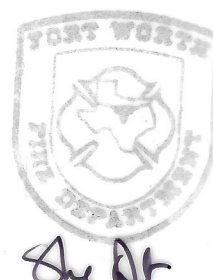
My Commission Expires On: 06-07-2023

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202308881  
04/11/2023 11:48 AM  
Fee: 84.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



4/11/23

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

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 3rd day of March, 2023.

Notary Public in and for the State of Texas

My Commission Expires On: 04-02-2025

GENERAL NOTES

- Building lines will be per the City of Fort Worth Zoning Ordinance.
- Except as shown 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 28, 2008. The subject parcel lies within Zone A (No Base Flood Elevations determined) and 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 Huitt-Zollars. In areas where it is not physically possible to set rebar, a PK nail or X cut will be used. The centerline of the street right of way will be marked with an X cut in concrete at the point of curvature, point of tangency, angle points and intersections.
- 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 ESMT.s are governed by that certain Quail Valley at Walsh Ranch Utility ESMT. 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 1 Lots 7X-R1 & 7X-R2) is the responsibility of the Owner.
- 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.



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: 4/11/2023

By: Mitchell S. Pillar Chairman

By: [Signature] 4/11/2023  
Secretary

PER ETJ 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 79 Lot 1, Block 1 Lots 7X-R1 & 7X-R2  
A 4.63 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS

SITUATED IN THE  
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004

BEING A REPLAT OF BLOCK 1, LOT 7X, WALSH RANCH PARKWAY,  
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER  
CABINET D, SLIDE 637 P.R.P.C.T.

AND  
BEING A PORTION OF BLOCK C, LOT 1R-1, WALSH RANCH - QUAIL VALLEY,  
AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS RECORDED UNDER  
CABINET E, SLIDE 24 P.R.P.C.T.

COUNTY RECORDING INFORMATION

OWNER:  
WALSH RANCHES LIMITED PARTNERSHIP  
155 WALSH DRIVE  
ALEDO, TEXAS 76008  
PHONE: (817) 335-5417

PREPARED BY:

HUITT-ZOLLARS  
Huitt-Zollars, Inc. Dallas  
5430 LBJ Freeway, Suite 1500, Dallas, TX 75240  
Phone (214) 871-3311 Fax (214) 871-0757

MARCH 2023

SHEET 3 OF 3