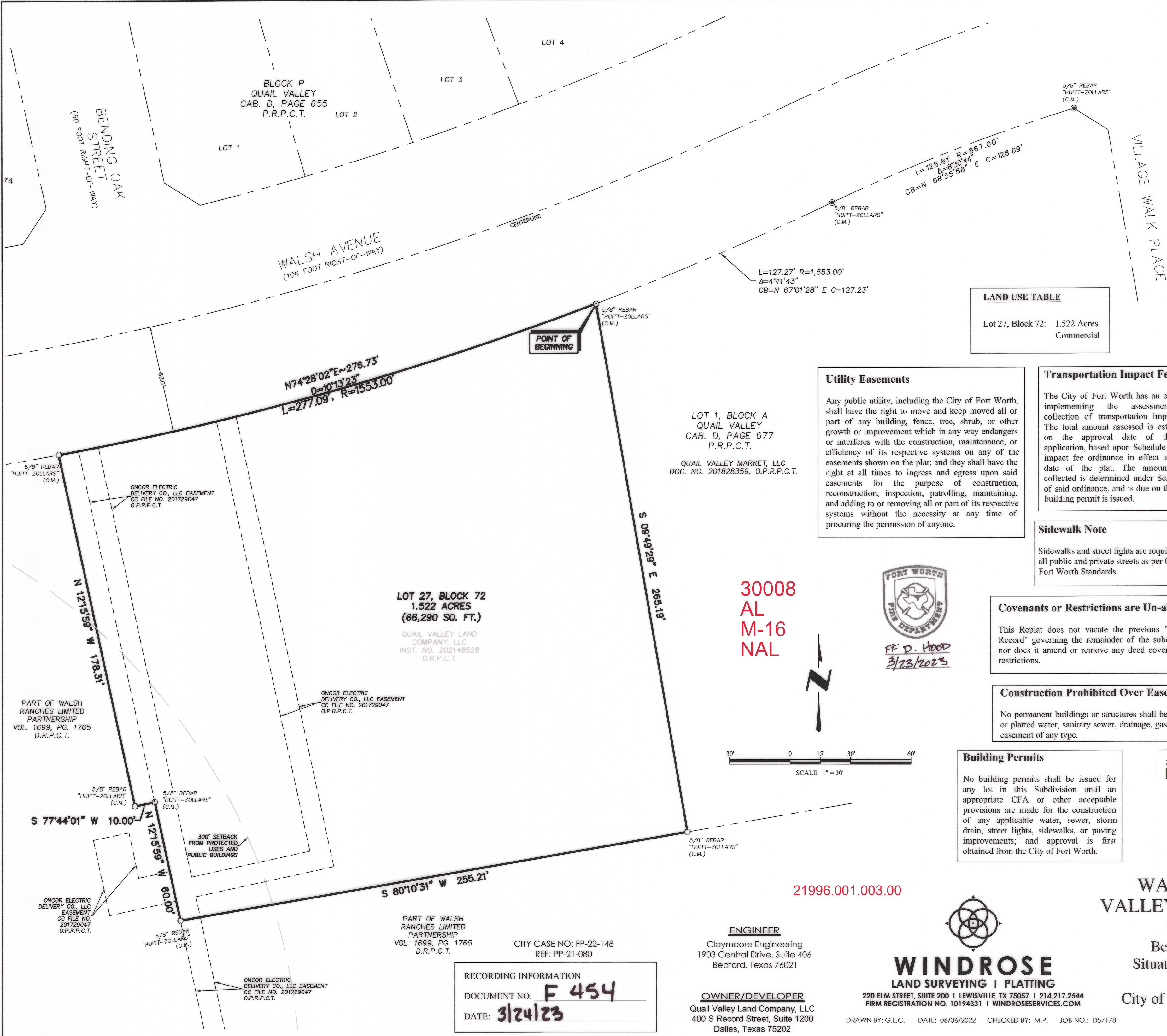


**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, map no. 48367C0450E, dated September 26, 2008, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.



**LAND USE TABLE**

Lot 27, Block 72:	1.522 Acres
	Commercial

**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, or 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.

**Transportation Impact Fees**

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact 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.

**Parkway Permit**

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

**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 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.

**Sidewalk Note**

Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

**Covenants or Restrictions are Un-altered**

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**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.

**Building Permits**

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

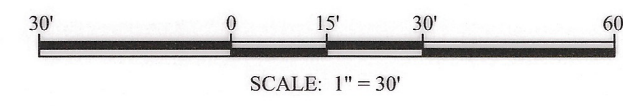
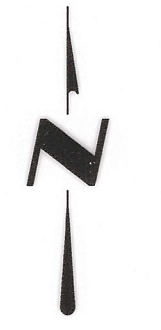
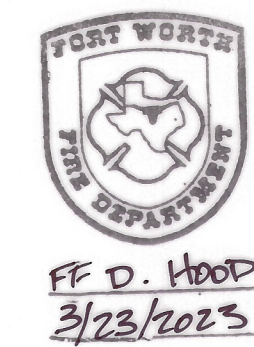
LOT 1, BLOCK A  
QUAIL VALLEY  
CAB. D, PAGE 677  
P.R.P.C.T.

QUAIL VALLEY MARKET, LLC  
DOC. NO. 201828359, O.P.R.P.C.T.

**LOT 27, BLOCK 72**  
**1.522 ACRES**  
**(66,290 SQ. FT.)**

QUAIL VALLEY LAND  
COMPANY, LLC  
INST. NO. 202148528  
D.R.P.C.T.

**30008**  
**AL**  
**M-16**  
**NAL**



21996.001.003.00

**RECORDING INFORMATION**

DOCUMENT NO. **F 454**

DATE: **3/24/23**

**ENGINEER**

Claymoore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

**OWNER/DEVELOPER**

Quail Valley Land Company, LLC  
400 S Record Street, Suite 1200  
Dallas, Texas 75202

**WINDROSE**  
**LAND SURVEYING | PLATTING**

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 06/06/2022 CHECKED BY: M.P. JOB NO.: D57178

**FINAL PLAT**  
**WALSH RANCH - QUAIL**  
**VALLEY VILLAGE RESIDENTIAL**  
**LOT 27, BLOCK 72**

Being a 1.522 Acre tract of land  
Situated in the I. & G.N. R.R. Survey,  
Abstract Number 1996  
City of Fort Worth, Parker County, Texas

202307194 PLAT Total Pages: 2

STATE OF TEXAS §  
COUNTY OF PARKER §

WEHREAS Quail Valley Land Company, LLC is the owner of a tract of land situated in the I. & G.N. R.R. Survey, Abstract Number 1996, Parker County, Texas, being all of a tract of land described in Special Warranty Deed to Quail Valley Land Company, LLC recorded in Instrument Number 202148528, of the Deed Records of Parker County, Texas, and being more particularly described by metes and bounds as follows, (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with a combined scale factor of 1.00012);

BEGINNING at a capped 5/8 inch rebar stamped "HUITT-ZOLLARS" found for the northwest corner Lot 1, Block A, Quail Valley, an addition to the City of Fort Worth, according to the map or plat thereof recorded in Cabinet D, Page 677, Plat Records of Parker County, Texas and the northeast corner of the herein described tract, said point lying on the southeast right-of-way line of Walsh Avenue (106 foot right-of-way);

THENCE South 09 degrees 49 minutes 29 seconds East, with the southwest line of said Lot 1, a distance of 265.19 feet to a capped 5/8 inch rebar stamped "HUITT-ZOLLARS" found for the southwest corner of said Lot 1, same being the southeast corner of the herein described tract;

THENCE South 80 degrees 10 minutes 31 seconds West, a distance of 255.21 feet to a capped 5/8 inch rebar stamped "HUITT-ZOLLARS" found for the southernmost southwest corner of the herein described tract;

THENCE North 12 degrees 15 minutes 59 seconds West, a distance of 60.00 feet to a capped 5/8 inch rebar stamped "HUITT-ZOLLARS" found for corner;

THENCE South 77 degrees 44 minutes 01 seconds West, a distance of 10.00 feet to a capped 5/8 inch rebar stamped "HUITT-ZOLLARS" found for westernmost southwest corner of the herein described tract;

THENCE North 12 degrees 15 minutes 59 seconds West, a distance of 178.31 feet to a capped 5/8 inch rebar stamped "HUITT-ZOLLARS" found for the beginning of a curve to the left having a radius of 1,553.00 feet, a Central Angle of 10 degrees 13 minutes 23 seconds, and a chord bearing and distance of North 74 degrees 28 minutes 02 seconds East, 276.73 feet, said point lying on the southeast right-of-way line of said Walsh Avenue;

THENCE in a northeasterly direction, with the curving southeast right-of-way line of said Walsh Avenue, and with said curve to the left, an arc length of 277.09 feet to the POINT OF BEGINNING and containing 1.522 acres or 66,290 square feet of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

**THAT Quail Valley Land Company, LLC** does hereby adopt this plat of **LOT 27, BLOCK 72 Walsh Ranch - Quail Valley Village Residential**, an addition to the City of Fort Worth, Parker County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon.

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

Witness my hand this the 20<sup>th</sup> day of March, 2023

*[Signature]*  
Authorized Representative - Signature

Donald J. Henry  
Printed Name

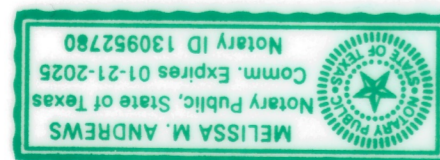
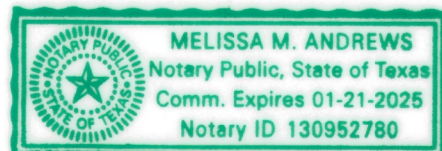
Secretary 3/20/23  
Title / Date

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 Donald J. Henry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of March, 2023

Melissa M. Andrews  
Notary Public in and for the State of Texas



STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peebles, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

*[Signature]*  
Mark N. Peebles  
Registered Professional Land Surveyor  
Texas Registration No. 6443

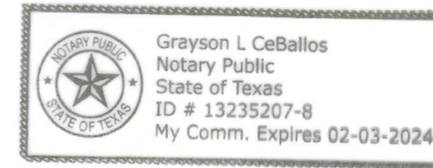


STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peebles, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17<sup>th</sup> day of March, 2023.

*[Signature]*  
Notary Public in and for the State of Texas



VICINITY MAP  
NOT TO SCALE



CITY CASE NO: FP-22-148  
REF: PP-21-080

RECORDING INFORMATION  
DOCUMENT NO. F 454  
DATE: 3/24/23

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

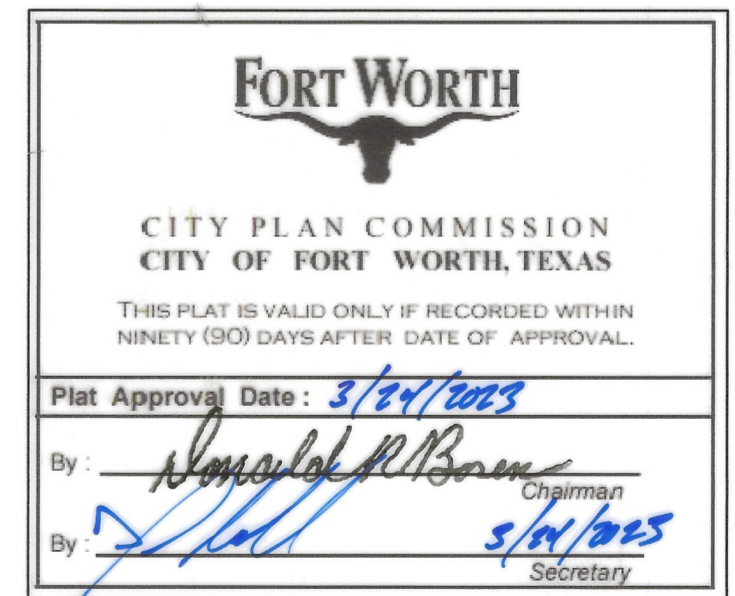
202307194  
03/24/2023 04:12 PM  
Fee: 30.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT

**ENGINEER**  
Claymore Engineering  
1903 Central Drive, Suite 406  
Bedford, Texas 76021

**OWNER/DEVELOPER**  
Quail Valley Land Company, LLC  
400 S Record Street, Suite 1200  
Dallas, Texas 75202



FF D. Hood  
3/23/2023



**FINAL PLAT**  
**WALSH RANCH - QUAIL VALLEY VILLAGE RESIDENTIAL**  
**LOT 27, BLOCK 72**  
Being a 1.522 Acre tract of land  
Situated in the I. & G.N. R.R. Survey,  
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City of Fort Worth, Parker County, Texas

**WINDROSE**  
LAND SURVEYING | PLATTING  
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM  
DRAWN BY: G.L.C. DATE: 06/06/2022 CHECKED BY: M.P. JOB NO.: D57178