

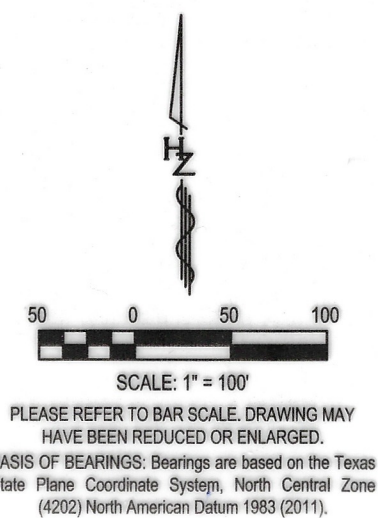
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DATE: Feb 01, 2023 3:39pm XREFS: 306100_Ext_BNDY and ESMT_306138_Prop_Base_LotLayout_PASE_FP_BD 306100_FEWA_Floodplain



30007
AL
CFW
N-16

22004.002.001.00

LAND USE / DEVELOPMENT YIELD TABLE			
GROSS SITE AREA (ACREAGE)	60.07 AC.	TOTAL NUMBER OF LOTS	235
RIGHT OF WAY AREA (ACREAGE)	12.61 AC.	TOTAL NUMBER RESIDENTIAL LOTS	224
NET AREA (ACREAGE)	47.46 AC.	TOTAL NUMBER NON-RESIDENTIAL LOTS	11
SINGLE FAMILY DETACHED (ACREAGE)	35.01 AC.	TOTAL NUMBER OPEN SPACE LOTS	11
SINGLE FAMILY ATTACHED (ACREAGE)	3.26 AC.	TOTAL NUMBER COMMERCIAL LOTS	0
TWO FAMILY (ACREAGE)	0.0 AC.	TOTAL NUMBER INDUSTRIAL LOTS	0
MULTIFAMILY (ACREAGE)	0.0 AC.		
COMMERCIAL (ACREAGE)	0.0 AC.		
INDUSTRIAL (ACREAGE)	0.0 AC.		
PRIVATE OPEN SPACE (ACREAGE)	9.19 AC.	TOTAL NUMBER OF DWELLING UNITS	224



LEGEND

- HZF - 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
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F433

COUNTY RECORDING INFORMATION

FEBRUARY 2023

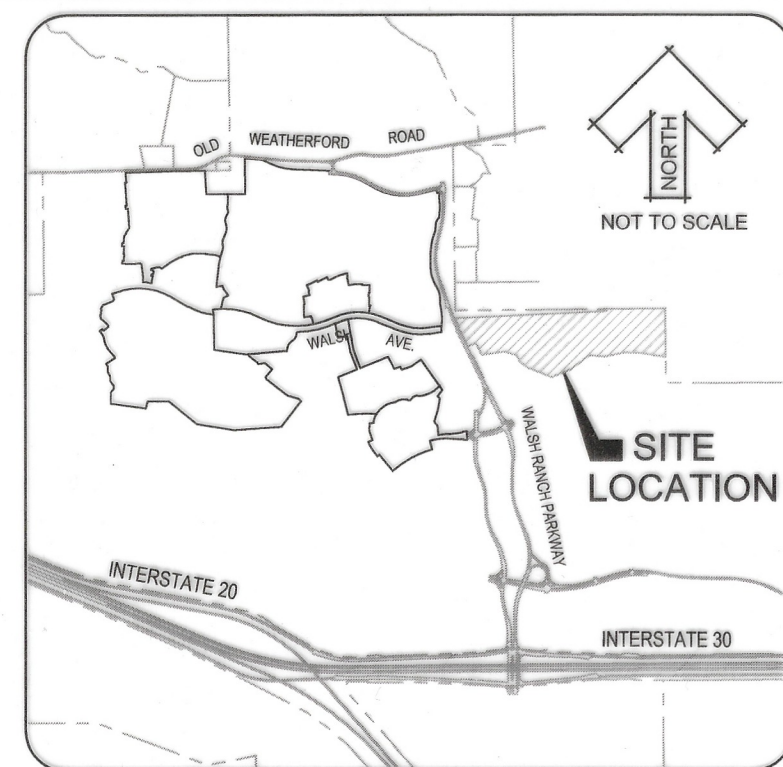
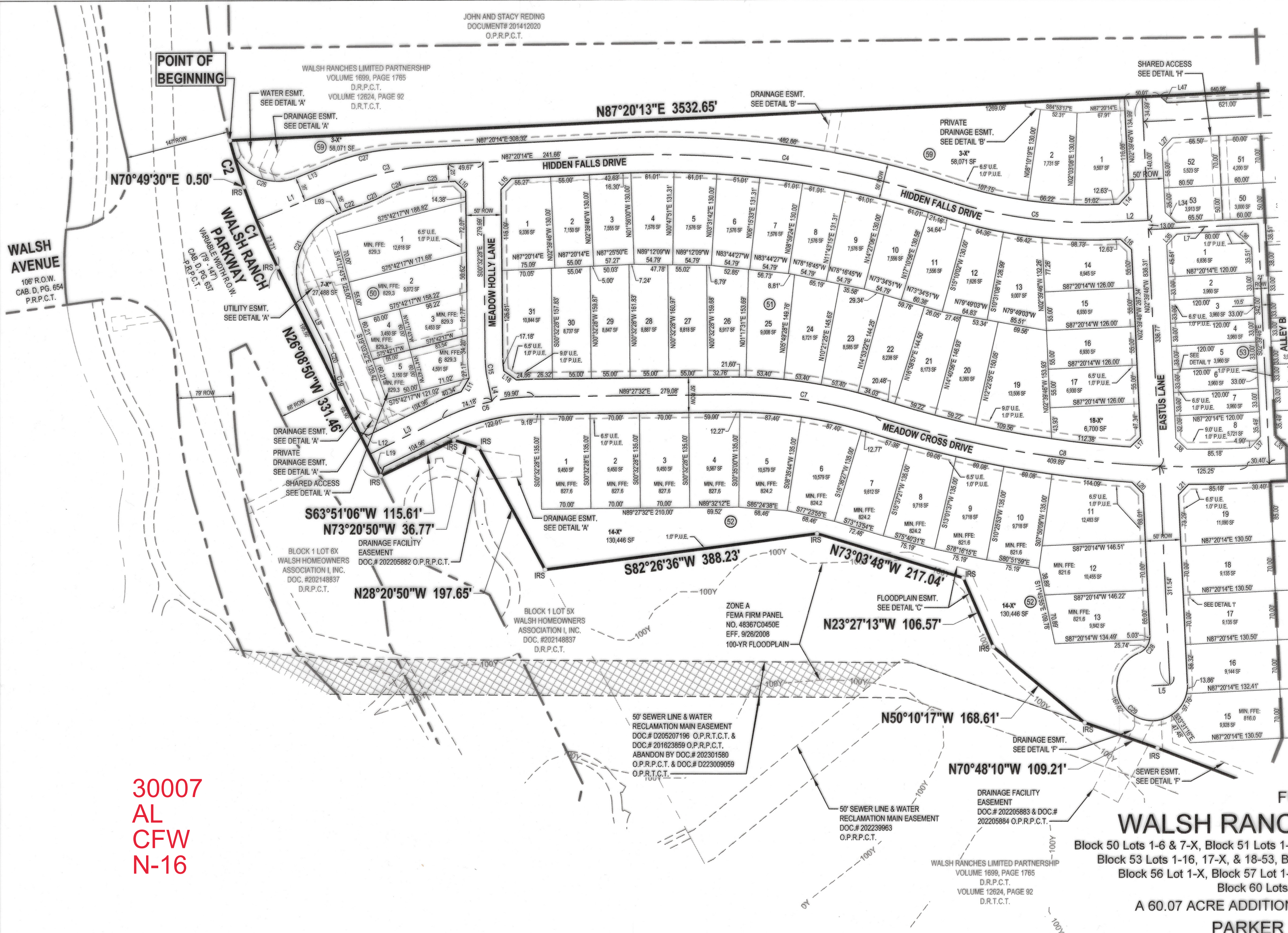
SHEET 1 OF 7

OWNER:
QUAIL VALLEY DEVCO III, 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

FINAL PLAT CASE NUMBER: FP-22-104 (PRELIMINARY PLAT: PP-21-017) PROJECT NUMBER: R303061.38



VICINITY MAP

202304398 PLAT Total Pages: 1

MATCH LINE
(SEE SHEET 2 OF 7)



FF D Hood
2/22/2023

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

Block 50 Lots 1-6 & 7-X, Block 51 Lots 1-17, 18-X, & 19-31, Block 52 Lots 1-13, 14-X, & 15-33,
Block 53 Lots 1-16, 17-X, & 18-53, Block 54 Lots 1-36, Block 55 Lots 1-5, 6-X, & 7-11,
Block 56 Lot 1-X, Block 57 Lot 1-X, Block 58 Lot 1-X, Block 59 Lots 1-2 & 3-X,
Block 60 Lots 1-17, 18-X, 19-X, & 20-58

A 60.07 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

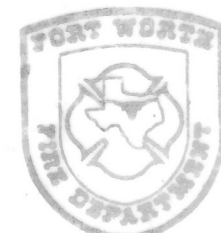
SITUATED IN THE

I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004

224 Single-Family Lots

JOHN AND STACY REDING
DOCUMENT# 201412020
O.P.R.C.T.

EXISTING LAND USE: AGRICULTURAL
FUTURE LAND USE: AGRICULTURAL



FF D. Hood
2/22/2023

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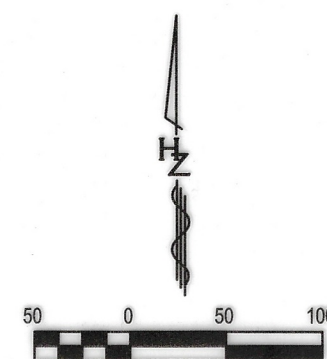
FEBRUARY 2023

SHEET 2 OF 7

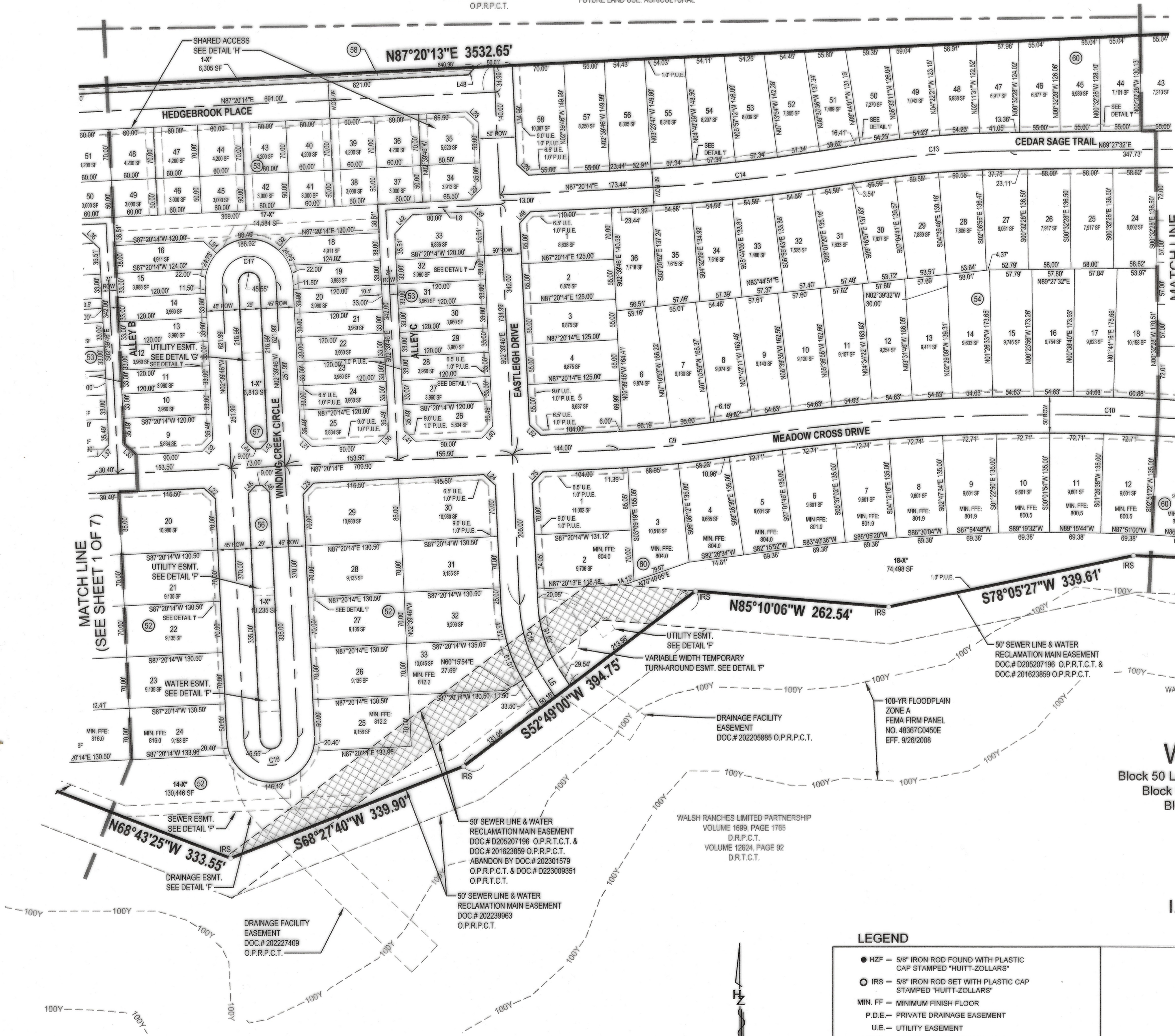
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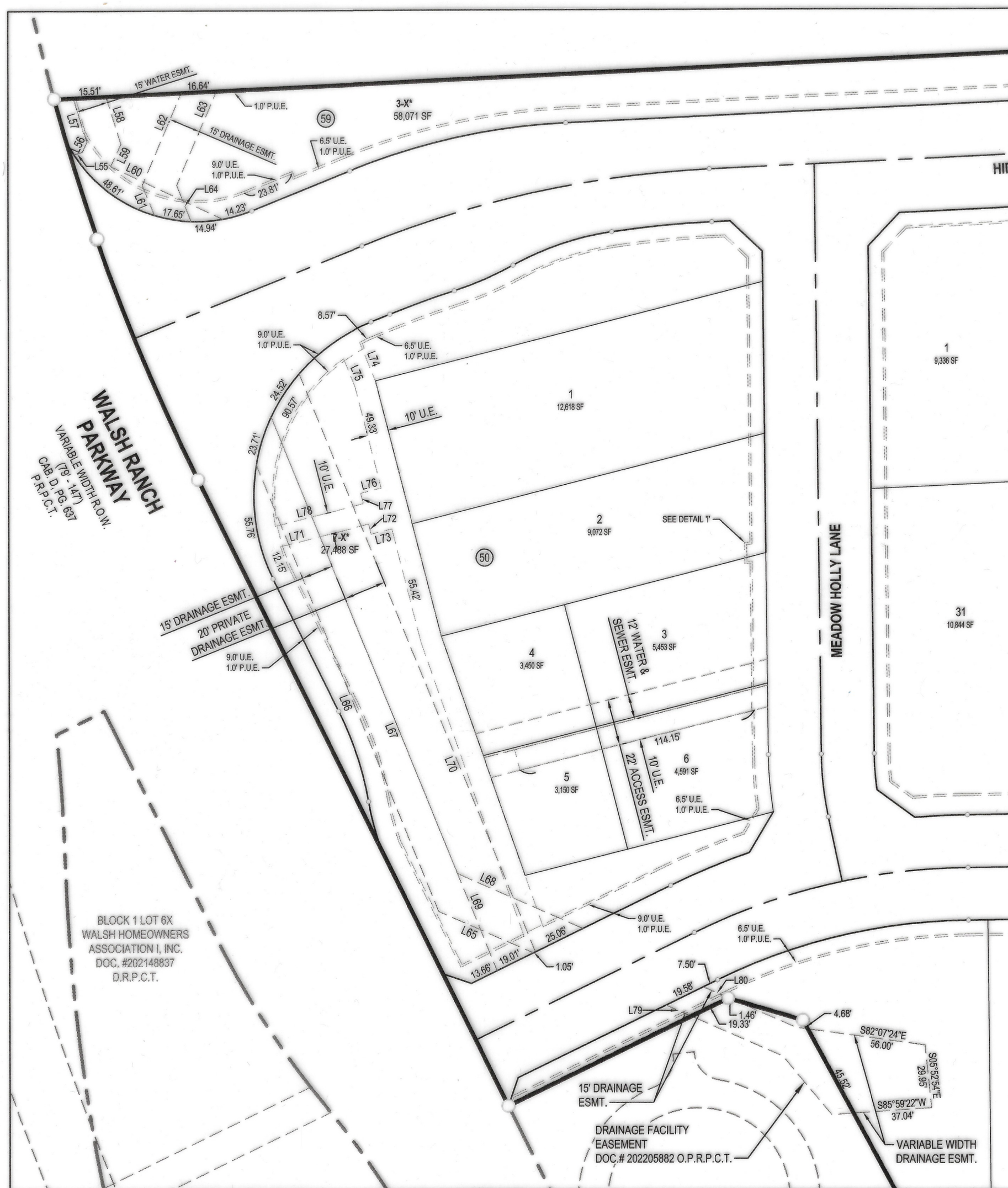
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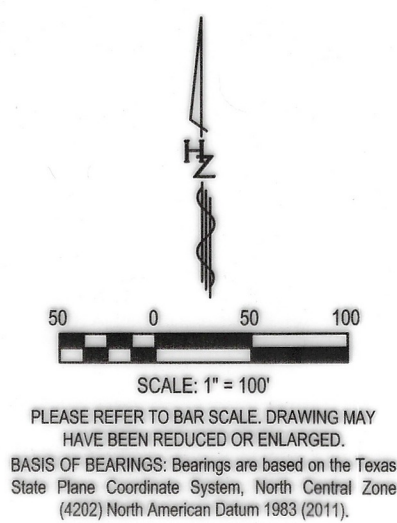


PLEASE REFER TO BAR SCALE. DRAWING MAY
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BASIS OF BEARINGS: Bearings are based on the Texas
State Plane Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

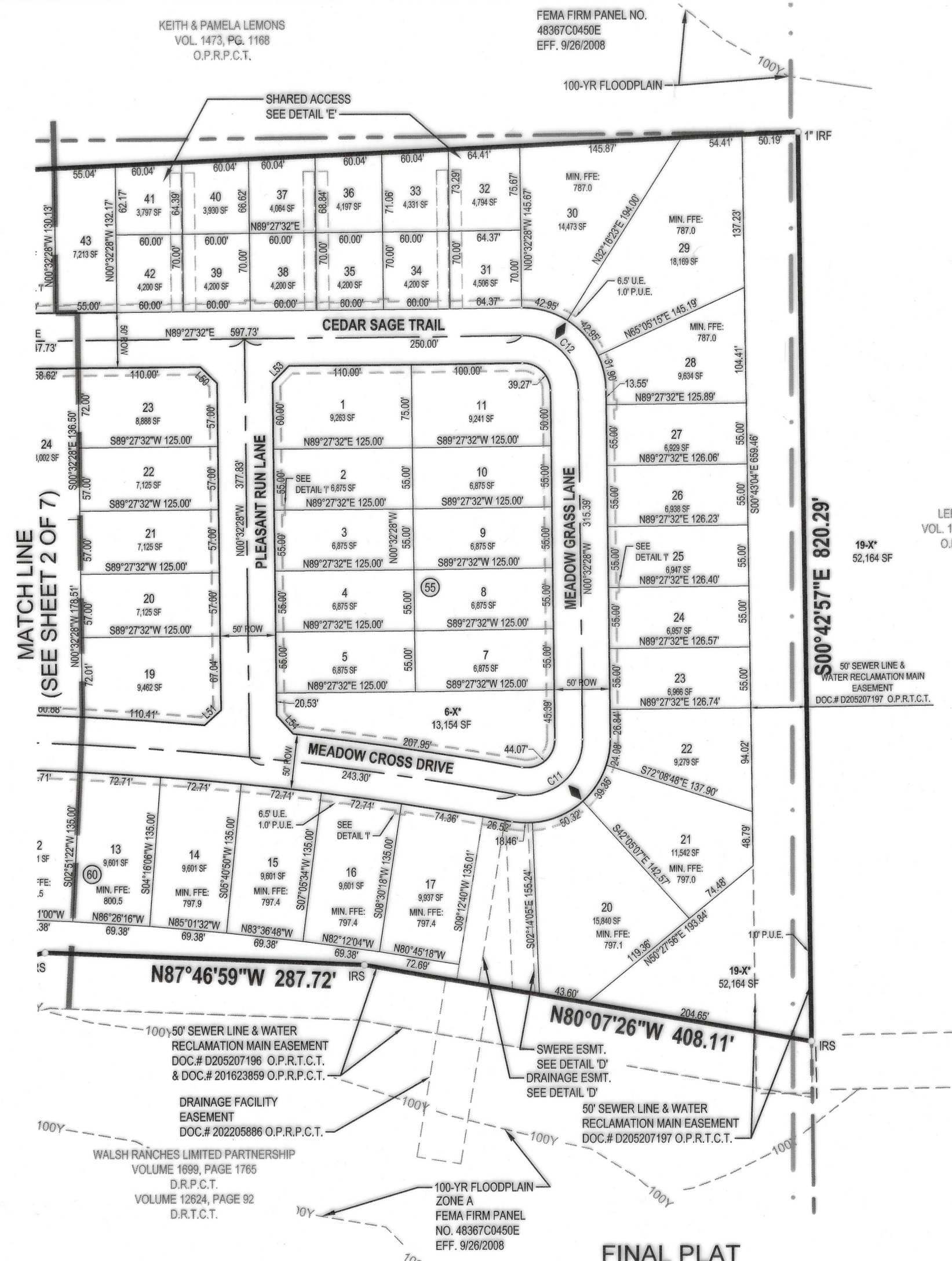




DETAIL 'A'
SCALE: 1"=50'



SCALE: 1"=100'
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FEBRUARY 2023

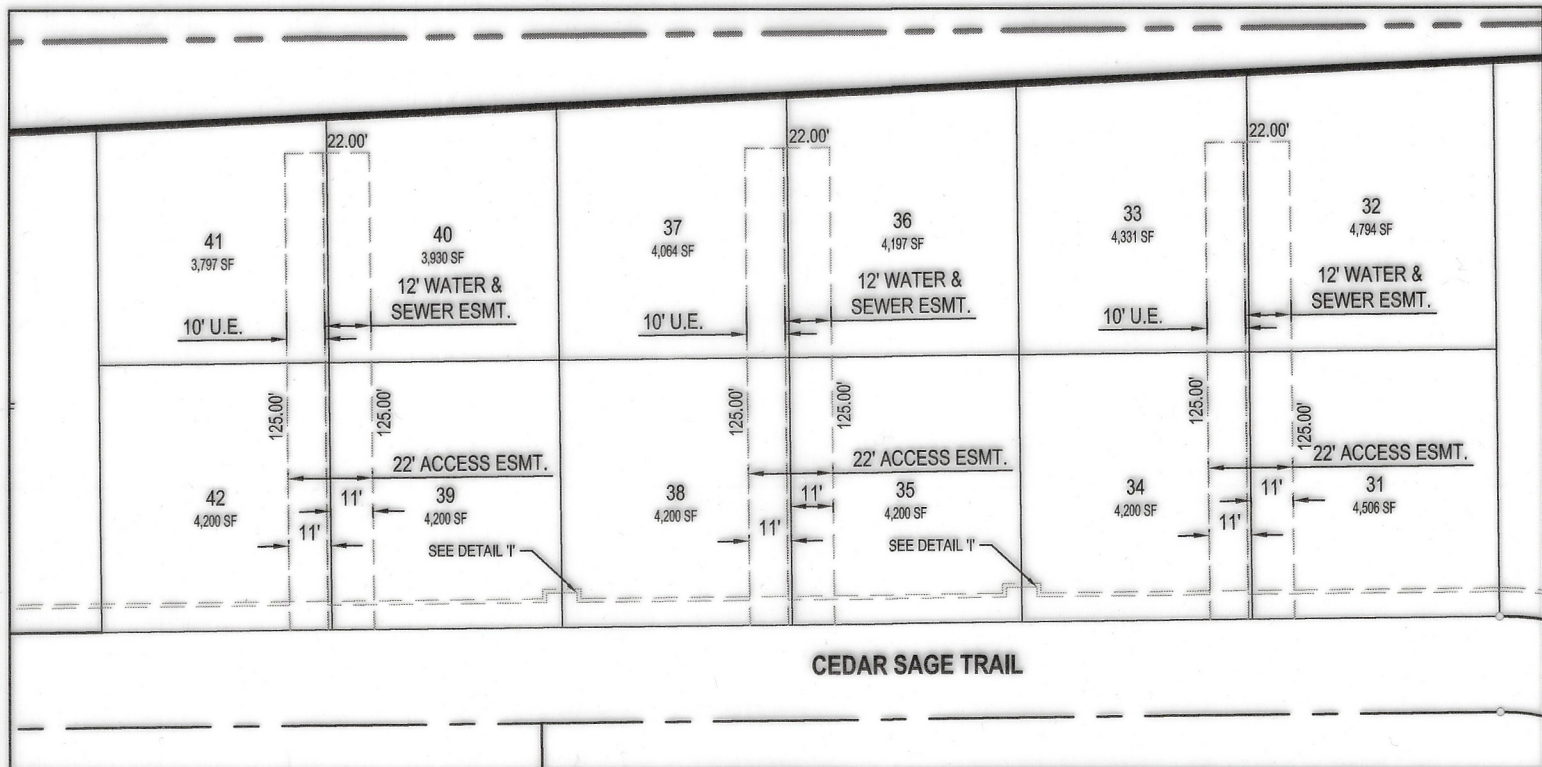
SHEET 3 OF 7

LEGEND

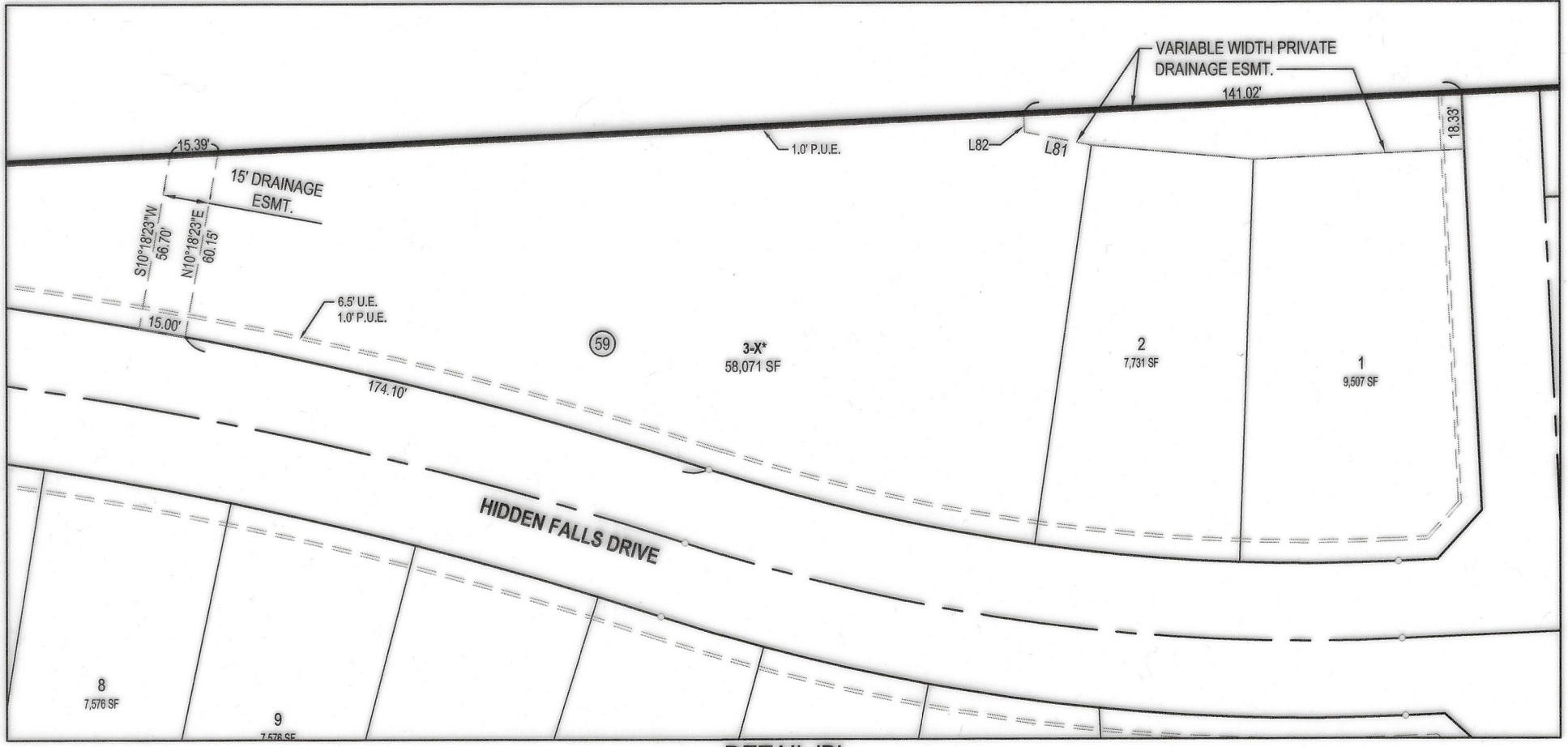
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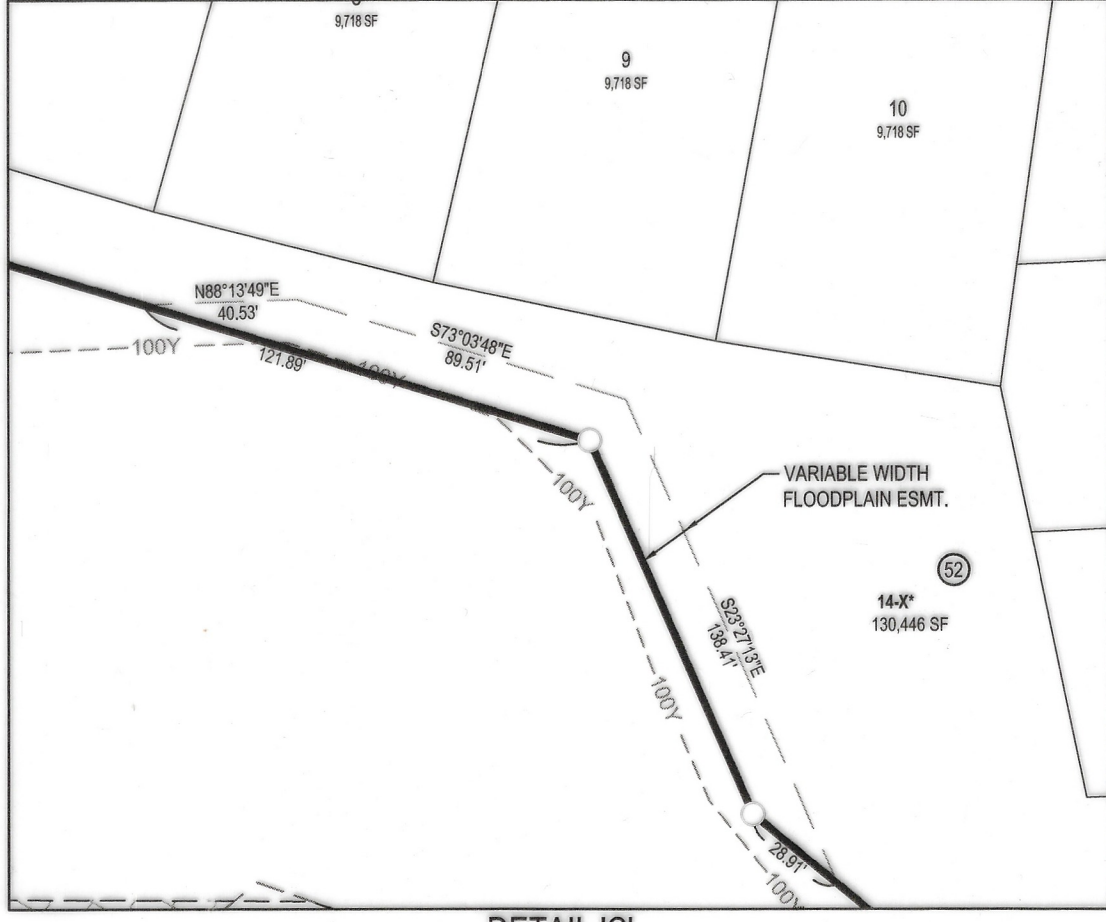
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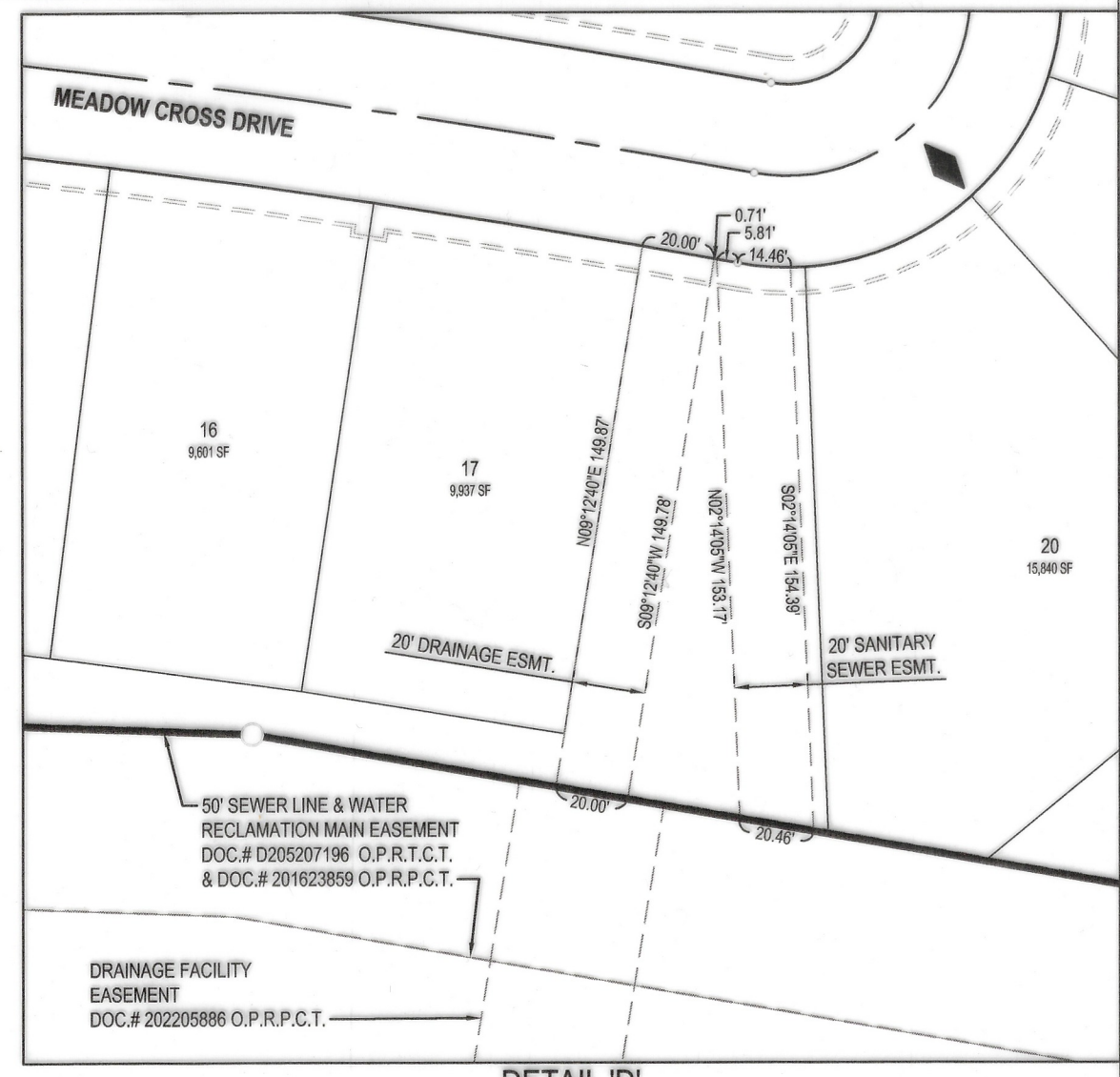
DETAIL 'E'
SCALE: 1" = 50'



DETAIL 'B'
SCALE: 1" = 50'



DETAIL 'C'
SCALE: 1" = 50'



DETAIL 'D'
SCALE: 1" = 50'

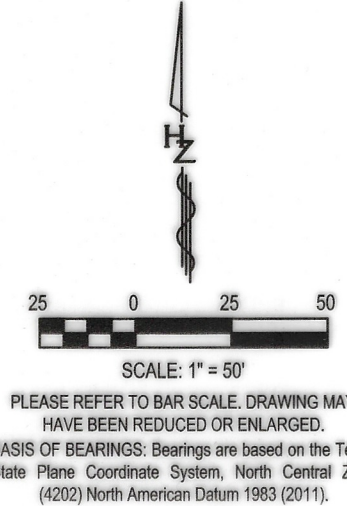


FF D. Hood
2/22/2023

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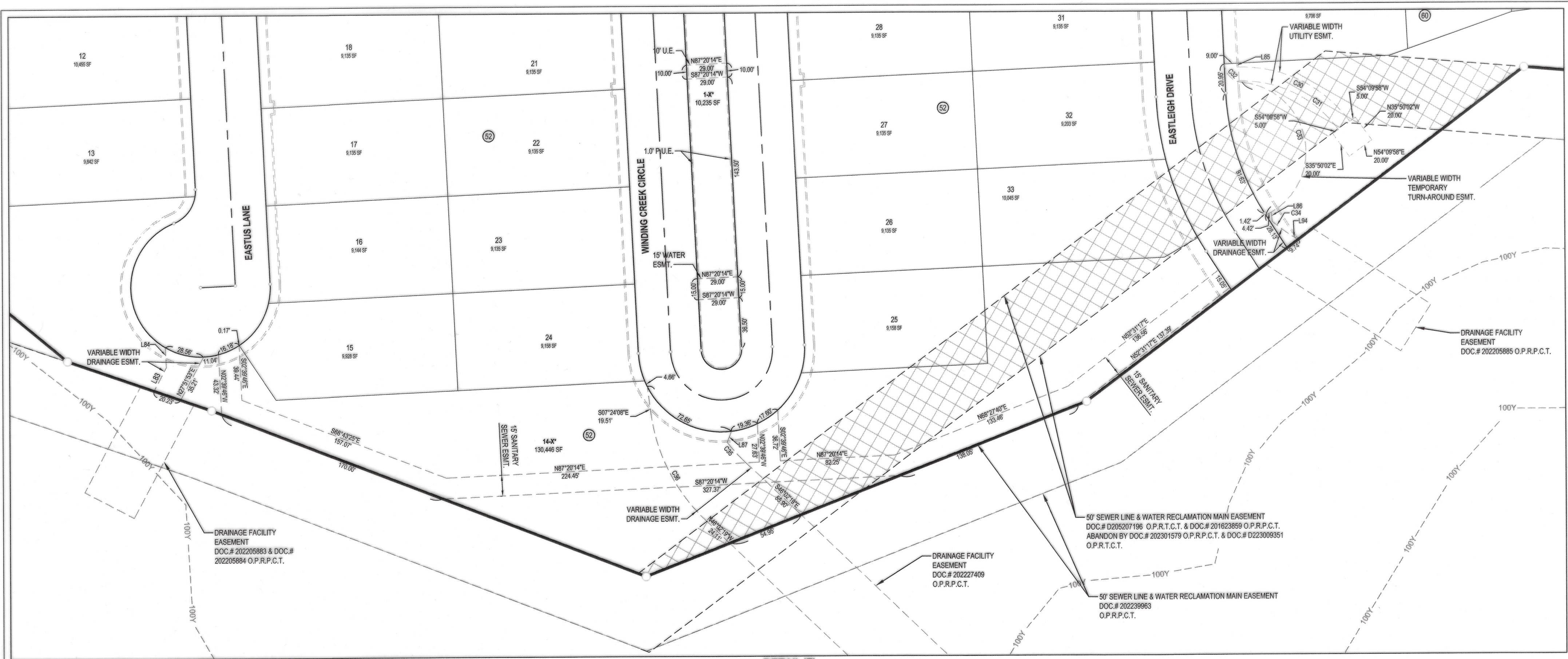


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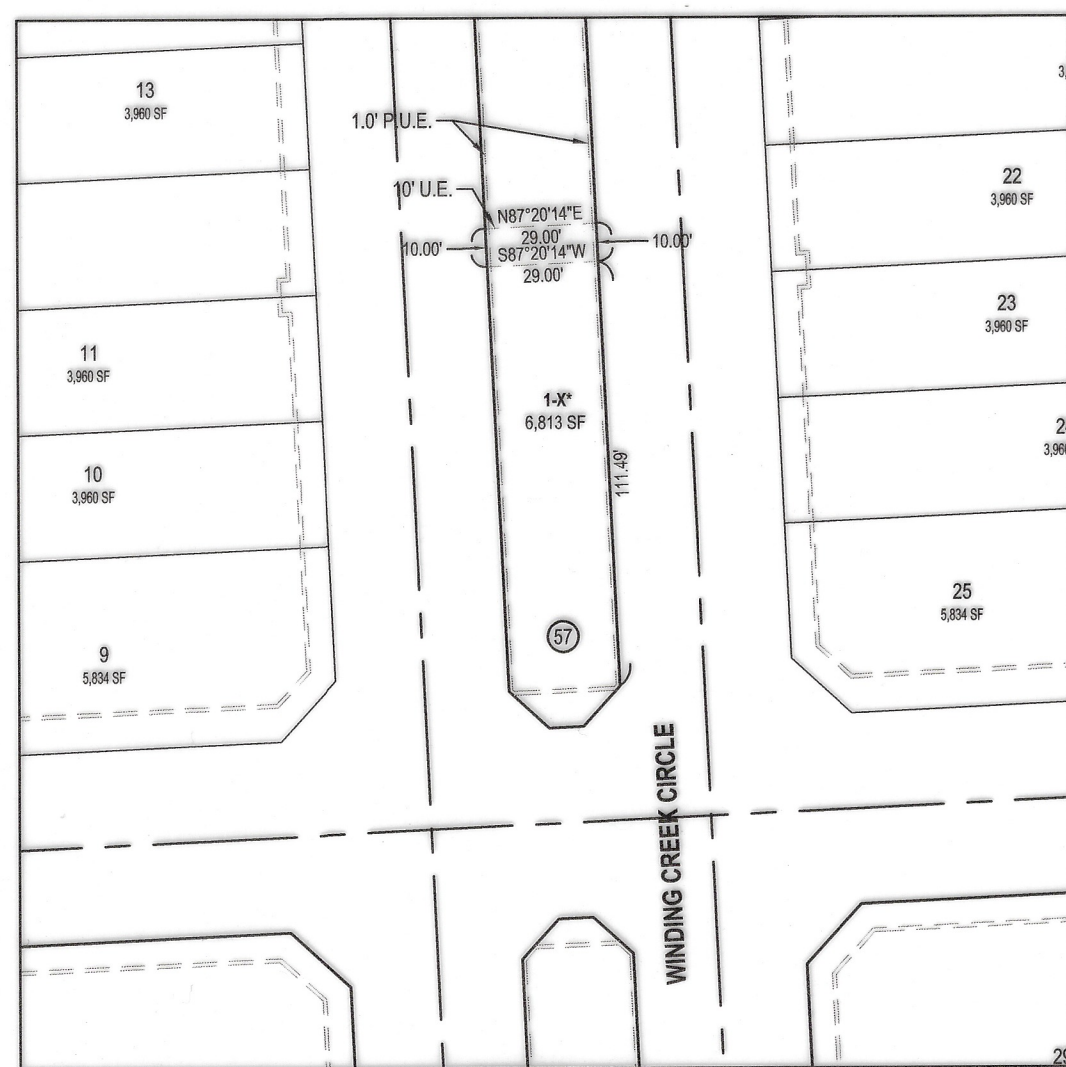
COUNTY RECORDING INFORMATION

OWNER: QUAIL VALLEY DEVCO III, 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	
FEBRUARY 2023	SHEET 4 OF 7

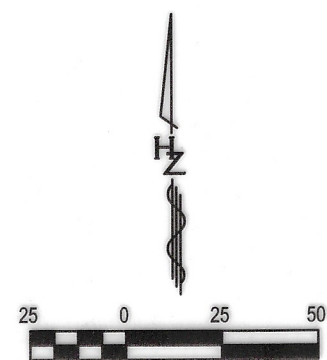
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DETAIL 'F'
SCALE: 1" = 50'



DETAIL 'G'
SCALE: 1" = 50'



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FF D. HODP
2/22/2023

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SHEET 5 OF 7

DWG: H:\proj\R303061.38 - WR - PA3E10 CADD & BIM\AutoCAD\Final Plat\WR_PA3E_FP.dwg USER: bcole
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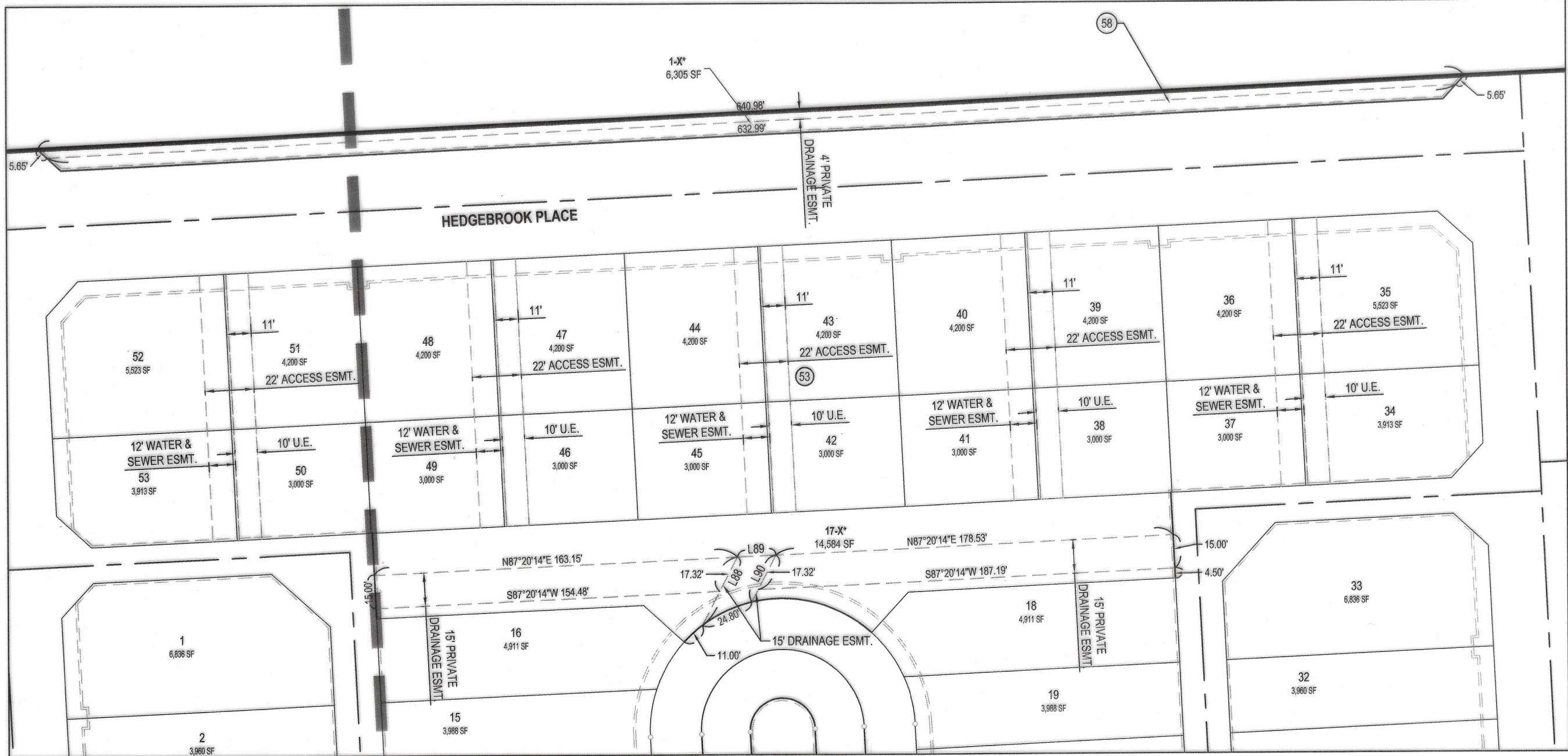
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	123.90'	1018.00'	006°58'24"	N22°39'42"W	123.82'
C2	69.01'	1017.50'	003°53'10"	N17°14'14"W	69.00'
C3	168.75'	500.00'	019°20'14"	S77°40'07"W	167.95'
C4	473.58'	1305.00'	020°47'33"	N82°16'00"W	470.99'
C5	234.07'	645.00'	020°47'33"	S82°16'00"E	232.79'
C6	134.08'	300.00'	025°36'26"	S76°39'19"W	132.97'
C7	207.83'	650.00'	018°19'10"	N81°22'53"W	206.94'
C8	535.14'	1500.00'	020°26'28"	S82°26'32"E	532.31'
C9	135.95'	1300.00'	005°59'31"	N84°20'29"E	135.89'
C10	992.73'	2975.00'	019°07'09"	N89°05'42"W	988.13'
C11	88.14'	50.00'	101°00'20"	N49°57'42"E	77.17'
C12	78.54'	50.00'	090°00'00"	N45°32'28"W	70.71'
C13	216.30'	1400.00'	008°51'08"	S85°01'58"W	216.08'
C14	304.83'	2595.00'	006°43'50"	N83°58'19"E	304.66'
C15	29.95'	150.00'	011°26'22"	S06°15'39"E	29.90'
C16	114.67'	36.50'	180°00'00"	N87°20'14"E	73.00'
C17	114.67'	36.50'	180°00'00"	S87°20'14"W	73.00'
C18	104.72'	200.00'	030°00'00"	S17°39'46"E	103.53'
C19	23.38'	139.00'	009°38'11"	S14°45'52"E	23.35'
C20	45.53'	161.00'	016°12'08"	N18°02'50"W	45.38'
C21	146.24'	99.00'	094°08'54"	S20°55'33"W	130.34'
C22	32.46'	465.00'	004°00'00"	S70°00'00"W	32.46'
C23	30.27'	161.00'	010°46'23"	N66°36'48"E	30.23'
C24	49.44'	139.00'	020°22'50"	S71°25'01"W	49.18'
C25	47.50'	475.00'	005°43'48"	S84°28'20"W	47.48'
C26	103.79'	69.00'	086°11'14"	S68°54'23"E	94.28'
C27	104.96'	311.00'	019°20'14"	S77°40'07"W	104.46'
C28	30.77'	25.00'	070°31'44"	N32°36'06"E	28.87'
C29	218.63'	50.00'	250°31'44"	S57°23'54"E	81.65'
C30	93.34'	95.00'	056°17'38"	N63°58'51"W	89.63'
C31	83.42'	85.00'	056°13'51"	S63°56'58"E	80.11'
C32	20.07'	14.00'	082°07'13"	S43°43'23"E	18.39'
C33	130.79'	50.00'	149°52'34"	N09°50'42"W	96.56'
C34	17.32'	142.50'	006°57'56"	N53°30'33"W	17.31'
C35	18.49'	130.00'	008°08'58"	N41°57'50"W	18.47'
C36	87.66'	130.00'	038°38'11"	S26°43'13"E	86.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°00'00"E	116.21'
L2	N87°20'14"E	52.63'
L3	N63°51'06"E	114.96'
L4	N11°58'50"W	31.26'
L5	N87°20'14"E	25.00'
L6	S32°39'46"E	31.52'
L7	N87°20'14"E	155.50'
L8	N87°20'14"E	155.50'
L9	N26°08'54"W	70.00'
L10	N46°36'07"W	20.82'
L11	S30°28'56"W	22.36'
L12	S71°08'54"E	14.15'
L13	N68°00'00"E	49.96'
L14	N42°20'14"E	21.21'
L15	N43°23'53"E	21.60'
L16	N47°39'46"W	21.21'
L17	N45°24'12"E	20.05'
L18	S53°39'07"E	22.08'
L19	N18°49'53"E	14.14'
L20	N44°41'51"W	22.28'
L21	S44°04'41"W	20.56'
L22	S47°39'46"E	21.21'
L23	N42°20'14"E	21.21'
L24	N47°39'46"W	21.21'
L25	S42°20'14"W	21.21'

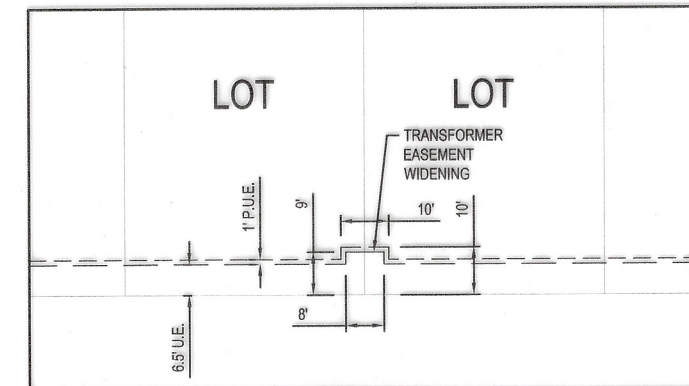
LINE TABLE		
LINE	BEARING	LENGTH
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L27	N42°20'14"E	21.21'
L28	S47°39'46"E	21.21'
L29	N42°20'14"E	21.21'
L30	N42°20'14"E	21.21'
L31	N47°39'46"W	21.21'
L32	N42°20'14"E	21.21'
L33	S47°39'46"E	21.21'
L34	N47°39'46"W	21.21'
L35	N42°20'14"E	21.21'
L36	N47°39'46"W	35.36'
L37	N42°20'14"E	21.21'
L38	S45°51'46"E	21.87'
L39	S47°39'46"E	21.21'
L40	N42°20'14"E	21.21'
L41	S47°39'46"E	21.21'
L42	N42°20'14"E	35.36'
L43	S42°20'14"W	14.14'
L44	N47°39'46"W	14.14'
L45	S42°20'14"W	14.14'
L46	S47°39'46"E	14.14'
L47	S47°39'46"E	14.13'
L48	S42°20'14"W	14.13'
L49	N42°20'14"E	21.21'
L50	N45°32'28"W	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L51	N47°16'50"E	20.14'
L52	S47°39'46"E	21.21'
L53	N44°27'32"E	21.21'
L54	S42°05'45"E	22.45'
L55	N72°43'31"E	4.07'
L56	N25°17'57"E	5.23'
L57	N17°27'48"W	21.63'
L58	S17°27'48"E	23.56'
L59	S25°17'57"W	11.49'
L60	S64°42'03"E	58.57'
L61	N22°00'00"W	15.38'
L62	N23°00'05"E	47.12'
L63	N23°00'05"E	48.12'
L64	N22°00'00"W	18.38'
L65	N66°08'40"W	48.76'
L66	N22°00'00"W	229.15'
L67	N22°00'00"W	234.16'
L68	N66°08'40"W	64.60'
L69	N22°00'00"W	283.78'
L70	N22°00'00"W	296.39'
L71	N75°42'17"E	43.04'
L72	S14°17'43"E	5.00'
L73	N75°42'17"E	10.00'
L74	S22°00'00"E	19.74'
L75	S22°00'00"E	14.83'

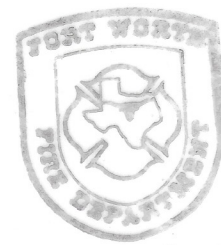
LINE TABLE		
LINE	BEARING	LENGTH
L76	S75°42'17"W	10.00'
L77	S14°17'43"E	5.00'
L78	S75°42'17"W	42.97'
L79	N66°08'40"W	13.06'
L80	S66°08'40"E	14.34'
L81	S78°46'06"E	21.92'
L82	S02°39'46"E	5.99'
L83	N27°51'53"E	19.22'
L84	N02°53'11"W	14.42'
L85	N02°39'46"W	2.73'
L86	N05°20'08"W	6.66'
L87	N21°00'10"E	8.50'
L88	N27°20'14"E	34.54'
L89	N87°20'14"E	17.32'
L90	S27°20'14"W	23.67'
L91	N47°39'46"W	24.65'
L92	N42°20'14"E	24.65'
L93	N68°00'00"E	9.63'
L94	N56°59'31"W	5.34'



DETAIL 'H'
SCALE: 1"= 50'



DETAIL 'I'
NOT TO SCALE

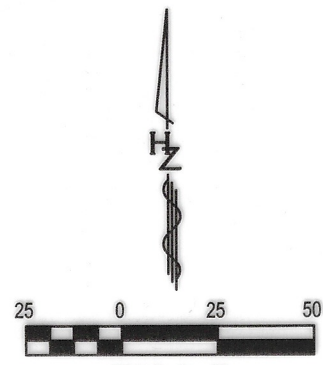


FF D. HOOD
2/22/2023

FINAL PLAT
WALSH RANCH - QUAIL VALLEY
Block 50 Lots 1-6 & 7-X, Block 51 Lots 1-17, 18-X, & 19-31, Block 52 Lots 1-13, 14-X, & 15-33,
Block 53 Lots 1-16, 17-X, & 18-53, Block 54 Lots 1-36, Block 55 Lots 1-5, 6-X, & 7-11,
Block 56 Lot 1-X, Block 57 Lot 1-X, Block 58 Lot 1-X, Block 59 Lots 1-2 & 3-X,
Block 60 Lots 1-17, 18-X, 19-X, & 20-58
A 60.07 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS
SITUATED IN THE
I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004
224 Single-Family Lots

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
- ◆ - 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).

COUNTY RECORDING INFORMATION

F433

OWNER:
QUAIL VALLEY DEVCO III, 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

FEBRUARY 2023

SHEET 6 OF 7

\\DD & B\\M\\AutoCAD\\Final Plat\\WIR_PA3E_FP.dwg USER: boile
306138_Prop_Base_Lot Layout PA3E_FP_BD 306100_FEIMA_Floodplain

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, QUAIL VALLEY DEVCO III, LLC is the owner of a 60.07-acre tract of land, situated in Parker County, Texas, being in the I & G.N. R.R. Survey, Abstract No. 2004, and being all of a tract of land conveyed to QUAIL VALLEY DEVCO III, LLC as recorded in Document No. 202125716, Official Public Records of Parker County, Texas, (O.P.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a point on the northeasterly right-of-way line of Walsh Ranch Parkway as shown the Final Plat of Lots 1X thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way, Walsh Ranch, recorded under Cabinet D, Page 637, of the Plat Records of Parker County, Texas (P.R.P.C.T.), from which a large stone found at the southwest corner of the J. Kelsey Survey, Abstract No. 782, Parker County, Texas, bears North 00 degrees 34 minutes 33 seconds West, a distance of 130.86 feet;

THENCE, North 87 degrees 20 minutes 13 seconds East, departing said northeasterly right-of-way line of Walsh Ranch Parkway, over and across said Walsh Ranches Limited Partnership tract, passing at a distance of 0.76 feet a found 1/2 inch iron rod and continuing a total distance of 3,532.65 feet to a 1 inch iron rod found in a large stone at a northeast corner of said I & G.N. R.R. Survey, Abstract No. 2004, said point being on the south line of said J. Kelsey Survey, Abstract No. 782, said point also being the northwest corner of a called 34.190 acre tract of land conveyed to Lee M. Bass, Trustee for the 820 Management Trust as recorded in Volume 13824, Page 342, D.R.T.C.T. ;

THENCE, South 00 degrees 42 minutes 57 seconds East, along an east line of said Walsh Ranches Limited Partnership tract and the west line of said Lee M. Bass tract, a distance of 820.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", from which a wood fence post found for an ell corner of said Walsh Ranches Limited Partnership tract bears South 00 degrees 42 minutes 57 seconds, a distance of 431.51 feet;

THENCE, departing said east line of said Walsh Ranches Limited Partnership tract, over and across said Walsh Ranches Limited Partnership tract, the following calls and distances:

North 80 degrees 07 minutes 26 seconds West, a distance of 408.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 87 degrees 46 minutes 59 seconds West, a distance of 287.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 78 degrees 05 minutes 27 seconds West, a distance of 339.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 85 degrees 10 minutes 06 seconds West, a distance of 262.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 52 degrees 49 minutes 00 seconds West, a distance of 394.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 68 degrees 27 minutes 40 seconds West, a distance of 339.90 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 68 degrees 43 minutes 25 seconds West, a distance of 333.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 70 degrees 48 minutes 10 seconds West, a distance of 109.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 50 degrees 10 minutes 17 seconds West, a distance of 168.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 23 degrees 27 minutes 13 seconds West, a distance of 106.57 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 73 degrees 03 minutes 48 seconds West, a distance of 217.04 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 82 degrees 26 minutes 36 seconds West, a distance of 388.23 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the northeasterly right-of-way of said Walsh Ranch Parkway, from which a found 5/8 inch iron rod with plastic cap stamped "DUNAWAY ASSOC. LP" bears South 28 degrees 20 minutes 50 seconds East, a distance of 506.27 feet;

THENCE, along the northeasterly right-of-way of said Walsh Ranch Parkway the following calls and distances:

North 28 degrees 20 minutes 50 seconds West, a distance of 197.65 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 73 degrees 20 minutes 50 seconds West, a distance of 36.77 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 63 degrees 51 minutes 06 seconds West, a distance of 115.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 26 degrees 08 minutes 50 seconds West, a distance of 331.46 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" and the beginning of a tangent curve to the right having a central angle of 06 degrees 58 minutes 24 seconds, a radius of 1018.00 feet and subtended by a 123.82 foot chord which bears North 22 degrees 39 minutes 42 seconds West;

Along said curve to the right an arc distance of 123.90 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 70 degrees 49 minutes 30 seconds East, a distance of 0.50 feet to the beginning of a non-tangent curve to the right having a central angle of 03 degrees 53 minutes 10 seconds, a radius of 1017.50 feet and subtended by a 69.00 foot chord which bears North 17 degrees 13 minutes 55 seconds West;

Along said curve to the right an arc distance of 69.01 feet to the POINT OF BEGINNING and CONTAINING 60.07 acres 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 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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QUAIL VALLEY DEVCO III, 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 50 Lots 1-6 & 7-X, Block 51 Lots 1-17, 18-X, & 19-31, Block 52 Lots 1-13, 14-X, & 15-33, Block 53 Lots 1-16, 17-X, & 18-53, Block 54 Lots 1-36, Block 55 Lots 1-5, 6-X, & 7-11, Block 56 Lot 1-X, Block 57 Lot 1-X, Block 58 Lot 1-X, Block 59 Lots 1-2 & 3-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 III, LLC, its successors and assigns of the right to install, maintain, repair and replace irrigation lines in such right-of-way, without payment to the City of Fort Worth for the use of such right-of-way, provided such irrigation lines do not interfere with the City of Fort Worth's use of the right-of-way.

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

WITNESS, my hand, this the 16th day of February, 2023.

By:

QUAIL VALLEY DEVCO III, 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 16th day of February, 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

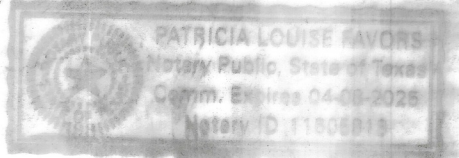
STATE OF TEXAS
COUNTY OF DALLAS

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 16th day of February, 2023.

Notary Public in and for the State of Texas

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 subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- Upon completion of construction, all lot and block corners will be set using a 5/8 inch rebar with a yellow plastic cap stamped 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 (7-X*, Block 50; 18-X*, Block 51; 14-X*, Block 52; 17-X*, Block 53; 1-X*, Block 55, 6-X*, Block 56; 1-X*, Block 57; 1-X*, Block 58; 3-X*, Block 59; 18-X*, & 19-X*, Block 60) 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.

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: 2/22/2023	
By: _____	Chairman
By: _____	Secretary

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202304398
02/22/2023 04:27 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



FF D. HOOD
2/22/2023

FINAL PLAT

WALSH RANCH - QUAIL VALLEY

Block 50 Lots 1-6 & 7-X, Block 51 Lots 1-17, 18-X, & 19-31, Block 52 Lots 1-13, 14-X, & 15-33, Block 53 Lots 1-16, 17-X, & 18-53, Block 54 Lots 1-36, Block 55 Lots 1-5, 6-X, & 7-11, Block 56 Lot 1-X, Block 57 Lot 1-X, Block 58 Lot 1-X, Block 59 Lots 1-2 & 3-X, Block 60 Lots 1-17, 18-X, 19-X, & 20-58

A 60.07 ACRE ADDITION TO THE CITY OF FORT WORTH,
PARKER COUNTY, TEXAS

SITUATED IN THE

I. & G.N. R.R. CO. SURVEY ABSTRACT No. 2004
224 Single-Family Lots

OWNER: