

DWG: \\hztis\disk3\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3E\05.11 Survey\10 CADD & BIM\10.15 Mapping\DWG\PL - Platting\WR\_Final Plat\_Village.dwg USER: bcole  
DATE: Mar 15, 2023 3:36pm XREFS: 306100\_Ext\_BNDY and ESMT\_306139\_Prop\_Base\_LotLayout\_306124\_RD\_PA2 LotBase WR\_Final Plat\_Village BD\_306103\_RD\_Phase 02 LotBase 306102\_RD\_Phase 01 LotBase 306102\_RD\_School\_Base



202307294 PLAT Total Pages: 7

POINT OF  
BEGINNING  
TRACT 1

WALSH AVENUE  
106' RIGHT-OF-WAY  
CAB. D. SL. 654  
P.R.P.C.T. C1

N46°00'26"E  
21.66'

UTILITY ESMT.  
BY THIS PLAT

UTILITY ESMT.  
DOC # 201729047  
O.P.R.P.C.T.

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

N77°45'00"E 10.00'

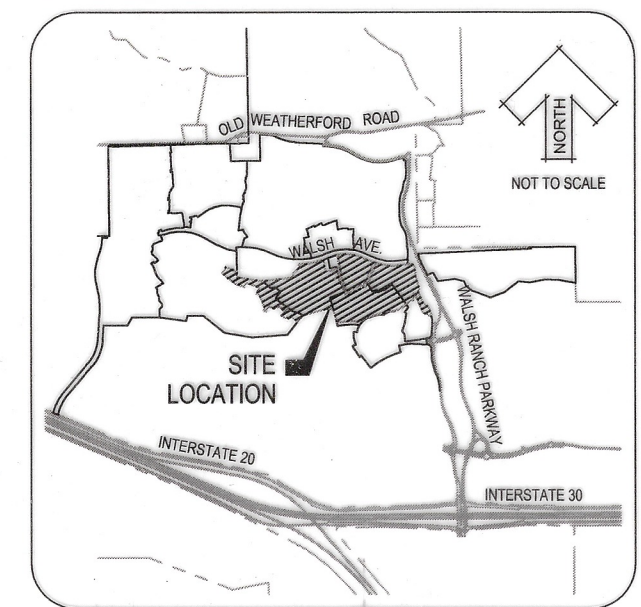
QUAIL VALLEY LAND COMPANY, LLC  
DOC # 202148528  
D.R.P.C.T.

S12°15'00"E 60.00'

N80°11'30"E 520.21'

WALSH RANCH  
QUAIL VALLEY  
LOT 1, BLOCK A  
CAB. D. PG. 677  
P.R.P.C.T.

VICINITY MAP



GREY BARK STREET  
60' RIGHT-OF-WAY  
CAB. D. SL. 654  
P.R.P.C.T.

S88°38'59"E  
60.00'

300' GAS WELL  
PROTECTED USE / PUBLIC  
BUILDING SETBACK

50' BARNETT GATHERING PIPELINE ESMT.  
(EXHIBIT F)  
VOL. 2902, PG. 1589, O.P.R.P.C.T.  
DOC # D212068611, O.P.R.T.C.T.

100' X 100' TEMPORARY  
TURNAROUND ESMT.  
DOC # 201627908  
O.P.R.P.C.T.  
ABANDON BY THIS PLAT

30008  
AL  
CFW  
M-16

21996.001.000.50

QUAIL VALLEY DEVCO VLO, LLC  
DOC # 202148529  
D.R.P.C.T.  
(PARCEL 1)

300' GAS WELL  
PROTECTED USE / PUBLIC  
BUILDING SETBACK

UTILITY ESMT.  
DOC # 201729047  
O.P.R.P.C.T.  
ABANDON BY DOC #  
202306272 O.P.R.P.C.T.

200' GAS WELL HABITABLE  
STRUCTURE SETBACK

S.W.F.M.A.  
DOC # 202225461  
O.P.R.P.C.T.  
DRAINAGE  
ESMT. BY THIS PLAT

S.W.F.M.A.  
DOC # 202225461  
O.P.R.P.C.T.  
DRAINAGE  
ESMT. BY THIS PLAT

WEMBLEY BEND WAY

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"
- 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
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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).

## FINAL PLAT WALSH RANCH - QUAIL VALLEY VILLAGE RESIDENTIAL

Block 72 Lots 1 - 25 & 26-X, Block 73 Lots 1 - 23 & 24-X,  
Block 74 Lots 1 - 4, 5-X, 6 - 23, 24-X, 25 - 43, 44-X, 45-X, & 46-X,  
Block 75 Lots 1 - 10, 11-X, 12 - 19, & 20-X, Block 76 Lots 1 - 18,  
Block 77 Lots 1 - 13 & 14-X, Block 78 Lot 1-X

A 33.52 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS

SITUATED IN THE  
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 1996  
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740  
138 Single-Family Lots

OWNER:  
QUAIL VALLEY DEVCO VLO, LLC  
400 S. RECORD STREET, SUITE 1200  
DALLAS, TEXAS 75202  
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

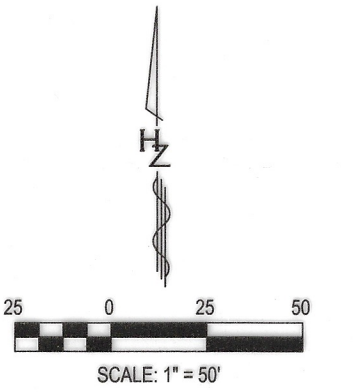
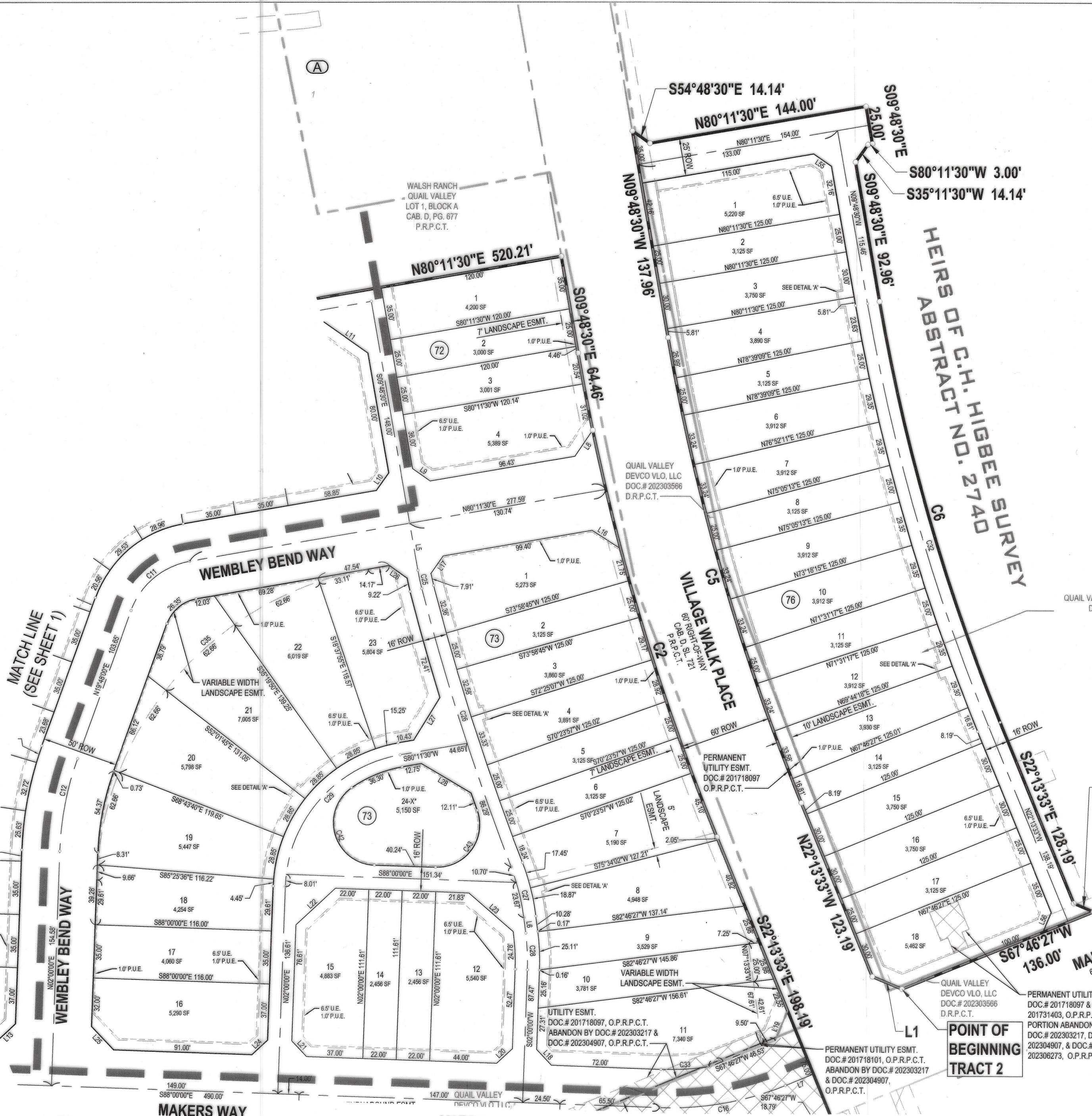
MARCH 2023

SHEET 1 OF 7

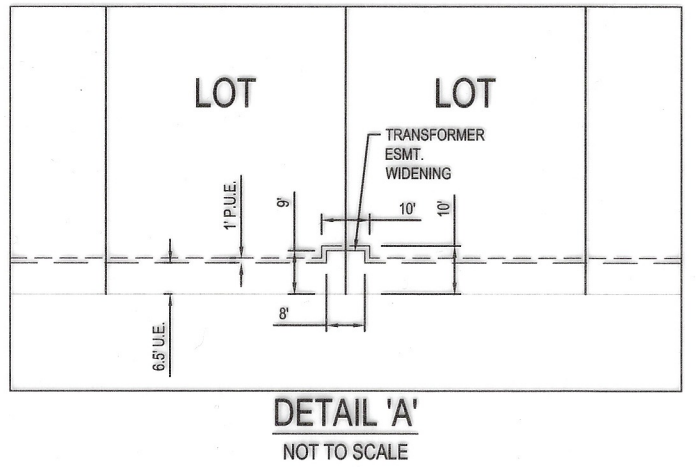
FINAL PLAT CASE NUMBER: FP-22-122 (PRELIMINARY PLAT: PP-21-080) PROJECT NUMBER: R303061.46



DWG: \\hizisr\del\3\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3E05.11 Survey\10 CADD & BIM\10.15 Mapping\DWG\PL - Platting\WR\_Final Plat\_Village.dwg USER: boole  
DATE: Mar 15, 2023 4:36pm XREFS: 306100\_Ext\_BNDY and ESMT\_306124\_RD\_PA2 Lot Base WR\_Final Plat\_Village BD 306103\_RD\_Phase 02 Lot Base 306102\_RD\_Phase 01 Lot Base 306102\_RD\_School\_Base



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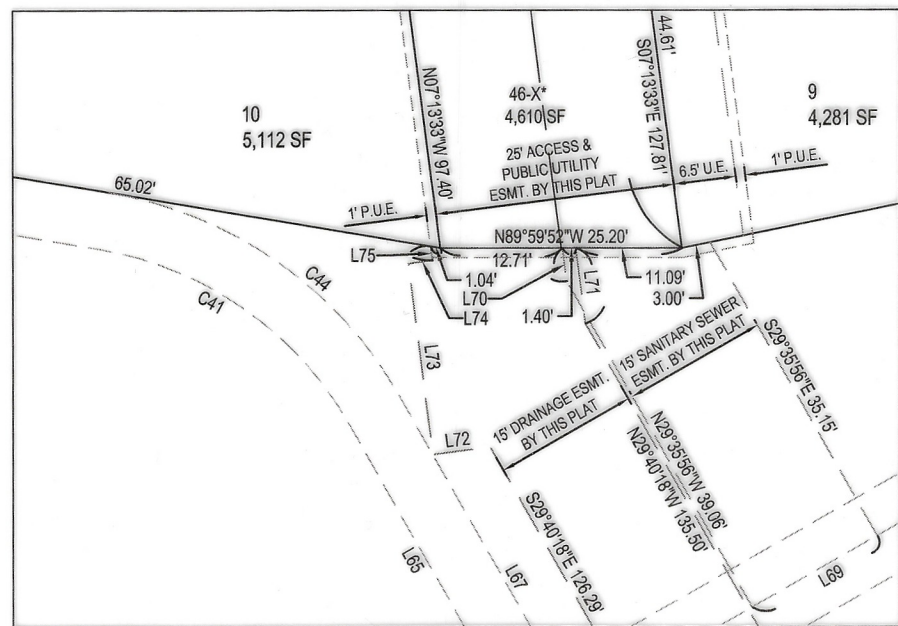
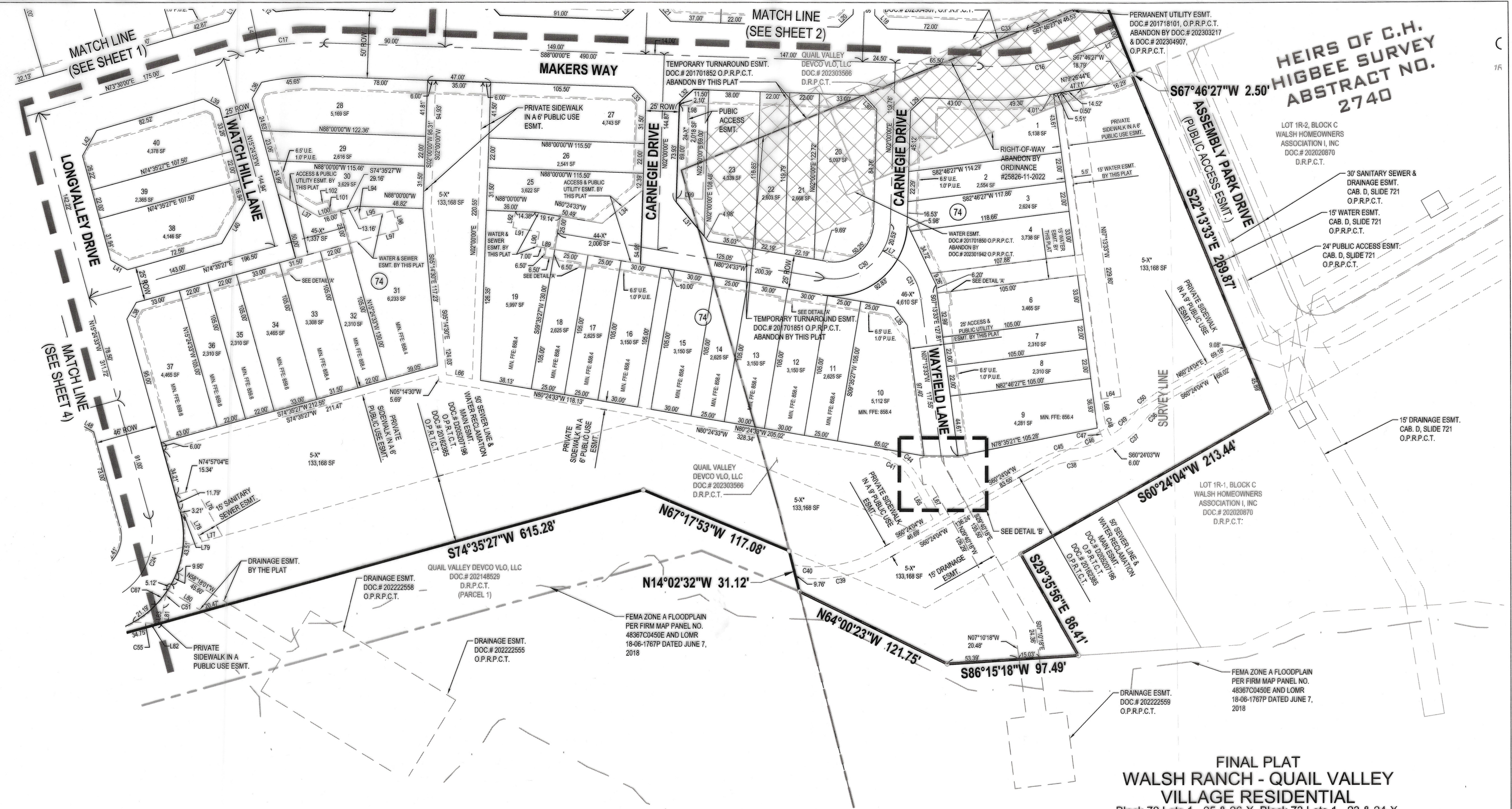
PREPARED BY:  
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MARCH 2023

SHEET 2 OF 7

FINAL PLAT CASE NUMBER: FP-22-122 (PRELIMINARY PLAT: PP-21-080) PROJECT NUMBER: R303061.46





DETAIL 'B'  
SCALE: 1" = 20'



L.D. 03/27/2023



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F455

COUNTY RECORDING INFORMATION

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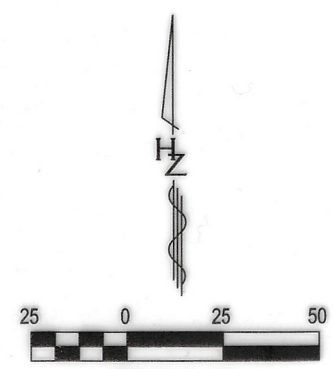
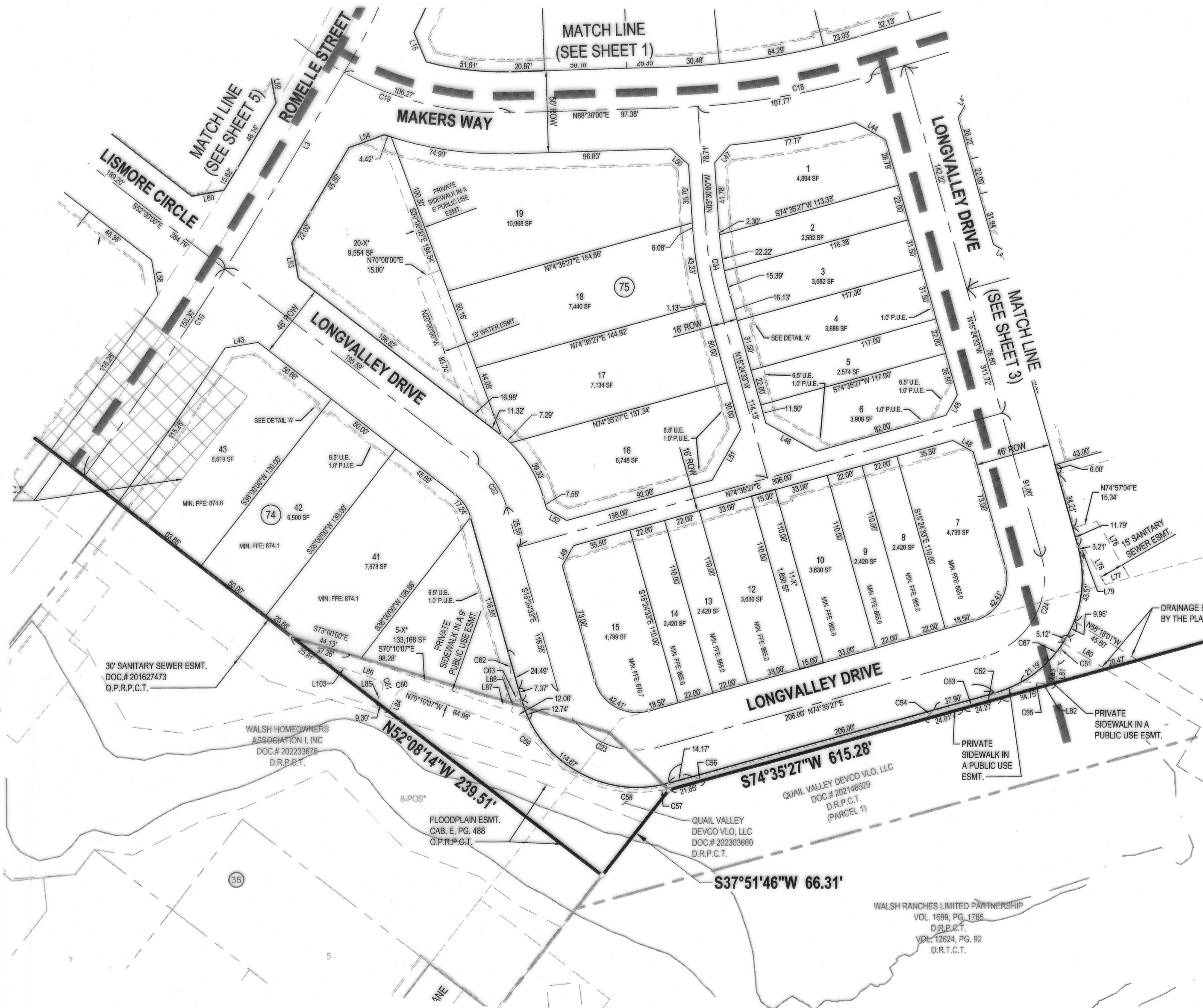
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MARCH 2023

SHEET 3 OF 7



DWG: \\hillsvalley\3\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3\05.11 Survey\10 CADD & BIM\10.15 Mapping\DWG\PL - Platting\WR\_Final Plat\_Village.dwg USER: bcole  
DATE: Feb 28, 2023 10:48pm XREFS: 306100\_Ext\_BNDY and ESMT\_306124\_RD\_Plot\_Base WR\_Final Plat\_Village.dwg 306103\_RD\_Phase 02\_Lot\_Base 306102\_RD\_Phase 01\_Lot\_Base 306102\_RD\_School\_Base



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F455

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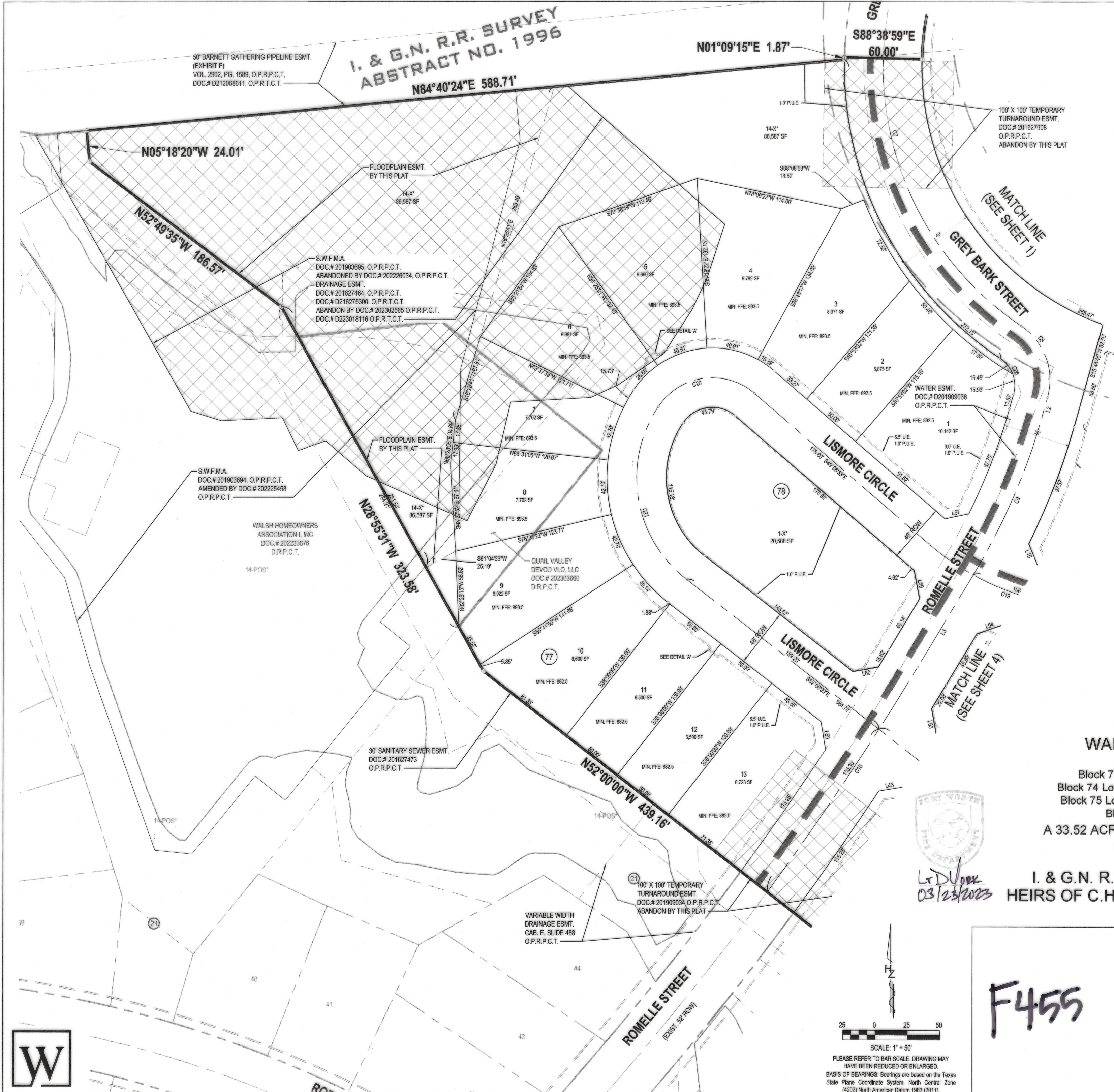
MARCH 2023

SHEET 4 OF 7

FINAL PLAT CASE NUMBER: FP-22-122 (PRELIMINARY PLAT: PP-21-080) PROJECT NUMBER: R303061.46



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DATE: Feb 28, 2023 10:49pm XREFS: 306100\_ExtL\_BNDY and ESMT 306139\_Prop\_Base\_Lot Layout 306124\_RD\_PA2 Lot Base WR\_Final Plat\_Village\_BD 306102\_RD\_Phase 02 Lot Base 306102\_RD\_Phase 01 Lot Base 306102\_RD\_School\_Base



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**FINAL PLAT**  
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**VILLAGE RESIDENTIAL**  
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LTD/PRK  
03/23/2023

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	269.09'	1553.00'	009°55'39"	N84°33'32"E	268.75'
C2	331.59'	1530.00'	012°25'03"	S16°01'02"E	330.94'
C3	196.36'	213.00'	052°49'07"	N27°45'34"E	189.48'
C4	155.72'	180.00'	049°33'56"	N29°23'10"E	150.90'
C5	318.59'	1470.00'	012°25'03"	N16°01'02"W	317.96'
C6	288.03'	1329.00'	012°25'03"	S16°01'02"E	287.47'
C7	243.41'	243.00'	057°23'30"	S27°20'44"E	233.36'
C8	62.65'	50.00'	071°47'14"	S20°08'52"E	58.63'
C9	133.12'	500.00'	015°15'15"	S23°22'23"W	132.72'
C10	210.24'	2360.00'	005°06'15"	S33°33'07"W	210.17'
C11	52.70'	50.00'	060°23'30"	N49°59'45"E	50.30'
C12	62.13'	200.00'	017°48'00"	N10°54'00"E	61.88'
C13	158.10'	150.00'	060°23'30"	N49°59'45"E	150.89'
C14	68.35'	220.00'	017°48'00"	N10°54'00"E	68.07'
C15	12.14'	50.00'	013°54'41"	N04°57'21"W	12.11'
C16	84.56'	200.00'	024°13'33"	N79°53'13"E	83.94'
C17	64.58'	200.00'	018°30'00"	N82°45'00"E	64.30'
C18	124.35'	475.00'	015°00'00"	N81°00'00"E	124.00'
C19	147.95'	200.00'	042°23'02"	S70°18'29"E	144.60'
C20	84.81'	50.00'	097°10'48"	S82°17'38"W	75.00'
C21	149.58'	100.00'	085°42'14"	S09°08'53"E	136.02'
C22	31.93'	50.00'	036°35'27"	S33°42'17"E	31.39'
C23	78.54'	50.00'	090°00'00"	S60°24'33"E	70.71'
C24	78.54'	50.00'	090°00'00"	N29°35'27"E	70.71'
C25	12.20'	150.00'	004°39'34"	S12°08'17"E	12.19'
C26	192.44'	1663.00'	006°37'48"	S17°46'58"E	192.33'
C27	34.38'	142.00'	013°52'19"	S14°09'43"E	34.30'
C28	24.15'	150.00'	009°13'33"	S02°38'47"E	24.13'
C29	124.19'	91.00'	078°11'30"	N41°05'45"E	114.77'
C30	71.54'	42.00'	097°35'27"	N50°47'43"E	63.20'
C31	38.69'	42.00'	052°46'27"	N33°36'47"W	37.33'
C32	289.76'	1337.00'	012°25'03"	N16°01'02"W	289.20'
C33	32.06'	175.00'	010°29'48"	N86°45'06"E	32.02'
C34	41.57'	200.00'	011°54'33"	N09°27'17"W	41.50'
C35	293.41'	215.00'	078°11'30"	S41°05'45"W	271.17'
C36	23.70'	55.50'	024°27'49"	S48°10'09"W	23.52'
C37	27.54'	64.50'	024°27'49"	S48°10'09"W	27.33'
C38	23.70'	55.50'	024°27'49"	S72°37'58"W	23.52'
C39	68.04'	104.50'	037°18'19"	S79°03'13"W	66.84'
C40	65.80'	95.50'	039°28'34"	S80°08'21"W	64.50'
C41	32.81'	37.00'	050°48'37"	S55°00'15"E	31.75'
C42	69.95'	28.00'	143°07'48"	S16°26'06"E	53.13'
C43	54.55'	28.00'	111°38'04"	N36°10'58"E	46.33'
C44	38.13'	43.00'	050°48'37"	N55°00'15"W	36.90'
C45	27.54'	64.50'	024°27'49"	S72°37'58"W	27.33'
C46	23.70'	55.50'	024°27'49"	S72°37'58"W	23.52'
C47	19.23'	50.50'	021°49'15"	S18°06'10"E	19.12'
C48	16.89'	44.50'	021°44'46"	S18°05'56"E	16.79'
C49	23.69'	55.50'	024°27'49"	N48°10'04"E	23.51'
C50	27.54'	64.50'	024°27'49"	N48°10'09"E	27.33'
C51	18.48'	47.00'	022°31'40"	S17°48'22"W	18.36'
C52	13.83'	95.50'	008°17'56"	S78°44'24"W	13.82'
C53	10.55'	55.50'	010°53'35"	S69°08'39"W	10.54'
C54	8.36'	64.50'	007°25'23"	S45°58'12"W	8.35'
C55	11.48'	104.50'	006°17'35"	N86°36'15"W	11.47'
C56	7.97'	64.50'	007°04'55"	S75°16'25"E	7.97'
C57	8.05'	55.50'	008°18'45"	N85°09'57"E	8.04'
C58	76.46'	76.00'	057°38'37"	S70°10'07"E	73.28'
C59	27.92'	55.50'	028°49'18"	S55°45'28"E	27.63'
C60	6.79'	4.50'	086°30'01"	N66°34'53"E	6.17'
C61	7.34'	4.50'	093°29'59"	S23°25'07"E	6.56'
C62	28.91'	47.00'	035°14'27"	N02°12'40"E	28.45'
C63	7.14'	53.00'	007°42'49"	S15°58'29"W	7.13'
C64	78.60'	253.00'	017°48'00"	N10°54'00"E	78.28'
C65	96.11'	183.00'	030°05'27"	N34°50'43"E	95.01'
C66	31.37'	25.00'	071°54'04"	N20°12'17"W	29.35'
C67	14.04'	73.00'	011°01'08"	S38°35'55"W	14.02'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°13'33"W	21.21'
L2	S15°44'45"W	16.61'
L3	S31°00'00"W	83.92'
L4	N11°54'41"W	35.14'
L5	S09°48'30"E	31.37'
L6	S07°13'33"E	10.28'
L7	S60°00'00"E	8.67'
L7	N67°46'27"E	20.00'
L8	S34°06'49"W	20.81'
L9	S54°48'30"E	14.14'
L10	N35°11'30"E	14.14'
L11	S54°48'30"E	35.36'
L12	N54°29'47"W	14.75'
L13	S47°00'00"W	21.21'
L14	N30°43'03"E	14.77'
L15	N22°28'38"W	19.42'
L16	N57°12'33"W	22.09'
L17	N35°03'30"E	14.11'
L18	S43°00'00"E	14.14'
L19	S22°46'27"W	21.21'
L20	S47°00'00"W	14.14'
L21	S43°00'00"E	14.14'
L22	S47°00'00"W	35.36'
L23	N48°47'50"W	38.75'
L24	S47°00'00"W	14.14'
L25	S43°00'00"E	21.21'
L26	N54°55'41"W	14.17'
L27	N31°24'23"E	32.94'
L28	S59°17'58"E	38.02'
L29	N47°00'00"E	14.14'
L30	N43°00'00"W	14.14'
L31	S39°12'17"E	37.62'
L32	S47°00'00"W	14.14'
L33	N43°00'00"W	14.14'
L34	S50°47'43"W	39.14'
L35	N35°34'47"W	16.69'
L36	N30°00'15"E	14.04'
L37	N60°24'33"W	35.36'
L38	S29°35'25"W	14.14'
L39	N60°57'17"W	14.01'

LINE TABLE		
LINE	BEARING	LENGTH
L40	S29°35'27"W	35.36'
L41	N60°24'32"W	14.14'
L42	N29°02'43"E	21.41'
L43	S80°35'41"W	20.30'
L44	N60°22'18"W	21.23'
L45	N29°35'27"E	14.14'
L46	S60°24'33"E	35.36'
L47	N40°45'18"E	14.32'
L48	N60°24'33"W	14.14'
L49	N29°35'27"E	14.14'
L50	N47°45'22"W	14.32'
L51	S29°35'27"W	35.36'
L52	N60°24'33"W	14.14'
L53	N10°08'45"W	22.35'
L54	N70°48'19"E	23.05'
L55	N54°48'30"W	14.14'
L56	S22°46'27"W	14.14'
L57	N78°24'19"E	18.82'
L58	N09°27'53"W	22.11'
L59	N10°36'55"W	22.43'
L60	N79°47'02"E	19.99'
L61	N01°12'55"W	20.00'
L62	N89°09'13"E	20.26'
L63	S00°28'39"E	20.00'
L64	N82°46'27"E	15.00'
L65	S29°35'56"E	32.84'
L66	N80°24'33"W	19.54'
L67	N29°35'56"W	32.84'
L68	S07°13'33"E	239.90'
L69	S60°24'04"W	15.00'
L70	N07°32'07"W	3.45'
L71	N07°13'33"W	7.88'
L72	N82°46'27"E	6.02'
L73	S07°13'33"E	20.00'
L74	S82°46'27"W	2.50'
L75	S07°13'33"E	1.45'
L76	S29°55'47"E	39.97'
L77	N74°35'27"E	15.49'
L78	S29°55'47"E	24.55'
L79	N74°57'04"E	3.78'

LINE TABLE		
LINE	BEARING	LENGTH
L80	S58°18'01"E	30.47'
L81	S06°32'32"W	11.31'
L82	N83°27'28"W	3.69'
L83	S06°32'32"W	12.60'
L84	N23°19'52"E	11.85'
L85	S23°19'52"W	8.41'
L86	S70°10'07"E	14.24'
L87	N19°49'53"E	7.49'
L88	S19°49'53"W	7.49'
L89	N80°24'33"W	13.50'
L90	N09°35'27"E	11.00'
L91	N80°24'33"W	19.89'
L92	N09°35'27"E	12.10'
L94	S15°24'33"E	10.00'
L95	N74°35'27"E	24.81'
L96	S15°24'33"E	15.00'
L97	S74°35'27"W	37.97'
L98	S88°00'00"E	19.50'
L99	S88°00'00"E	19.50'
L100	N74°35'27"E	9.00'
L101	N15°24'33"W	9.00'
L102	S74°35'27"W	8.81'
L103	S72°34'34"E	19.72'

FINAL PLAT  
WALSH RANCH - QUAIL VALLEY  
VILLAGE RESIDENTIAL  
Block 72 Lots 1 - 25 & 26-X, Block 73 Lots 1 - 23 & 24-X,  
Block 74 Lots 1 - 4, 5-X, 6 - 23, 24-X, 25 - 43, 44-X, 45-X, & 46-X,  
Block 75 Lots 1 - 10, 11-X, 12 - 19, & 20-X, Block 76 Lots 1 - 18,  
Block 77 Lots 1 - 13 & 14-X, Block 78 Lot 1-X  
A 33.52 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS  
SITUATED IN THE  
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 1996  
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740  
138 Single-Family Lots



F455

COUNTY RECORDING INFORMATION

OWNER:  
QUAIL VALLEY DEVCO VLO, LLC  
400 S. RECORD STREET, SUITE 1200  
DALLAS, TEXAS 75202  
PHONE: (214) 292-3410  
FAX: (214) 292-3411

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

MARCH 2023

SHEET 6 OF 7



DWG: \\h3r\svr\dal\dist\3\Survey\103006\00-Walsh Ranch\02-Quail Valley\PA3E06.11 Survey\10 CADD & BIM\10.15 Mapping\DWG\PL - Platting\WR\_Final Plat\_Village.dwg USER: boole  
DATE: Feb 28, 2023 10:53pm XREFS: 306100\_ExtL\_BNDY and ESMT \_306139\_Prop\_Base\_Lot Layout 306124\_RD\_PA2\_Lot Base WR\_Final Plat\_Village\_BD 306103\_RD\_Phase 02\_Lot Base 306102\_RD\_Phase 01\_Lot Base 306102\_RD\_School\_Base

OWNERS'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF PARKER

TRACT 1

BEING a 31.867 acre or 1,398,136 square foot tract of land, situated in Parker County, Texas, being in the I & G.N. R.R. Survey, Abstract No. 1996, & the HEIRS of C.H. HIGBEE Survey Abstract No. 2740, and being all of Parcel 1 as described in instrument to Quail Valley Devco VLO, LLC as recorded in Document No. 202148529 of the Official Public Records, Parker County, Texas (D.R.P.C.T.) and being all of 3 tracts of land as described in instrument to Quail Valley Devco VLO, LLC as recorded in Document No. 202303566 (D.R.P.C.T.) and being all of 2 tracts of land as described in instrument to Quail Valley Devco VLO, LLC as recorded in Document No. 202303660 (D.R.P.C.T.) also known as being a portion of Lot 14-POS, Block 21 and Lot 6-POS, Block 35 of Walsh Ranch - Quail Valley, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet E, Slide 488 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" on the southerly right-of-way line of Walsh Avenue as shown on the Final Plat of Walsh Ranch, Quail Valley, Lot 1, Block AK, & Walsh Avenue ROW, an addition to the City of Fort Worth, Parker County, Texas, recorded under Cabinet D, Slide, 654, of the Plat Records of Parker County, Texas (P.R.P.C.T.), and being the beginning of a non-tangent curve to the left having a central angle of 09 degrees 55 minutes 39 seconds, having a radius of 1,553.00 feet, subtended by a 268.75 foot chord which bears North 84 degrees 33 minutes 32 seconds East;

**THENCE**, along the southerly right-of-way line of said Walsh Avenue and said curve to the left an arc distance of 269.09 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northeast corner of said Parcel 1;

**THENCE**, departing the southerly right-of-way line of said Walsh Ranch Parkway and along the northeasterly line of said Parcel 1 the following;

South 12 degrees 15 minutes 00 seconds East a distance of 178.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 77 degrees 45 minutes 00 seconds East a distance of 10.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 12 degrees 15 minutes 00 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 80 degrees 11 minutes 30 seconds East a distance of 520.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly right-of-way line of Village Walk Place, a 60' right-of-way 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, Slide 24, of the Plat Records of Parker County, Texas (P.R.P.C.T.);

**THENCE**, along the westerly right-of-way line of said Village Walk Place the following;

South 09 degrees 48 minutes 30 seconds East a distance of 64.46 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 12 degrees 25 minutes 03 seconds, having a radius of 1930.00 feet, and whose long chord bears South 16 degrees 01 minutes 02 seconds East for a distance of 330.94 feet;

Along said curve to the left an arc distance of 331.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 22 degrees 13 minutes 33 seconds East a distance of 198.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 67 degrees 46 minutes 27 seconds West a distance of 2.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly line of said Lot 1R-1, Block C;

**THENCE**, along the westerly line of said Lot 1R-1, Block C the following;

South 22 degrees 13 minutes 33 seconds East a distance of 269.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 60 degrees 24 minutes 04 seconds West a distance of 213.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 29 degrees 35 minutes 56 seconds East a distance of 86.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 86 degrees 15 minutes 18 seconds West a distance of 97.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 64 degrees 00 minutes 23 seconds West a distance of 121.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Lot 1R-1, Block C;

**THENCE**, along the southerly line of said Quail Valley Devco VLO, LLC tract the following;

North 14 degrees 02 minutes 32 seconds West a distance of 31.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 67 degrees 17 minutes 53 seconds West a distance of 117.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 74 degrees 35 minutes 27 seconds West a distance of 615.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 37 degrees 51 minutes 46 seconds West a distance of 66.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 52 degrees 08 minutes 14 seconds West a distance of 239.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 52 degrees 00 minutes 00 seconds West a distance of 439.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 28 degrees 55 minutes 31 seconds West a distance of 323.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 52 degrees 49 minutes 35 seconds West a distance of 186.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 05 degrees 18 minutes 20 seconds West a distance of 24.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwesterly corner of said Quail Valley Devco VLO, LLC tract;

**THENCE**, along the northerly line of said Quail Valley Devco VLO, LLC tract the following;

North 84 degrees 40 minutes 24 seconds East a distance of 588.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 01 degrees 09 minutes 15 seconds East a distance of 1.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 88 degrees 38 minutes 59 seconds East a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Grey Bark Street, a 60' right-of-way as shown on the final plat of said Final Plat of Walsh Ranch, Quail Valley, Lot 1, Block AK, & Walsh Avenue ROW and being the beginning of a non-tangent curve to the right having a central angle of 52 degrees 49 minutes 07 seconds, having a radius of 213.00 feet, and whose long chord bears North 27 degrees 45 minutes 34 seconds East a distance of 189.48 feet;

**THENCE**, along the easterly right-of-way line of said Grey Bark Street the following;

Along said curve to the right an arc distance of 196.36 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 49 degrees 33 minutes 56 seconds, having a radius of 180.00 feet, and whose long chord bears North 29 degrees 23 minutes 10 seconds East for a distance of 150.90 feet;

Along said curve to the left an arc distance of 155.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 46 degrees 00 minutes 26 seconds East a distance of 21.66 feet to the **POINT OF BEGINNING** and **CONTAINING** 31.867 acre or 1,379,425 square foot tract 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 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 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 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:  
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(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.

TRACT 2

BEING a 1,852-acre or 80,656 square foot tract of land, situated in Parker County, Texas, being in the I & G.N. R.R. Survey, Abstract No. 1996 and the HEIRS of C.H. HIGBEE Survey Abstract No. 2740 and being all of Parcel 2 as described in instrument to Quail Valley Devco VLO, LLC as recorded in Document No. 202148529 of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and all of Parcels 2 & 3 described in instrument to Quail Valley Devco VLO, LLC as recorded in Document No. 202303566 (D.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" on the northerly right-of-way line of Makers Way, a 60' right-of-way 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, Page, 24, of the Plat Records of Parker County, Texas (P.R.P.C.T.),

**THENCE**, North 67 degrees 13 minutes 33 seconds West a distance of 21.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of Village Walk Place, a 60' right-of-way as shown on said Final Plat of Walsh Ranch, Quail Valley, Lot 1R-1, Block C;

**THENCE**, along the easterly right-of-way line of said Village Walk Place the following;

North 22 degrees 13 minutes 33 seconds West a distance of 123.19 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right through an central angle of 12 degrees 25 minutes 03 seconds, having a radius of 1470.00 feet, and whose long chord bears North 16 degrees 01 minutes 02 seconds West for a distance of 317.96 feet;

Along said curve to the right an arc distance of 318.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 09 degrees 48 minutes 30 seconds West a distance of 137.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Quail Valley Devco VLO, LLC tract;

**THENCE**, departing the easterly right-of-way line of said Village Walk Place and along the north line of said Quail Valley Devco VLO, LLC tract the following;

South 54 degrees 48 minutes 30 seconds East a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 80 degrees 11 minutes 30 seconds East a distance of 144.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northeast corner of said Quail Valley Devco VLO, LLC tract;

**THENCE**, along the easterly line of said Quail Valley Devco VLO, LLC tract the following;

South 09 degrees 48 minutes 30 seconds East a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 80 degrees 11 minutes 30 seconds West a distance of 3.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 35 degrees 11 minutes 30 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 09 degrees 48 minutes 30 seconds East a distance of 92.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at beginning of a curve to the left through a central angle of 12 degrees 25 minutes 03 seconds, having a radius of 1329.00 feet, and whose long chord bears South 16 degrees 01 minutes 02 seconds East for a distance of 287.47 feet;

Along said curve to the left an arc distance of 288.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 22 degrees 13 minutes 33 seconds East a distance of 128.19 feet to 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 67 degrees 13 minutes 33 seconds East a distance of 14.14 feet to 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of said Makers Way;

**THENCE** South 67 degrees 45 minutes 27 seconds West, along the northerly right-of-way line of said Makers Way, a distance of 136.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,852-acre or 80,656 square foot tract of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO VLO, 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, VILLAGE RESIDENTIAL, Block 72 Lots 1 - 25 & 26-X, Block 73 Lots 1 - 23 & 24-X, Block 74 Lots 1 - 4, 5-X, 6 - 23, 24-X, 25 - 43, 44-X, 45-X, & 46-X, Block 75 Lots 1 - 10, 11-X, 12 - 19, & 20-X, Block 76 Lots 1 - 18, Block 77 Lots 1 - 13 & 14-X, Block 78 Lot 1 - X, 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 VLO, 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 16<sup>th</sup> day of March, 2023.

By:

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

By:   
Seth Carpenter, Senior Vice President

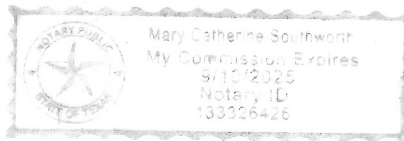
STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Seth Carpenter, 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 16<sup>th</sup> day of March, 2023.

Notary Public in and for the State of Texas,

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, 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 15<sup>th</sup> day of March, 2023.




Notary Public in and for the State of Texas,

My Commission Expires On: 11.09.25



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 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 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 (26-X\*, Block 72; 24-X\*, Block 73; 5-X\*, 24-X\*, 44-X\*, & 45-X\*, Block 74; 11-X\* & 20-X\*, Block 75; 14-X\*, Block 77; 1-X\*, Block 78) 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.

 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: 3/14/2023	
By: 	Chairman
By: 	Secretary

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

FINAL PLAT  
WALSH RANCH - QUAIL VALLEY  
VILLAGE RESIDENTIAL  
Block 72 Lots 1 - 25 & 26-X, Block 73 Lots 1 - 23 & 24-X,  
Block 74 Lots 1 - 4, 5-X, 6 - 23, 24-X, 25 - 43, 44-X, 45-X, & 46-X,  
Block 75 Lots 1 - 10, 11-X, 12 - 19, & 20-X, Block 76 Lots 1 - 18,  
Block 77 Lots 1 - 13 & 14-X, Block 78 Lot 1-X

A 33.52 ACRE ADDITION TO THE CITY OF FORT WORTH,  
PARKER COUNTY, TEXAS

SITUATED IN THE  
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 1996  
HEIRS OF C.H. HIGBEE SURVEY ABSTRACT NO. 2740  
138 Single-Family Lots

OWNER:  
QUAIL VALLEY DEVCO VLO, LLC  
400 S. RECORD STREET, SUITE 1200  
DALLAS, TEXAS 75202  
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

MARCH 2023

SHEET 7 OF 7

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202307294  
03/27/2023 02:47 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

F455

COUNTY RECORDING INFORMATION

FINAL PLAT CASE NUMBER: FP-22-122 (PRELIMINARY PLAT: PP-21-080) PROJECT NUMBER: R303061.46