# NOT TO SCALE

- . Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance
- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 9984462415 was used for this project.
- According to graphical plotting of the Flood Insurance Rate Map for Parker County, Texas, Incorporated
  Areas, Panel 450 of 575 Map Numbers 48367C0450 E, Map Revised Date: September 26, 2008, the subject
  property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain" and in Zone "A", defined as areas inundated by 100-year flood. This statement does not reflect
- All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC." set unless
- 5. Per the Walsh Ranch Economic Development Agreement (City Secretary Document No. 3225) this propert
- 5. Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not require
- A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to 1.0 acre or more of land disturbance of Lots 4, 7-10 and
- 8. Lot 11X, Block 2 will be a non-developable open space lot

Case #FP-21-138 Ref. Case # PP-21-023



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: January 21, 2022

## 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 and submitted by the party(ies) 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 floodplain base 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 rainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

### OWNER / DEVELOPER: **ENGINEER/SURVEYOR:**

WALSH RANCHES LIMITED **PARTNERSHIP** 155 WALSH DRIVE ALEDO, TEXAS 76008 (817) 335-3741

WALSH RANCH PARKWAY

(VARIABLE WIDTH RIGHT-OF-WAY)

CABINET E, SLIDE 196 P.R.P.C.T.

VARIABLE WIDTH

D218124275 O.P.R.T.C.1

SWM21-0046 & 10' BUFFER (

35' WATER AND DRAINAGE EASEMENT

DOCUMENT NO. D218124277, 0.P.R.T.C.T.

DOCUMENT NO. D218124279, O.P.R.T.C.T

N44°10'13"E

28.76

+130.0

SLOPE EASEMENT DOCUMENT NO.

DEVELOPED FLOODPLAIN

PER DRAINAGE STUDY

100-YR ULTIMATE

550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107

(817)-335-1121

LOT 1, BLOCK 2

WALSH RANCH

CABINET E, SLIDE 196

HIGHLAND HILLS DRIVE

(60 WIDTH RIGHT-OF-WAY)

CABINET E, SLIDE 196 P.R.P.C.T

30' SEWER EASEMENT

(BY THIS PLAT)

(BY THIS PLAT)

LOT 7, BLOCK 2

**4.333 ACRES** 

MIN FFE

851.58

**FUTURE WALSH** 

RANCH PARKWAY

(130' WIDTH RIGHT-OF-WAY) BY SEPARATE INSTRUMENT

10' UTILITY FASEMENT

(BY THIS PLAT)

FOUND 5/8-INCH YOR

479.96

DUNAWAY ASSOCIATES, L.L.C.

## **WEST FREEWAY** (INTERSTATE HIGHWAY 30)

(VARIABLE WIDTH RIGHT-OF-WAY) VOLUME 1152, PAGE 1066, D.R.P.C. VOLUME 1152, PAGE 1055, D.R.P.C.T. VOLUME 1152, PAGE 1075, D.R.P.C.T.

10' UTILITY FASEMENT

CABINET E, SLIDE 196, P.R.P.C.T.

LOT 2, BLOCK 2

WALSH RANCH

CABINET E, SLIDE 196

VARIABLE WIDTH FLOODPLAIN EASEMENT

CABINET E, SLIDE 196, P.R.P.C.T. (REFERENCE STUDY SWN-2017-0406)

DOCUMENT NO. D218124278

LOT 9, BLOCK 2

**2.097 ACRES** 

10' UTILITY EASEMENT

(BY THIS PLAT)

N35°04'26"W

844.55

L12

DOCUMENT NO. 2019-24269 O.P.R.P.C.T.

N90°00'00"E 1,164.03"

LOT 8, BLOCK 2

**2.057 ACRES** 

MIN FFE

846.74

ZONE "A" FEMA FLOODPLAIN MAP NO 48367C0450 E

DATED SEPTEMBER 26, 2008

LOT 11X, BLOCK 2

(OPEN SPACE)

STAR COMPANY

DRPCT

VOLUME 1699, PAGE 1765

11.145 ACRES

10' UTILITY EASEMENT-25' WIDE ALON USA, LP-RIGHT-OF-WAY EASEMENT

16' PIPELINE EASEMENT ETC TEXAS PIPELINE, LTD.
DOCUMENT NUMBER DOCUMENT NUMBER 2019-14589 O.P.R.P.C.

FOUND "X" CUT NAD83 GRID E=2,260,115,64

20654.001.000.00

POINT OF **BEGINNING** 

FOUND 5/8-INCH YCIR

N89°33'28"E

S00°00'00"E

SEE INSET "A"

ONCOR FLECTRIC DELIVERY

COMPANY EASEMENT DOCUMENT NO. 2019-21358

10' UTILITY EASEMENT

12.5' CITY OF FORT WORTH

PUBLIC ACCESS EASEMENT

DOCUMENT NO D219013095

FOUND "X" CUT D.R.P.C.T.

TURN-A-ROUND EASEMENT

DOCUMENT NO. 2018-1594

10'x15' WATER FACILITY EASEMENT

BY THIS PLAT

INSET "B"

WALSH RANCHES LIMITED PARTNERSHIP GENERAL PARTNER WALSH NORTH STAR

COMPANY VOLUME 1977, PAGE 1225

VOLUME 1699, PAGE 1765

(BY THIS PLAT)

N00°00'00"E

762.01

FOUND 5/8-INCH YCIR

"DUNAWAY ASSOC."

30.50

46.57

PUBLIC ACCESS EASEMENT LOT 3, BLOCK 2 WALSH RANCH P.R.P.C.T.

CABINET E, SLIDE 196 CALLED 8.000 ACRES COOK CHILDREN'S HEALTH CARE SYSTEM DOCUMENT NUMBER 201825623

O.P.R.P.C.T. O.P.R.T.C.T

DOCUMENT NUMBER 218224549 10' UTILITY EASEMEN CABINET E, SLIDE 196 N37°33'57"E

146.66 FOUND 60D-

183.92 ULT DEVELOPED FLOODPLAIN PER DRAINAGE STUDY SWM21-0046 & 10' BUFFER FOUND "X" CUI IN CONCRETE

VARIABLE WIDTH SLOPE EASEMENT

N00°00'00"E

43.129 Ac.

DOCUMENT NO. D218124275 HIGHLAND HILLS DRIVE

(60 WIDTH RIGHT-OF-WAY) LOT 10, BLOCK 2 8.004 ACRES

R=480.00' L=414.59'-CH=S27° 41' 24"E 401.82'

\_\_\_\_\_10' UTILITY EASEMENT

WALSH RANCHES LIMITED PARTNERSHIP GENERAL PARTNER WALSH NORTH VOLUME 1977, PAGE 1225

> LAND USE TABLE Total Gross Acreage 43.809 Ac. Right-of-Way Dedication 0.680 Ac. Net Acreage 43.129 Ac. Number of Residential Lots

Number of Non-Residential Lots Non-Residential Acreage Private Park Acreage Public Park Acreage

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.

## 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.

## SIDEWALKS

121/2022

LOTS 4, 7-10 & 11X OF BLOCK 2 AND HIGHLAND HILLS DRIVE **RIGHT-OF-WAY** 

FINAL PLAT OF

WALSH RANCH

202202736 PLAT Total Pages: 10

N90°00'00"E

FOUND 5/8-INCH YCIR

S00°00'00"E

FOUND 5/8-INCH YCIR "DUNAWAY ASSOC "

324.07

61.30

N90°00'00"E

FOUND 5/8-INCH YCIR

"DUNAWAY ASSOC."

FOUND 5/8-INCH YCIR

FOUND 5/8-INCH YCIR

FOUND 5/8-INCH YCIF

"DUNAWAY ASSOC."

DRPCT = DEED RECORDS PARKER COLINTY TEYAS

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS

ASSOC." SET UNLESS OTHERWISE NOTED

O.P.R.P.C.T. = OFFICIAL RECORDS, PARKER COUNTY, TEXAS

■ = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

FOUND 5/8-INCH YCIR

"DUNAWAY ASSOC."

N90°00'00"E

67.26

ZONE "A" FEMA FLOODPLAIN

MAP NO 48367C0450 I

R=540.00' L=28.03' DATED SEPTEMBER 26, 2008

300' BUILDING SETBACK FOR

PROTECTED USE AND PUBLIC BUILDING STRUCTURES

MULTI-HEAD

GAS WELL

WELL HEAD

ULT DEVELOPED

FLOODPLAIN PER

DS-21-0092

KHA DRAINAGE STUDY

NAZARIAN-THOMAS

JOINT VENTURE

VOLUME 5942, PAGE 848

D.R.T.C.T.

S25°28'40"E

10.99

394.50'

MIN FFE

OUND 5/8-INCH YCIR

MIN FFE

LOT 4, BLOCK 2

15.493 ACRES

MIN FFE

851.15'

5' PEDESTRIAN

(BY THIS PLAT)

UTILITY EASEMENT

R=540.00' L=438.38'

CH=S29° 10' 38"E 426.44

-S87°03'15"W 60.00' -

S88°57'23"W

/ △=2°58'28"

DOCUMENT NO. 202201441

R=480.00' L=188.70'

CH=S8° 18' 59"W 187.49'

CH=S4° 26' 00"E 28.03'

FOUND 5/8-INCH YCIR

A=22°31'28"

.30' SEWER FASEMENT

DOCUMENT NO. 202201440

S19°34'43"W

263.05

CITY OF FORT WORTH -

VARIABLE WIDTH SEWER EASEMENT DOCUMENT NO.

2018-30696, O.P.R.P.C.T.

THIS PLAT)

58 첫

City of Fort Worth, Parker County, Texas

in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 654, and being a portion of that certain tract on land described by deed to Walsh Ranches Limited Partnership, General Partner Walsh North Star Company, Recorded in Volume 1699, Page 1795,

Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas, Deed Records, Tarrant County, Texas

6 Lots 43.809 Acres

This Plat was prepared in June 2021

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

F 143 DATE: 1 -21-2022

SHEET 1 OF 6

pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

## WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance water and wastewater impact fees. The total amount assessed is established on the upon Schedule I of the current impact fee ordinance. The amount to be collected is the date a building permit is issued, or the 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.

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

SURVEYOR'S CERTIFICATION: The undersigned Registered Professional Land Surveyor hereby certifies that this survey and the metes and bounds description hereon were prepared from an actual on—the—ground survey conducted by the Surveyor, under his direction.

01-11-2022 Date

△=10°13′53"

R=2,730.00' L=487.50'-

CH=N5° 06' 57"W 486.85'

HAL MOLLENKOP REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5439

## SITE DRAINAGE STUDY

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

## 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.

## PARKWAY PERMIT

Parkway improvements such as curb and gutter,

implementing the assessment and collection of recordation date of this plat application, based determined under Schedule II then in effect on connection date to the municipal water and/or

## OWNER / DEVELOPER:

WALSH RANCHES LIMITED **PARTNERSHIP** 155 WALSH DRIVE ALEDO, TEXAS 76008 (817) 335-3741

## **ENGINEER/SURVEYOR:**

DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-335-1121

Bounda	ary & Lot Lir	ne Table
Line Number	Bearing	Distance
L1	S19°34'43"W	30.91
L2	N84°20'26"W	44.45'
L3	N63°55'36"W	174.58
L4	N69°57'00"W	272.18'
L5	N56°28'19"W	171.14'
L6	N05°35'39"E	261.84'
L7	N76°42'17"W	317.78'
L8	S70°53'19"W	698.09
L9	S89°34'48"W	242.11
L10	N89°34'48"E	239.16'
L11	N71°00'44"E	702.57
L12	S77°07'25"E	350.71
L13	S05°44'11"W	271.44
L14	S56°28'19"E	150.26'
L15	S69°57'00"E	270.22

Boundary & Lot Line Table				
Line Number	Bearing	Distance		
L16	S63°55'36"E	170.76		
L17	S84°20'26"E	46.48		
L18	S08°56'05"W	179.59'		
L19	N08°56'05"E	279.79		
L20	N90°00'00"E	47.08		
L21	N35°04'26"W	129.54		

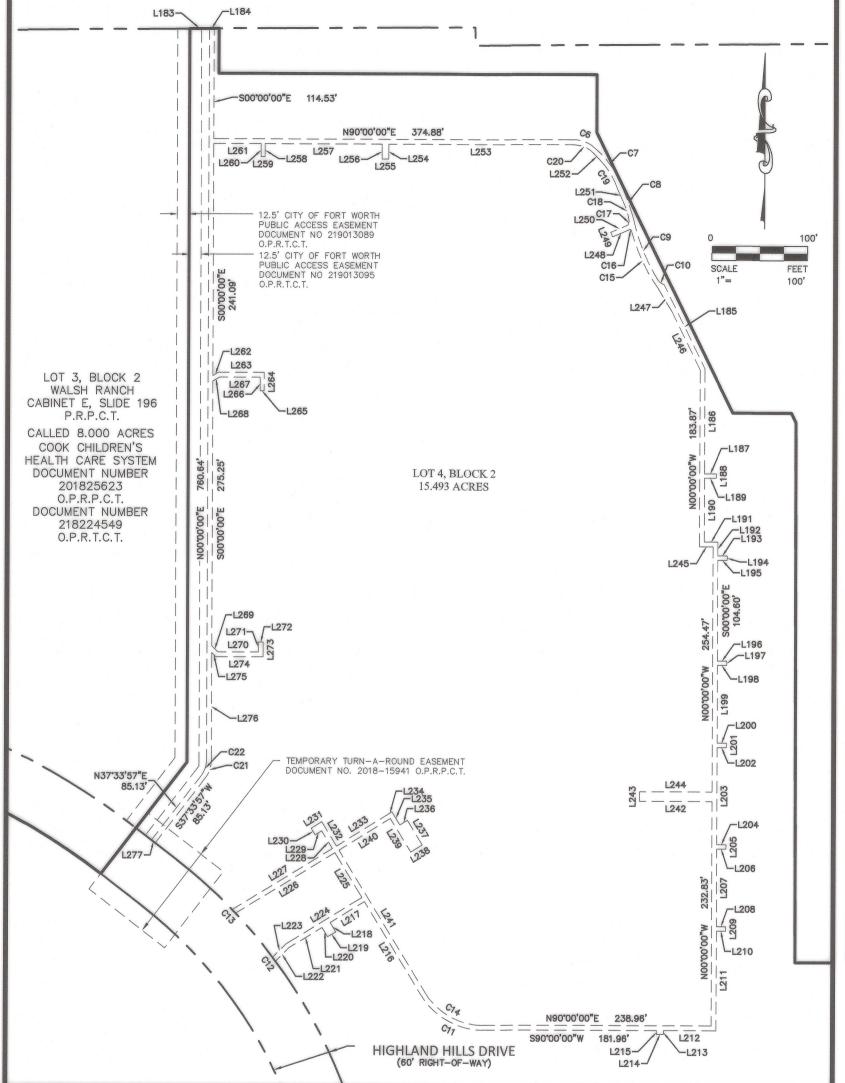
Water Esmt Line Table			
Line Number	Bearing	Distance	
L278	S52°26'03"E	41.13'	
L279	S52°26'03"E	15.00'	
L280	S37°33'57"W	10.01'	
L281	N52°26'03"W	12.50'	
L282	N37°33'57"E	10.00'	

	Pedestria	n Easem	ent Curve T	able	
Curve Number	Central Angle	Radius	Arc Length	Chord Be	
C6	37°20′37"	31.97	20.84	S73°28'00"E	20.47
C7	32°09'29"	94.73	53.17	S36°27'43"E	52.47
C8	9°31'05"	218.63	36.32	S20°09'57"E	36.28
C9	20°05'54"	196.41	68.90	S22°18'34"E	68.54
C10	43°09'55"	10.49	7.90	S54°04'04"E	7.72'
C11	58°28'26"	74.50	76.03	N60°45'47"W	72.78
C12	0°32'11"	540.00	5.05	N36°58'28"W	5.05
C13	0°32'35"	540.00	5.12	N43°52'52"W	5.12'
C14	58°28'26"	69.50	70.93	S60°45'47"E	67.89
C15	20°34'28"	184.29	66.18	N25°10'40"W	65.82
C16	93°28'23"	2.00	3.26	N66°30'54"W	2.91'
C17	45°06'18"	6.75	5.31	N14°36'47"E	5.18'
C18	18°06'51"	62.40	19.73	N17°36'42"W	19.65
C19	24°26'37"	82.19	35.07	N31°30'37"W	34.80'
C20	46°58'12"	28.35	23.24	N68°05'05"W	22.59
C21	37°33'57"	30.00	19.67	S18°46'59"W	19.32
C22	37°33'57"	25.00	16.39	N18°46'59"E	16.10'

2001169.027 - HIGHLAND HILLS



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Case #FP-21-138 Ref. Case # PP-21-023



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: January 21, 2022

By: Noncolol MBoren

LOT 4, BLOCK 2 PEDESTRIAN EASEMENT SCALE 1' = 100'

## SURVEYOR'S CERTIFICATION:

The undersigned Registered Professional Land Surveyor hereby certifies that this survey and the metes and bounds description hereon were prepared from an actual on—the—ground survey conducted by the Surveyor, under his direction.

01-11-2022

Date

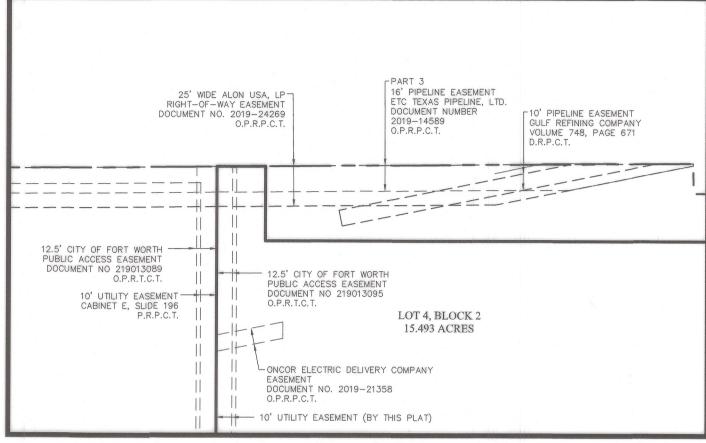
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HAL MOLLENKOPE REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5439

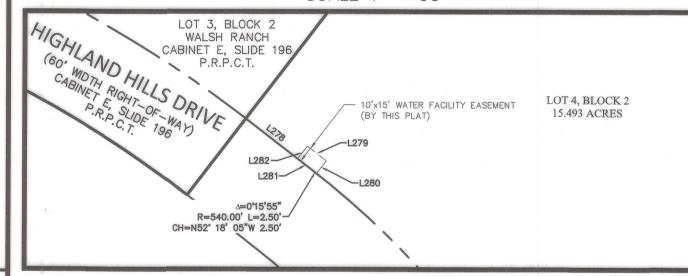
HAL MOLLENKOPF

Boundary & Lot Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	37°33'57"	695.00	455.68	S71°13'01"E 447.56'
C2	3°32'26"	695.00	42.95	S88°13'47"E 42.94'
С3	0°37'50"	2730.00	30.04	N03°22'19"W 30.04'





INSET "A" SCALE 1' = 60'



INSET "B" SCALE 1' = 60'



# FINAL PLAT OF WALSH RANCH

LOTS 4, 7-10 & 11X OF BLOCK 2

**AND** HIGHLAND HILLS DRIVE RIGHT-OF-WAY

City of Fort Worth, Parker County, Texas in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 654, and being a portion of that certain tract on land described by deed to Walsh Ranches Limited Partnership, General Partner Walsh North Star

Company, Recorded in Volume 1699, Page 1795, Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas, Deed Records, Tarrant County, Texas

6 Lots 43.809 Acres

This Plat was prepared in June 2021

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

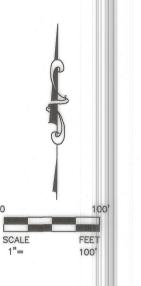
SHEET 2 OF 6

## OWNER / DEVELOPER:

WALSH RANCHES LIMITED **PARTNERSHIP** 155 WALSH DRIVE ALEDO, TEXAS 76008 (817) 335-3741

## **ENGINEER/SURVEYOR:**

DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-335-1121



Case #FP-21-138 Ref. Case # PP-21-023

# FORT WORTH

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

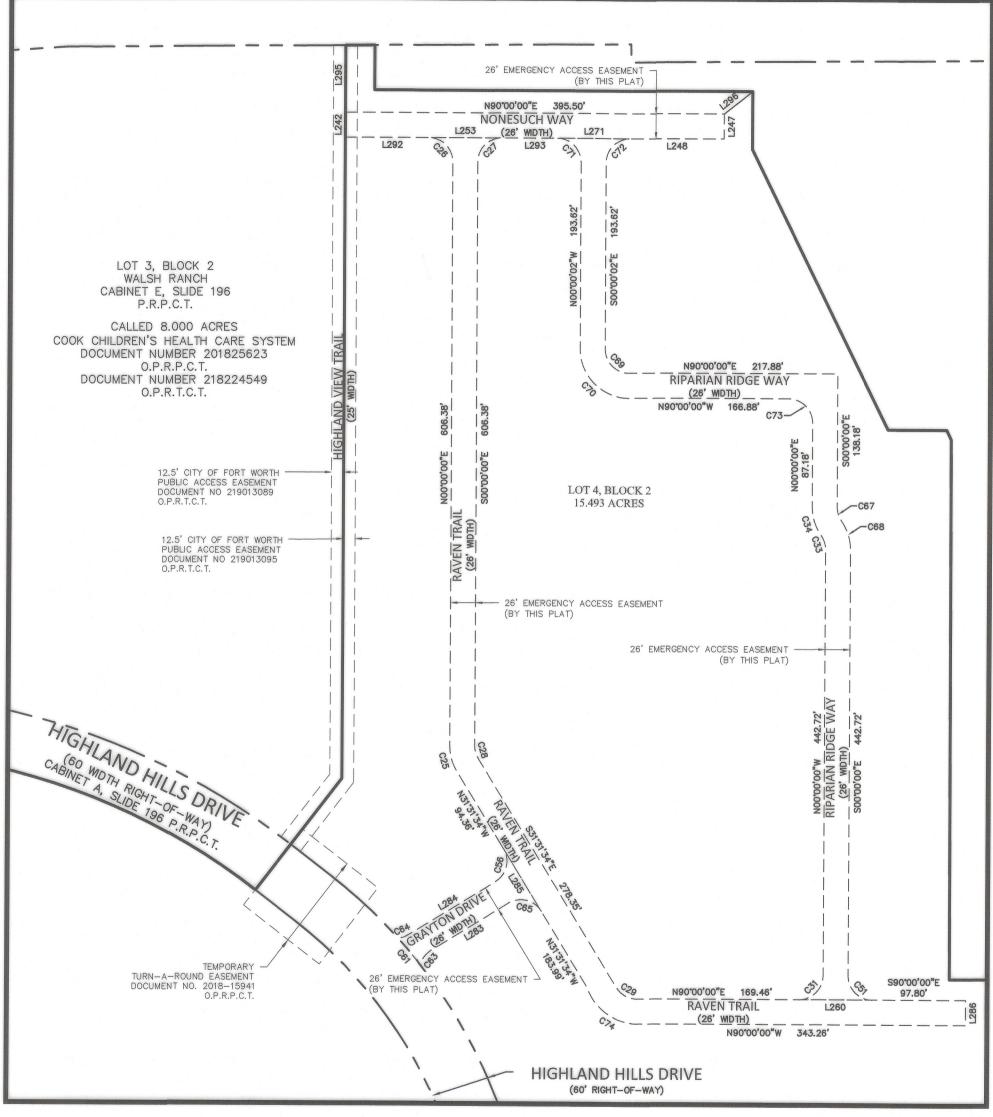
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2001169.027 - HIGHLAND HILLS



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



LOT 4, BLOCK 2 EMERGENCY ACCESS EASEMENT SCALE 1' = 100'

## SURVEYOR'S CERTIFICATION:

The undersigned Registered Professional Land Surveyor hereby certifies that this survey and the metes and bounds description hereon were prepared from an actual on-the-ground survey conducted by the Surveyor, under his direction.

HAL MOLLENKOPE

01-11-2022

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5439



Emergency Access Esmt Line Table			
Line Number	Bearing	Distance	
L242	N00°00'01"E	26.00'	
L247	S00°00'00"E	26.00'	
L248	N90°00'00"W	98.01	
L253	N90°00'00"E	76.00'	
L260	N90°00'00"E	76.00'	
L271	N90°00'00"E	76.00'	
L283	S58°28'26"W	92.95	
L284	N58°28'26"E	106.37	
L285	S31°31'34"E	76.00'	
L286	S00°00'00"E	26.00'	
L292	N90°00'00"W	87.50'	
L293	N90°00'00"W	58.00'	
L295	N00°00'08"W	69.83	
L296	N51°27'32"E	37.72'	

	Emergency	Access	Esmt Curve	Table
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C25	31°31'34"	51.00	28.06	N15°45'47"W 27.71'
C26	90°00'00"	25.00	39.27	N45°00'00"W 35.36
C27	90°00'00"	25.00	39.27	S45°00'00"W 35.36
C28	31°31'34"	25.00	13.76	S15°45'47"E 13.58'
C29	58°28'26"	25.00	25.51	S60°45'47"E 24.42'
C31	90°00'00"	25.00	39.27	N45°00'00"E 35.36"
C33	35°29'46"	25.00	15.49	N17°44'53"W 15.24'
C34	35°29'46"	51.00	31.60	N17°44'53"W 31.09'
C51	90°00'00"	25.00	39.27	S45°00'00"E 35.36'
C56	90°00'00"	25.00	39.27	N13°28'26"E 35.36'
C61	3°43'58"	540.00	35.18	N40°23'45"W 35.17'
C63	39°03'04"	30.00	20.45	S38°56'54"W 20.05'
C64	21°18'41"	30.00	11.16	N69°07'47"E 11.09'
C65	90°00'00"	25.00	39.27	N76°31'34"W 35.36'
C67	35°29'46"	25.00	15.49	S17°44'53"E 15.24'
C68	35°29'46"	51.00	31.60	S17°44'53"E 31.09'
C69	90°00'00"	25.00	39.27	S45°00'00"E 35.36'
C70	90°00'00"	51.00	80.11	N45°00'00"W 72.12'
C71	89°59'58"	25.00	39.27	N45°00'01"W 35.36'
C72	90°00'02"	25.00	39.27	S44°59'59"W 35.36'



# FINAL PLAT OF WALSH RANCH LOTS 4, 7-10 & 11X OF BLOCK 2

AND HIGHLAND HILLS DRIVE RIGHT-OF-WAY

City of Fort Worth, Parker County, Texas in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 654, and being a portion of that certain tract on land described by deed to Walsh Ranches Limited Partnership, General Partner Walsh North Star Company, Recorded in Volume 1699, Page 1795,

Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas, Deed Records, Tarrant County, Texas

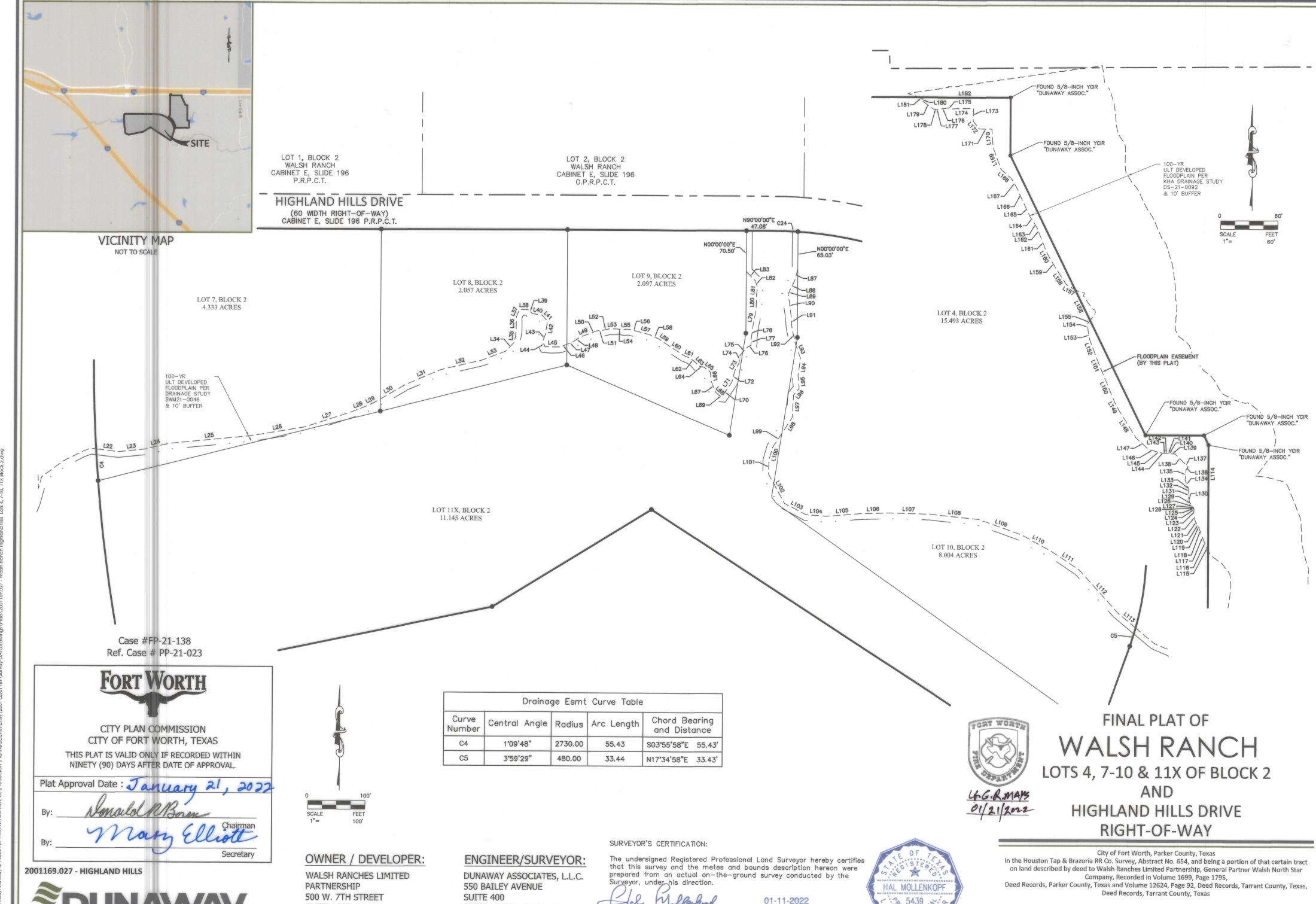
6 Lots 43.809 Acres

This Plat was prepared in June 2021

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

D F 143 DATE: 1-21-2022

SHEET 3 OF 6



HAL MOLLENKOPK

STATE OF TEXAS NO. 5439

REGISTERED PROFESSIONAL LAND SURVEYOR

6 Lots 43.809 Acres

This Plat was prepared in June 2021

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

SHEET 4 OF 6

F 143 DATE: 1-20-22

PLOTTED BY: Inmes Grandella ON: Fisher Innered 07 2009 At 1-10 BM BIEDATH. CADond Letter Demonstration of the Control of the C

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

**SUITE 1007** 

(817) 335-3741

FORT WORTH, TEXAS 76102-4773

FORT WORTH, TX 76107

(817)-335-1121



Case #FP-21-138 Ref. Case # PP-21-023



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: January 21, 2022

2001169.027 - HIGHLAND HILLS



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Flood P	lain Easement	Line Table
Line Number	Bearing	Distance
L22	S83°07'22"E	40.34'
L23	N84°06'01"E	44.34'
L24	N76°19'45"E	43.72'
L25	N84°25'27"E	143.43'
L26	N80°18'52"E	96.75
L27	N71°57'39"E	83.80'
L28	N68°19'16"E	31.48'
L29	N64°01'03"E	15.91'
L30	N59°58'46"E	57.27
L31	N66°44'34"E	68.16'
L32	N76°44'40"E	73.52'
L33	N69°27'13"E	44.29'
L34	N43°58'24"E	22.55'
L35	N08°25'56"E	20.03'
L36	N00°14'09"E	23.88'
L37	N22°47'34"E	14.00'
L38	S87°33'52"E	14.86'
L39	S48°46'24"E	9.93'
L40	S80°08'26"E	17.36'
L41	S42°50'56"E	13.74'
L42	S08°38'35"W	24.07
L43	S21°52'35"W	12.05'
L44	S23°58'25"E	10.77
L45	S89°58'47"E	25.95'
L46	N67°35'30"E	12.13'
L47	N68°08'25"E	13.14'
L48	N54°19'39"E	13.74'
L49	N69°46'40"E	17.15'
L50	N68°49'33"E	14.39'
L51	N85°47'46"E	9.72'
L52	N77°05'56"E	10.93'
L53	N89°01'03"E	12.82'
L54	S86°22'15"E	12.79'
L55	N87°36'16"E	9.82'
L56	S75°51'55"E	18.25'
L57	S75°24'27"E	20.71
L58	S64°52'23"E	16.85
L59	S55°15'40"E	11.89'
L60	S57°26'09"E	39.99'
L61	S67°10'37"E	12.13'
L62	S52°08'22"E	9.85
L63	S43°03'49"E	10.42'
L64	S79°13'16"E	8.87
L65	S52°46'47"E	13.92'
L66	S05°29'44"E	14.95
L67	S21°16'26"E	21.24'
L68	S47°09'30"E	9.51
L69	S84°03'04"E	5.47'
L70	N33°26'19"E	16.31'
L71	N34°31'21"E	12.76'
172	N1 4°10'23"E	20.04'

lina		
Line Number	Bearing	Distance
L75	N42°03'14"E	20.32'
L76	N63°26'49"E	5.57'
L77	N02°36'22"E	9.95'
L78	N07°10'02"E	23.35'
L79	N10°56'24"E	27.87
L80	N01°27'48"E	27.80'
L81	N07°42'21"E	12.03'
L82	N18°12'02"W	12.79'
L83	N44°42'05"W	22.49'
L87	S15°02'20"W	21.55'
L88	S27°02'00"W	18.64
L89	S22°25'32"W	6.14'
L90	S07°41'43"E	40.36
L91	S03°55'13"E	17.98'
L92	S11°58'55"E	29.27
L93	S20°24'43"E	26.52'
L94	S07°55'31"W	30.28
L95	S05°18'36"E	22.53'
L96		
	S39°10'05"W	15.17'
L97	S03°24'12"W	39.35'
L98	S32°42'56"W	26.03'
L99	S33°42'22"W	35.78'
L100	S15°51'35"W	22.81
L101	S01°06'50"W	24.30'
L102	S29°04'39"E	58.43'
L103	S62°32'16"E	41.64
L104	S85°51'27"E	35.38'
L105	N85°08'58"E	58.28'
L106	N88°21'29"E	48.65'
L107	S88°39'06"E	75.07'
L108	S84°17'32"E	84.17
L109	S70°22'26"E	80.90'
L110	S61°29'40"E	59.17
L111	S56°42'17"E	58.81
L112	S42°18'43"E	100.20'
L113	S50°36'38"E	40.32'
L114	S00°07'16"E	109.56
L115	N28°19'26"W	4.71'
L116	N21°54'41"W	6.73
L117	N21°43'07"W	6.41'
L118	N19°31'58"W	7.90'
L119	N27°50'23"W	1.39'
L120	N34°13'16"W	2.70'
L121	N26°46'45"W	4.23'
L122	N13°54'29"W	6.41
L123	N05°24'55"E	4.33'
L124	N06°10'13"W	1.88'
L125	N13°47'26"W	0.52'
L125	N25°00'08"W	
		0.13'
L127	N41°03'15"W	0.76'
L128	N35°53'43"W	2.82'
L129	N33°44'51"W	4.39'
L130	N10°10'15"W	4.52'

Line	lain Easement Bearing	Distance
Number		-
L131	N00°25'40"W	4.57'
L132	N00°37'53"W	4.39'
L133	N00°35'04"W	0.31'
L134	N22°47'33"W	9.54'
L135	N05°02'54"E	11.15'
L136	N42°59'21"E	3.08'
L137	N44°01'01"W	5.84'
L138	N44°41'09"W	13.56'
L139	N89°00'50"W	5.59'
L140	N76*11'51"W	0.70'
L141	N83°17'40"W	1.55'
L142	N89°20'45"W	3.07'
L143	N73°46'11"W	0.96'
L144	N86°34'31"W	2.56'
L145	N75°52'56"W	6.68'
L146	N73°59'17"W	7.32'
L147	N47°46'08"W	17.50'
L148	N32°25'56"W	33.83'
L149	N27°49'16"W	11.53'
L150	N22°52'08"W	32.15'
L151	N22°06'25"W	18.35'
L152	N20°44'27"W	17.92'
L153	N10°47'29"W	9.47'
L154	N04°27'11"W	7.31'
L155	N37°05'29"E	4.25'
L156	N26°11'31"W	35.91'
L157	N61°07'17"W	10.29'
L158	N33°31'48"W	19.22'
L159	N31°08'42"W	12.69'
L160	N28°32'14"W	9.18'
L161	N21°28'35"W	18.33'
L162	N21°12'56"W	7.90'
L163	N32°39'22"W	7.14'
L164	N33°22'17"W	7.36'
L165	N25°12'57"W	15.45'
L166	N24°19'28"W	16.17
L167	N30°22'17"W	11.70'
L168	N49°01'52"W	14.74
L169	N19°51'40"W	24.49'
L170	N04°07'42"W	18.75
L171	N88°19'05"W	13.29'
L172	N38°10'32"W	10.18'
L173	N01°17'32"E	13.00'
L174	S89°44'15"W	24.53'
L175	N70°27'56"W	2.30'
L176	S81°32'31"W	11.33'
L177	N75°49'12"W	0.73'
L178	S86°51'07"W	2.96'
L179	N54°45'58"W	15.85
L180	N45°00'00"E	2.48'
L181	N70°27'56"W	4.60'
L182	N90°00'00"E	95.83'

Pedestr	ian Easement	Line Table
Line Number	Bearing	Distance
L183	N89°33'28"E	20.50'
L184	N89°33'28"E	5.00'
L185	S26°11'31"E	97.23'
L186	S00°00'00"E	109.14
L187	N90°00'00"E	12.09'
L188	S00°00'00"E	4.55
L189	S90°00'00"W	12.09'
L190	S00°00'00"E	66.33'
L191	N90°00'00"E	14.12'
L192	S00°00'00"W	14.33'
L193	N90°00'00"E	9.83'
L194	S00°00'00"E	4.54'
L195	N90°00'00"W	9.83
L196	S89°59'59"E	9.83'
L197	S00°00'10"E	4.54'
L198	N90°00'00"W	9.83'
L199	S00°00'00"E	80.67'
L200	N90°00'00"E	9.83'
L201	S00°00'11"W	4.54'
L202	N90°00'00"W	9.83
L203	S00°00'00"E	100.92'
L204	N90°00'00"E	9.83'
L205	S00°00'10"E	4.54'
L206	N90°00'00"W	9.83'
L207	S00°00'00"E	80.67
L208	N90°00'00"E	9.83'
L209	S00°00'11"W	4.54'
L210	S90°00'00"W	9.83'
L211	S00°00'00"E	103.46
L212	S90°00'00"W	54.67'
L213	S00°00'00"E	4.00'
L214	S89°59'56"W	7.33'
L215	N00°00'00"E	4.00'
L216	N31°31'34"W	113.99
L217	S58°28'26"W	41.96'
L218	S31°31'34"E	11.28'
L219	S59°35'48"W	9.92'
L220	N31°31'34"W	11.09'
L221	S58*28'26"W	40.28'
L222	S44°35'46"W	19.96'
L223	N44°35'46"E	19.82'
L224	N58°28'26"E	92.76'
L225	N31°31'34"W	54.50'
L226	S58°28'26"W	121.29'
L227	N58°28'26"E	122.38'
L228	N31°31'34"W	21.56'
L229	S58°28'27"W	7.96'
L230	N31°31'25"W	8.00'
L231	N58°28'27"E	12.95
L232	S31°31'34"E	29.56'
L233	N58°08'47"E	63.00'

Line Number	Bearing	Distance
L235	S31°31'34"E	15.90'
L236	N58°28'55"E	9.14'
L237	S31°32'00"E	30.00'
L238	S58°28'18"W	14.14'
L239	N31°31'34"W	40.90'
L240	S58°08'47"W	63.00'
L241	S31°31'34"E	173.49'
L242	S90°00'00"W	75.67
L243	N00°00'00"W	10.04
L244	N90°00'00"E	75.67
L245	S90°00'00"W	14.12'
L246	N26°11'31"W	67.83
L247	N30°59'25"W	27.84
L248	S66°44'54"W	18.58'
L249	N23°24'48"W	5.00'
L250	N66°44'59"E	19.29'
L251	N23°55'16"W	15.33'
L252	N44°54'01"W	10.23'
L253	N90°00'00"W	192.21
L254	S00°00'00"E	15.50'
L255	S90°00'00"W	7.00'
L256	N00°00'00"W	15.50'
L257	N90°00'00"W	122.11'
L258	S00°00'00"E	13.67'
L259	N90°00'00"W	4.25'
L260	N00°00'00"E	13.67'
L261	N90°00'00"W	49.31'
L262	N60°00'00"E	6.45
L263	N90°00'00"E	47.97'
L264	S00°00'00"W	19.07
L265	N90°00'00"W	4.25'
L266	N00°00'00"E	14.06'
L267	N90°00'00"W	42.39'
L268	S60°00'00"W	7.98'
L269	S45°00'00"E	9.06'
L270	N90°00'00"E	42.15
L271	N00°00'00"E	10.33'
L272	N90°00'00"E	5.00'
L273	S00°00'00"E	15.33'
L274	N90°00'00"W	49.22'
L275	N45°00'00"W	6.13'
L276	S00°00'00"E	111.96'
L277	N52°26'03"W	5.00'
		3.00

Pedestrian Easement Line Table



FINAL PLAT OF WALSH RANCH LOTS 4, 7-10 & 11X OF BLOCK 2 AND HIGHLAND HILLS DRIVE **RIGHT-OF-WAY** 

City of Fort Worth, Parker County, Texas

in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 654, and being a portion of that certain tract on land described by deed to Walsh Ranches Limited Partnership, General Partner Walsh North Star Company, Recorded in Volume 1699, Page 1795, Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas, Deed Records, Tarrant County, Texas

6 Lots 43.809 Acres

This Plat was prepared in June 2021 PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

HAL MOLLENKOPF

SURVEYOR'S CERTIFICATION: **ENGINEER/SURVEYOR:** 

The undersigned Registered Professional Land Surveyor hereby certifies that this survey and the metes and bounds description hereon were prepared from an actual on—the—ground survey conducted by the Surveyor, under his direction.

Wellenkant HAL MOLLENKOPE

01-11-2022 Date REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5439

SHEET 5 OF 6

D F 143 DATE: 1-21-2022

OWNER / DEVELOPER:

N14°19'23"E

N30°04'53"E

N08°16'55"E

WALSH RANCHES LIMITED DUNAWAY ASSOCIATES, L.L.C. **PARTNERSHIP** 550 BAILEY AVENUE 155 WALSH DRIVE SUITE 400 ALEDO, TEXAS 76008 FORT WORTH, TX 76107 (817) 335-3741 (817)-335-1121

20.94

13.93'

14.74



VICINITY MAP NOT TO SCALE

## OWNER / DEVELOPER:

WALSH RANCHES LIMITED PARTNERSHIP 155 WALSH DRIVE ALEDO, TEXAS 76008 (817) 335-3741

## **ENGINEER/SURVEYOR:**

DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE SUITE 400 FORT WORTH, TX 76107 (817)-335-1121

2001169.027 - HIGHLAND HILLS



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

## PROPERTY DESCRIPTION

Being a 43.809 acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654, Parker County, Texas, being a part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T.) and in Volume 1977, Page 1225, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 43.809 acre tract of land being more particularly described as follows:

BEGINNING at a found "X" cut in concrete for the northeast corner of Lot 3, Block 2, Walsh Ranch, an addition to the City of Fort Worth, Texas, as recorded in Cabinet E, Slide 196, Plat Records, Parker County, Texas (P.R.P.C.T.), the northeast corner of a called 8.000 acre tract of land described in deed to Cook Children's Health Care System, as recorded in Document No. 201825623, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and in Document No. D218224549, O.P.R.T.C.T. and the south right-of-way line of Interstate Highway 30 (variable width right-of-way), as described in deed to the State of Texas, as recorded in Volume 1152, Page 1066, D.R.P.C.T.;

THENCE North 89 degrees 33 minutes 28 seconds East, along the south right-of-way line of Interstate Highway 30, a distance of 30.50 feet to a found 5/8-inch yellow cap iron rod with cap stamped "DUNAWAY ASSOC." (herein after

THENCE South 00 degrees 00 minutes 00 seconds East, departing the south right-of-way line of Interstate Highway 30, across said Walsh Ranches tract, a distance of 46.57 feet to a found 5/8-inch YCIR for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing across said Walsh Ranches tract, a distance of 394.50 feet to a found 5/8-inch YCIR for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, across said Walsh Ranches tract, a distance of 60.17 feet to a found 5/8-inch YCIR for corner;

THENCE South 26 degrees 11 minutes 31 seconds East, across said Walsh Ranches tract, a distance of 324.07 feet to a found 5/8-inch YCIR for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing across said Walsh Ranches tract, a distance of 61.30 feet to a found 5/8-inch YCIR for corner;

THENCE South 25 degrees 28 minutes 40 seconds East, across said Walsh Ranches tract, a distance of 10.99 feet to a found 5/8-inch YCIR for corner;

THENCE South 00 degrees 07 minutes 16 seconds East, across said Walsh Ranches tract, a distance of 560.67 feet to a found 5/8-inch YCIR for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing across said Walsh Ranches tract, a distance of 67.26 feet to a found 5/8-inch YCIR for corner;

THENCE South 00 degrees 13 minutes 59 seconds East, across said Walsh Ranches tract, a distance of 258.62 feet to a found 5/8-inch YCIR for corner;

THENCE South 88 degrees 57 minutes 23 seconds West, continuing across said Walsh Ranches tract, a distance of 506.08 feet to a found 5/8-inch YCIR for the beginning of a non-tangent circular curve to the right, having a radius of having a radius of 540.00 feet and whose chord bears South 04 degrees 26 minutes 00 seconds East, a distance of 28.03 feet;

THENCE Southeasterly, along said non-tangent curve to the right, through a central angle of 02 degrees 58 minutes 28 seconds, an arc distance of 28.03 feet to a set 5/8-inch YCIR for the end of said curve;

THENCE South 87 degrees 03 minutes 15 seconds West, continuing across said Walsh Ranches tract, a distance of 60.00 feet for the beginning of a non-tangent circular curve to the right, having a radius of 480.00 feet and whose chord bears South 08 degrees 18 minutes 59 seconds West, a distance of 187.49 feet;

THENCE Southwesterly, along said non-tangent curve to the right, through a central angle of 22 degrees 31 minutes 28 seconds, an arc distance of 188.70 feet to a set 5/8-inch YCIR for the end of said curve;

THENCE South 19 degrees 34 minutes 43 seconds West, continuing across said Walsh Ranches tract, a distance of 263.05 feet to a set 5/8-inch YCIR for corner;

THENCE North 57 degrees 15 minutes 36 seconds West, continuing across said Walsh Ranches tract, a distance of 888.79 feet to a set 5/8-inch YCIR for corner;

THENCE South 58 degrees 27 minutes 16 seconds West, continuing across said Walsh Ranches tract, a distance of 325.01 feet to a set 5/8-inch YCIR for corner;

THENCE South 78 degrees 14 minutes 32 seconds West, continuing across said Walsh Ranches tract, a distance of 544.48 feet to a set 5/8-inch YCIR for corner;

THENCE North 64 degrees 53 minutes 07 seconds West, continuing across said Walsh Ranches tract, a distance of 133.31 feet to a set 5/8-inch YCIR for the beginning of a non-tangent circular curve to the right, having a radius of 2,730.00 feet and whose chord bears North 05 degrees 06 minutes 57 seconds West, a distance of 486.85 feet;

THENCE Northwesterly, along said non-tangent curve to the right, through a central angle of 10 degrees 13 minutes 53 seconds, an arc distance of 487.50 feet to a set 5/8-inch YCIR for the end of said curve;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing across said Walsh Ranches tract, a distance of 204.15 feet to a found 5/8-inch YCIR for the southeast terminus of Walsh Ranch Parkway (variable width right-of-way), as dedicated by Cabinet E, Slide 196, P.R.P.C.T. for corner;

THENCE North 44 degrees 10 minutes 13 seconds East, along the easterly right-of-way line of said Walsh Ranch Parkway, a distance of 28.76 feet to found 5/8-inch YCIR for the intersection of said Walsh Ranch Parkway and the south right-of-way line of Highland Hills Drive (60' ROW), as dedicated by Cabinet E, Slide 196, P.R.P.C.T. for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, along the south right-of-way line of said Highland Hills Drive, a distance of 1,164.03 feet to the beginning of a circular curve to the right, having a radius of 695.00 feet and whose chord bears South 71 degrees 13 minutes 01 second East, a distance of 447.56 feet;

THENCE Southeasterly, along said curve to the right, through a central angle of 37 degrees 33 minutes 57 seconds, an arc distance of 455.68 feet to a set 5/8-inch YCIR for the end of said curve and the southeast terminus of said Highland Hills Drive:

THENCE North 37 degrees 33 minutes 57 seconds East, departing the south right-of-way line of said Highland Hills Drive, passing a found 60D nail for the southeast corner of Lot 3, Block 2, of the aforementioned Walsh Ranch addition, said corner being on the north right-of-way line of said Highland Hills Drive at a distance of 60.00 feet, continuing along the east line of said Lot 3, Block 2 for a total distance of 146.66 feet to a found "X" cut in concrete for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along the east line of said Lot 3, Block 2, a distance of 762.01 feet to the POINT OF BEGINNING and containing 1,908,309 square feet or 43.809 acres of land, more or less. NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, Walsh Ranches Limited Partnership General Partner Walsh North Star Company, acting by and through the undersigned, their duly authorized agents, do hereby designate the above described property as:

## Walsh Ranch

Lots 4, 7-10 and 11X, Block 2 Highland Hills Drive Right-Of-Way

> City of Fort Worth, Parker County, Texas

and does dedicate to the public's use forever the right's-of-way and easements shown hereon.

WITNESS UNDER MY HAND THIS THE DAY OF JANUARY, 2022.

GRANTOR: Walsh Ranches Limited Partnership,

a Texas Limited Partnership

By: Walsh North Star Company, LLC, a Delaware Limited Liability Company,

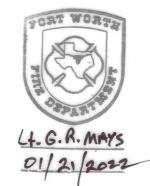
STATE OF TEXAS §

COUNTY OF PARKER

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Dickerson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of said Ryan Dickerson, a person duly authorized to execute the foregoing instrument, and that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the //th day of January, 2022.





# FINAL PLAT OF WALSH RANCH LOTS 4, 7-10 & 11X OF BLOCK 2 AND HIGHLAND HILLS DRIVE RIGHT-OF-WAY

FILED AND RECORDED

Lila Deakle

202202736 01/21/2022 03:35 PM Fee: 96.00 Lila Deakle, County Clerk Parker County, Texas PLAT

City of Fort Worth, Parker County, Texas

in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 654, and being a portion of that certain tract on land described by deed to Walsh Ranches Limited Partnership, General Partner Walsh North Star Company, Recorded in Volume 1699, Page 1795,

Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas, Deed Records, Tarrant County, Texas

6 Lots 43.809 Acres

This Plat was prepared in June 2021

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

D F 143 DATE: 1-21-2022