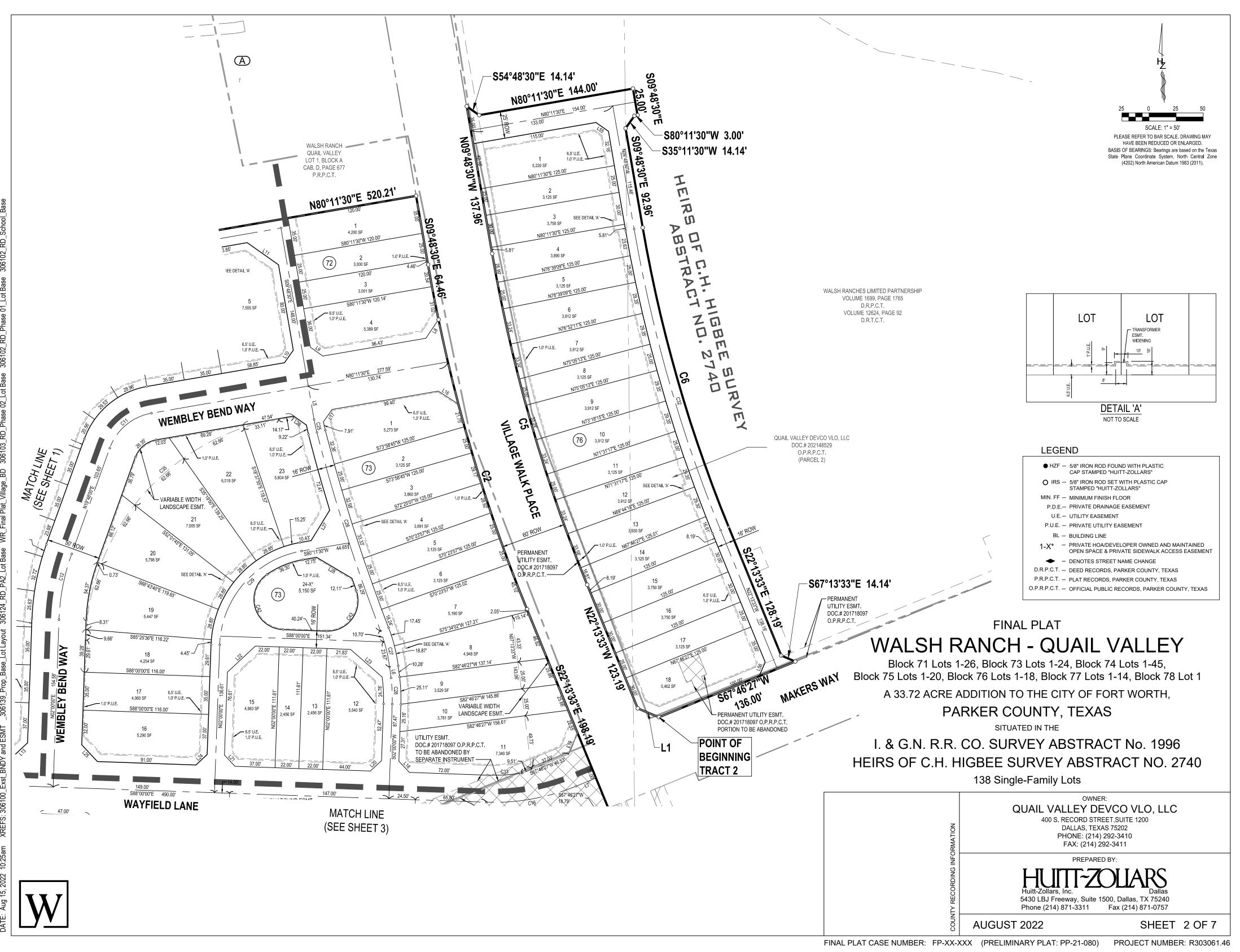
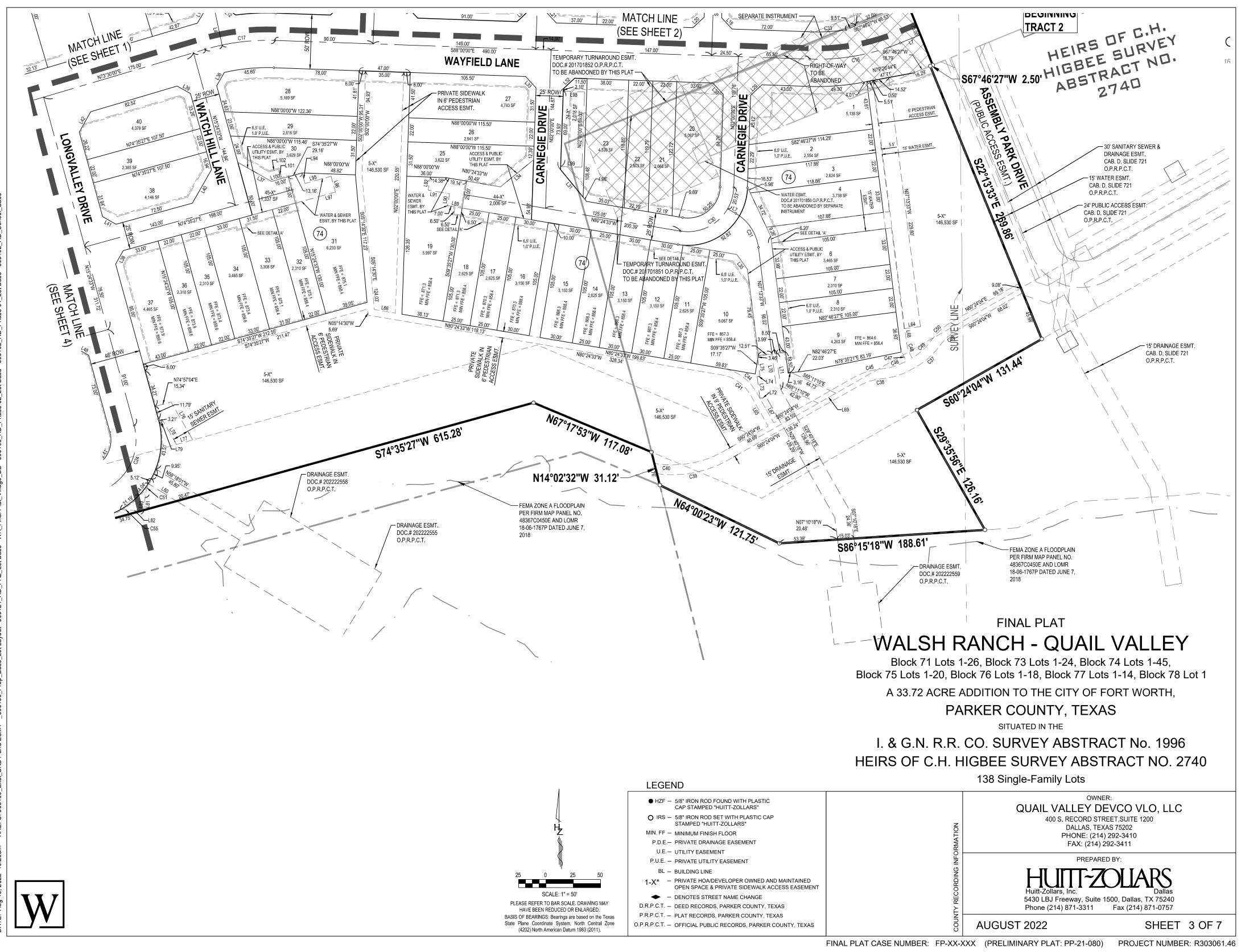
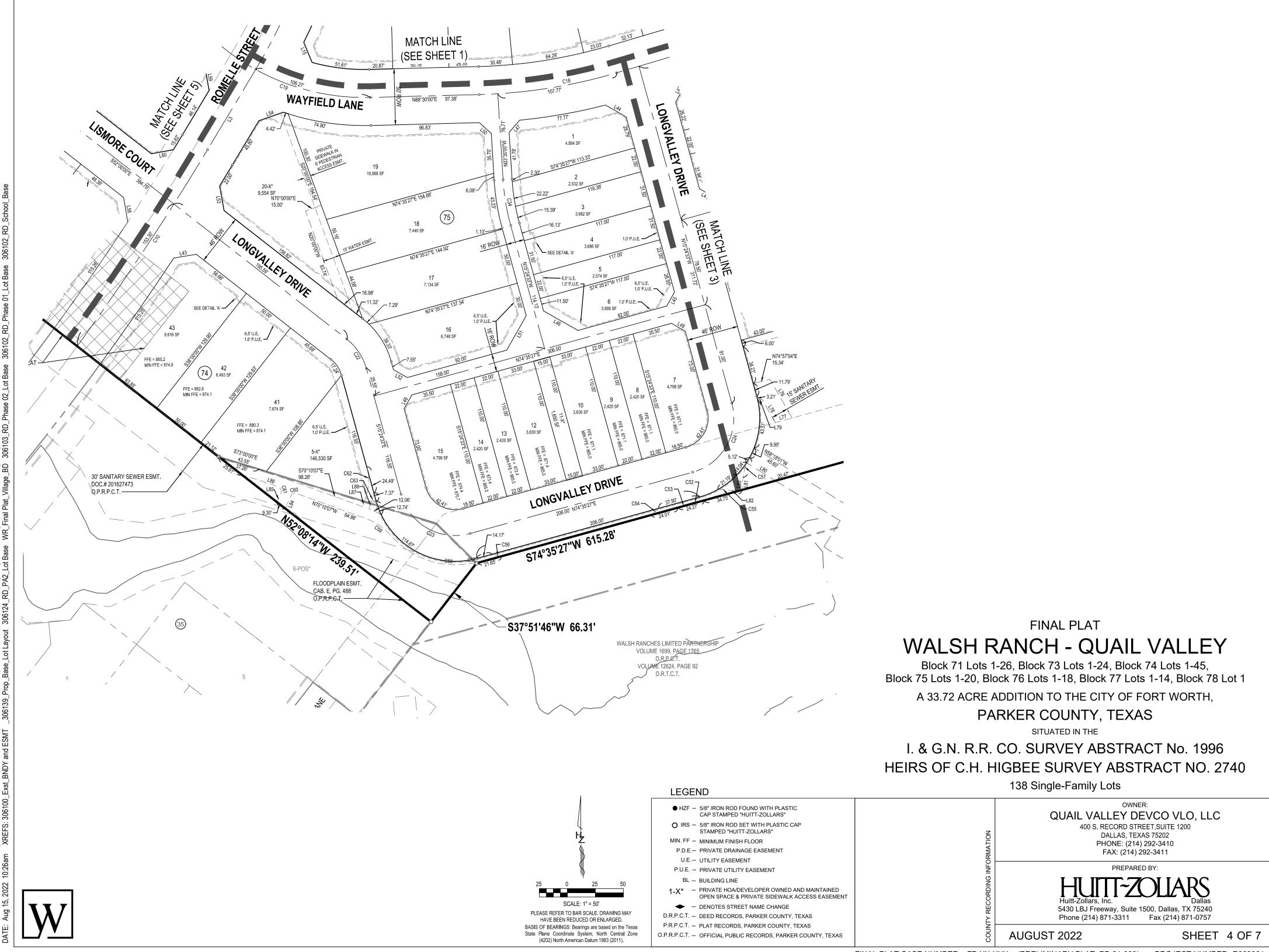


2 RD 306102 23 bcole hase ( USER: \_\_RD\_P 33 .dwg 3061 \_Village le\_BD \_Final Plat\_V Plat\_Village latting\WR\_ WR\_Final I CADD & BIM\10.15 Mapping\Dwg\PL - F Lot Layout 306124\_RD\_PA2\_Lot Base 6 e \HZDALLAS1\disk3\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3E\05.11 Survey\\* Aug 15, 2022 10:25am XREFS: 306100\_Exst\_BNDY and ESMT \_306139\_Prop\_Basv

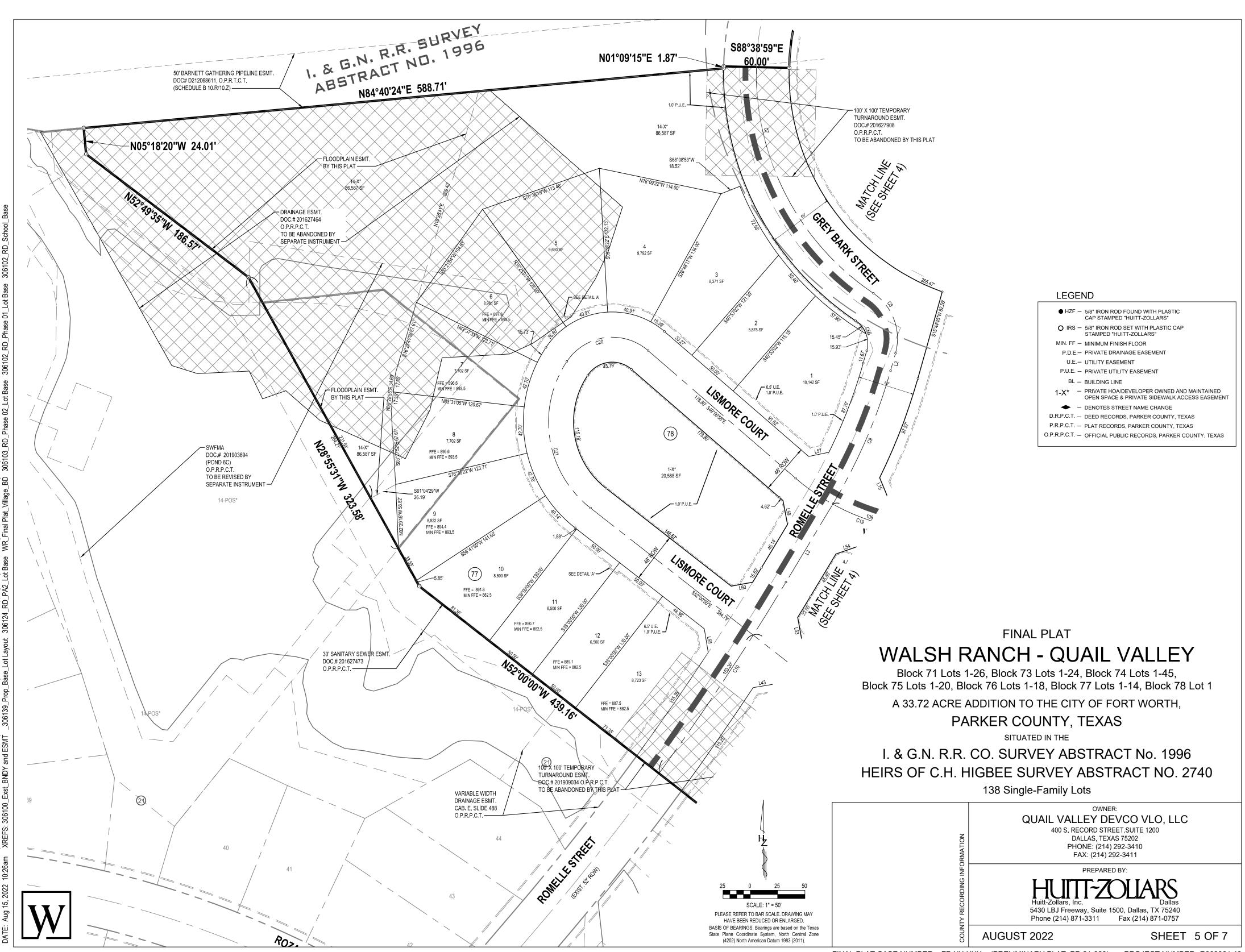


BIM\10.15 Mapping\Dwg\PL - Platting\WR\_Final Plat\_Village.dwg USER: bcole ut 306124\_RD\_PA2\_Lot Base WR\_Final Plat\_Village\_BD 306103\_RD\_Phase 02\_Lot CADD Lot Lay ÷ 9 <sup>b</sup>Sur ZDALLAS1/disk3\Survey\30306100-Walsh Ranch\02-Quail Valley\PA3E\05.11 ug 15, 2022 10:25am XREFS: 306100\_Exst\_BNDY and ESMT \_306139\_P





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



306102\_RD\_ 2 B 306102 Platting\WR\_Final Plat\_Village.dwg USER: bcole e WR\_Final Plat\_Village\_BD 306103\_RD\_Phase 02\_Lot Base CADD & BIM\10.15 Mapping\Dwg\PL - P Lot Layout 306124\_RD\_PA2\_Lot Base ey/30306100-Walsh Ranch/02-Quail Valley/PA3E/05.11 Survey/10 XREFS: 306100\_Exst\_BNDY and ESMT \_306139\_Prop\_Base\_l IZDALLAS1\disk3\Sur 15, 2022 10:26am



	LENGTH	DADILLO	
CURVE		RADIUS	DELTA
C1	269.09'	1553.00'	009°55'39"
C2	331.59'	1530.00'	012°25'03"
C3	196.36'	213.00'	052°49'07"
C4	155.72'	180.00'	049°33'56"
C5	318.59'	1470.00'	012°25'03"
C6	288.03'	1329.00'	012°25'03"
C7	243.41'	243.00'	057°23'30"
C8	62.65'	50.00'	071°47'14"
C9	133.12'	500.00'	015°15'15"
C10	210.24'	2360.00'	005°06'15"
		50.00'	
C11	52.70'		060°23'30"
C12	62.13'	200.00'	017°48'00"
C13	158.10'	150.00'	060°23'30"
C14	68.35'	220.00'	017°48'00"
C15	12.14'	50.00'	013°54'41"
C16	84.56'	200.00'	024°13'33"
C17	64.58'	200.00'	018°30'00"
C18	124.35'	475.00'	015°00'00"
C19	147,95'	200.00'	042°23'02"
C20	84.81'	50.00'	097°10'48"
C20	149,58'		085°42'14"
		100.00'	
C22	31.93'	50.00'	036°35'27"
C23	78.54'	50.00'	090°00'00"
C24	78.54'	50.00'	090°00'00"
C25	12.20'	150.00'	004°39'34"
C26	192.44'	1663.00'	006°37'48"
C27	34.38'	142.00'	013°52'19"
C28	24.15'	150.00'	009°13'33"
C29	124.19'	91.00'	078°11'30"
C30	71.54'	42.00'	097°35'27"
C31	38.69'	42.00'	052°46'27"
C32	289.76'	1337.00'	012°25'03"
C33	32.06'	175.00'	010°29'48"
C34	41.57'	200.00'	011°54'33"
C35	293.41'	215.00'	078°11'30"
C36	23.70'	55.50'	024°27'49"
C37	27.54'	64.50'	024°27'49"
C38	23.70'	55.50'	024°27'49"
C39	68.04'	104.50'	037°18'19"
C40	65,80'	95,50'	039°28'34"
C41	32.81'	37.00'	050°48'37"
C42	69.95'	28.00'	143°07'48"
C43	54.55'	28.00'	111°38'04"
C44	38.13'	43.00'	050°48'37"
C45	27.54'	64.50'	024°27'49"
C46	23.70'	55.50'	024°27'49"
C47	19.23'	50.50'	021°49'15"
C48	16.89'	44.50'	021°44'46"
C49	23.69'	55.50'	024°27'40"
C50	27.54'	64.50'	024°27'49"
C51	18.48'	47.00'	022°31'40"
C52	13.83'	95.50'	008°17'56"
C53	10.55'	55.50'	010°53'35"
C54	8.36'	64.50'	007°25'23"
C55	11.48'	104.50'	006°17'35"
C56	7.97'	64.50'	007°04'55"
C57	8.05'	55.50'	008°18'45"
C58	76.46'	76.00'	057°38'37"
C59	27.92'	55.50'	028°49'18"
C60	6.79'	4.50'	086°30'01"
C61	7.34'	4.50'	093°29'59"
C62	28.91'	47.00'	035°14'27"
C63	7.14'	53.00'	007°42'49"
C64	78.60'	253.00'	017°48'00"
C65	96.11'	183.00'	030°05'27"

CH BEARING	CH LENGTH
N84°33'32"E	268.75'
S16°01'02"E	330.94'
N27°45'34"E	189.48'
N29°23'10"E	150.90'
N16°01'02"W	317.96'
S16°01'02"E	287.47'
S27°20'44"E	233.36'
S20°08'52"E	58.63'
S23°22'23"W	132.72'
S33°33'07"W	210.17'
N49°59'45"E	50.30'
N10°54'00"E	61.88'
N49°59'45"E	150.89'
N10°54'00"E	68.07'
N04°57'21"W	12,11'
N79°53'13"E	83.94'
N82°45'00"E	64.30'
N81°00'00"E	124.00'
S70°18'29"E	144.60'
S82°17'38"W	75.00'
S09°08'53"E	136.02'
S33°42'17"E	31.39'
S60°24'33"E	70.71'
N29°35'27"E	70.71'
S12°08'17"E	12.19'
S17°46'58"E	192.33'
S14°09'43"E	34.30'
S02°36'47"E	24,13'
N41°05'45"E	114.77'
N50°47'43"E	63.20'
N33°36'47"W	37.33'
N16°01'02"W	289.20'
N86°45'06"E	32.02'
N09°27'17"W	41.50'
S41°05'45"W	271.17'
S48°10'09"W	23.52'
S48°10'09"W	27,33'
S72°37'58"W	23.52'
S79°03'13"W	66.84'
S80°08'21"W	64.50'
S55°00'15"E	31.75'
S16°26'06"E	53.13'
N36°10'58"E	46.33'
N55°00'15"W	36.90'
S72°37'58"W	27.33'
S72°37'58"W	23.52'
S18°08'10"E	19.12'
S18°05'56"E	16.79'
N48°10'04"E	23.51'
N48°10'09"E	27.33'
S17°48'22"W	18.36'
S78°44'24"W	13.82'
S69°08'39"W	10.54'
S45°58'12"W	8.35'
N86°36'15"W	11.47'
S75°16'25"E	7.97'
N85°09'57"E	8.04'
S70°10'07"E	73.28'
S55°45'28"E	27.63'
	6.17'
N66°34'53"E	6.56'
N66°34'53"E S23°25'07"E	0.00
S23°25'07"E	
S23°25'07"E N02°12'40"E	28.45'
S23°25'07"E	
S23°25'07"E N02°12'40"E	28.45'
S23°25'07"E N02°12'40"E S15°58'29"W	28.45' 7.13'
S23°25'07"E N02°12'40"E S15°58'29"W N10°54'00"E	28.45' 7.13' 78.28'

	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	N67°46'27"E	20.00'
L7	S60°00'00"E	8.67'
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°35'21"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	18.44'
L70	N07°32'07''W 27.49'	
L71	N07°13'33"W 33.65'	
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 15.78'	
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 LENGT	
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'

# FINAL PLAT WALSH RANCH - QUAIL VALLEY

Block 71 Lots 1-26, Block 73 Lots 1-24, Block 74 Lots 1-45, Block 75 Lots 1-20, Block 76 Lots 1-18, Block 77 Lots 1-14, Block 78 Lot 1

A 33.72 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



#### TRACT 1

8

USER: RD\_P

.dwg 3061

Plat\_Village Village\_BD

6 e

Sur ₩ □

y/30306100-Walsh Ranch/02-Quail Valley/PA3E/05. XREFS: 306100\_Exst\_BNDY and ESMT \_ 306139

\_LAS1\disk3\Surv , 2022 10:26am

BEING a 31.867-acre or 1,388,139 square foot tract of land, situated in Parker County, Texas, being in the I & G.N. R.R. Survey. Abstract No. 1996. & HEIRS of C.H. HIGBEE Survey Abstract No. 2740, and being a portion 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.), also being all of Lot 7X, of Lots 1X thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Slide 637, Plat Records of Parker County, Texas (P.R.P.C.T.), also being all of Lot 1R-1 and 1R-2 of Walsh Ranch, Quail Valley, Lots 1R-1 & 1R-2, Block C, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet E, Slide 24, P.R.P.C.T., also being all of Lot 14, Block 21 and Lot 6, 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, P.R.P.C.T. and being more particularly described as follows

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" 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, Page, 654, of the Plat Records of Parker County, Texas (P.R.P.C.T.), being a non-tangent curve to the left having a central angle of 09 degrees 55 minutes 39 seconds, having a radius of 1553.00 feet, subtended by a 268.75 foot chord which bears North 84 degrees 33 minutes 32 seconds East.

THENCE, South 12 degrees 15 minutes 00 seconds East for a distance of 178.31 feet to a point on a line.

THENCE, North 77 degrees 45 minutes 00 seconds East for a distance of 10.00 feet to a point on a line.

THENCE, South 12 degrees 15 minutes 00 seconds East for a distance of 60.00 feet to a point on a line.

THENCE, North 80 degrees 11 minutes 30 seconds East for a distance of 520.21 feet to a point on a line.

THENCE, South 09 degrees 48 minutes 30 seconds East for a distance of 64.46 feet to the beginning of a curve, Said curve turning to the left through an angle of 12 degrees 25 minutes 03 seconds, having a radius of 1530.00 feet, and whose long chord bears South 16 degrees 01 minutes 02 seconds East for a distance of 330.94 feet.

THENCE, South 22 degrees 13 minutes 33 seconds East for a distance of 198.19 feet to a point on a line.

THENCE, South 67 degrees 46 minutes 27 seconds West for a distance of 2.50 feet to a point on a line.

THENCE, South 22 degrees 13 minutes 33 seconds East for a distance of 269.86 feet to a point on a line.

THENCE, South 60 degrees 24 minutes 04 seconds West for a distance of 131.44 feet to a point on a line.

THENCE, South 29 degrees 35 minutes 56 seconds East for a distance of 126.16 feet to a point on a line.

THENCE, South 86 degrees 15 minutes 18 seconds West for a distance of 188.61 feet to a point on a line.

THENCE, North 64 degrees 00 minutes 23 seconds West for a distance of 121.75 feet to a point on a line.

THENCE, North 14 degrees 02 minutes 32 seconds West for a distance of 31.12 feet to a point on a line

THENCE, North 67 degrees 17 minutes 53 seconds West for a distance of 117.08 feet to a point on a line.

THENCE, South 74 degrees 35 minutes 27 seconds West for a distance of 615.28 feet to a point on a line.

THENCE South 37 degrees 51 minutes 46 seconds West for a distance of 66.31 feet to a point on a line

THENCE. North 52 degrees 08 minutes 14 seconds West for a distance of 239,51 feet to a point on a line

THENCE, North 52 degrees 00 minutes 00 seconds West for a distance of 439.16 feet to a point on a line.

THENCE, North 28 degrees 55 minutes 31 seconds West for a distance of 323.58 feet to a point on a line

THENCE, North 52 degrees 49 minutes 35 seconds West for a distance of 186.57 feet to a point on a line.

THENCE, North 05 degrees 18 minutes 20 seconds West for a distance of 24.01 feet to a point on a line

THENCE, North 84 degrees 40 minutes 24 seconds East for a distance of 588.71 feet to a point on a line.

THENCE, North 01 degrees 09 minutes 15 seconds East for a distance of 1.87 feet to a point on a line.

degrees 23 minutes 10 seconds East for a distance of 150.90 feet to a point of intersection with a non-tangential line

THENCE. South 88 degrees 38 minutes 59 seconds East for a distance of 60.00 feet to the beginning of a non-tangential curve. Said curve turning to the right through 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 for a distance of 189.48 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 49 degrees 33 minutes 56 seconds, having a radius of 180.00 feet, and whose long chord bears North 29

THENCE 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 1,388,139 square foot tract of land, more or less.

### 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 being a portion a called 7.125.3 acre tract of land conveved to Walsh Ranches Limited Partnership as recorded in Volume 1699. Page 1765. Deed Records of Parker County, Texas, (D.R.P.C.T.), also being all of Lot 7X, of Lots 1X thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet D, Slide 637, Plat Records of Parker County, Texas (P.R.P.C.T.), also being all of Lot 1R-1 and 1R-2 of Walsh Ranch, Quail Valley, Lots 1R-1 & 1R-2, Block C, an Addition to the City of Fort Worth, Parker County, Texas as recorded in Cabinet E, Slide 24, P.R.P.C.T., also being all of Lot 14, Block 21 and Lot 6, 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, P.R.P.C.T. and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly right-of-way line of Makers Way as shown on the Final Plat of Walsh Ranch, Quail Valley, Lot 1R-1 & 1R-2, Block C, & Village Walk Place ROW, 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 for a distance of 21.21 feet to a point on a line.

THENCE, North 22 degrees 13 minutes 33 seconds West for a distance of 123.19 feet to the beginning of a curve, Said curve turning to the right through an 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. THENCE, North 09 degrees 48 minutes 30 seconds West for a distance of 137.96 feet to a point on a line.

THENCE, South 54 degrees 48 minutes 30 seconds East for a distance of 14.14 feet to a point on a line.

THENCE, North 80 degrees 11 minutes 30 seconds East for a distance of 144.00 feet to a point on a line.

THENCE, South 09 degrees 48 minutes 30 seconds East for a distance of 25.00 feet to a point on a line.

THENCE, South 35 degrees 11 minutes 30 seconds West for a distance of 14.14 feet to a point on a line.

THENCE, South 09 degrees 48 minutes 30 seconds East for a distance of 92.96 feet to the beginning of a curve Said curve turning to the left through an 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

THENCE, South 22 degrees 13 minutes 33 seconds East for a distance of 128.19 feet to a point on a line.

THENCE, South 67 degrees 13 minutes 33 seconds East for a distance of 14.14 feet to a point on a line

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, TRACT 1: Block 71 Lots 1-26 Block 73 Lots 1-24 Block 74 Lots 1-45 Block 75 Lots 1-20 Block 77 Lots 1-14 Block 78 Lot 1 TRACT 2: Block 76 Lots 1-18, an addition to the City of Fort Worth, Parker County, Texas, and does hereby dedicate, in fee simple 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

square foot tract of land more or less

Seth Carpenter, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas\_\_\_\_\_

My Commission Expires On:

## STANDARD NOTES:

#### Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system

#### Construction Prohibited Over Easements

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

#### Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity 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."

#### Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

#### Building Construction Distance Limitation to an Oil Or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

#### **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

THENCE, South 80 degrees 11 minutes 30 seconds West for a distance of 3.00 feet to a point on a line.

## THENCE South 67 degrees 46 minutes 27 seconds West a distance of 136.00 feet to the POINT OF BEGINNING and CONTAINING 1.852-acre or 80,656

#### 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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas\_\_\_\_\_

My Commission Expires On:

## **GENERAL NOTES**

1. Building lines will be per the City of Fort Worth Zoning Ordinance.

- 2. 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.
- 3. 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
- 4. 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.
- 5. 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
- 6. Private P.R.V.'s will be required: water pressure exceeds 80 P.S.I.
- 7. 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
- 8. 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.
- 9. 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

FortWorth
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:
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.

# FINAL PLAT

# WALSH RANCH - QUAIL VALLEY

Block 71 Lots 1-26, Block 73 Lots 1-24, Block 74 Lots 1-45, Block 75 Lots 1-20, Block 76 Lots 1-18, Block 77 Lots 1-14, Block 78 Lot 1

A 33.72 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



No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the private open space easement as shown on this plat.

#### Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein

> PROJECT NUMBER: R303061.46 FINAL PLAT CASE NUMBER: FP-XX-XXX (PRELIMINARY PLAT: PP-21-080)