



VICINITY MAP  
NOT TO SCALE

- GENERAL NOTES:
- 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 0.99984462415 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 483670450 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 any type of flood study by this firm.
  - All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC." set unless otherwise noted hereon.
  - Per the Walsh Ranch Economic Development Agreement (City Secretary Document No. 3225) this property is exempt from any Transportation Impact Fees.
  - Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.
  - 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 11X of Block 2.
  - 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*

By: *Donald R. Boren* Chairman  
By: *Mary Elliott* Secretary

**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(ies) wishing to construct within the floodplain. 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 drainage-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:**

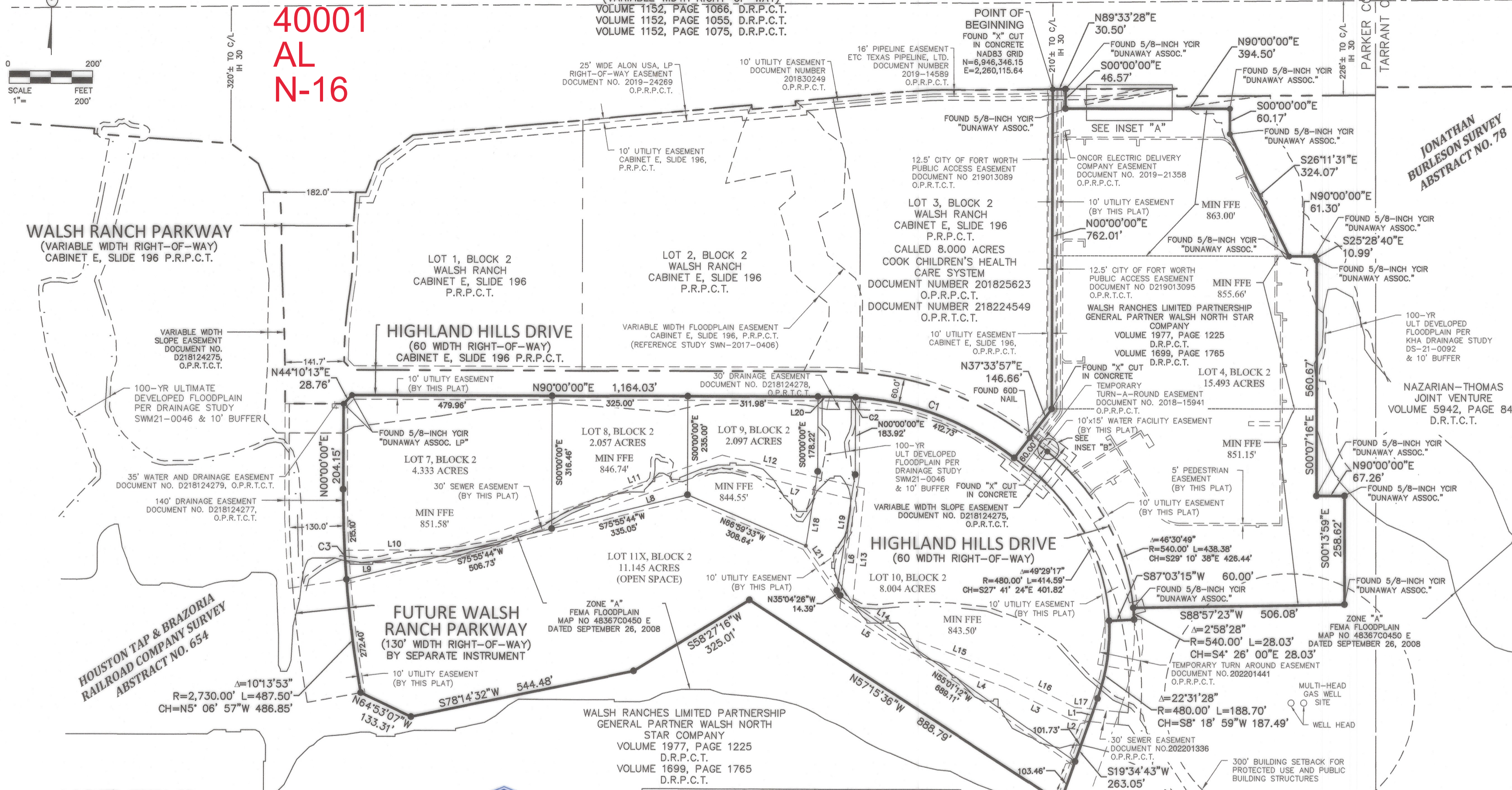
WALSH RANCHES LIMITED  
PARTNERSHIP  
155 WALSH DRIVE  
ALEDO, TEXAS 76008  
(817) 335-3741

**ENGINEER/SURVEYOR:**

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

202202736 PLAT Total Pages: 4

20654.001.000.00



**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 Mollenkopf* 01-11-2022  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439



**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	0
Number of Non-Residential Lots	6
Non-Residential Acreage	43.129 Ac.
Private Park Acreage	0
Public Park Acreage	0

**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, 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 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.

**PRIVATE MAINTENANCE**

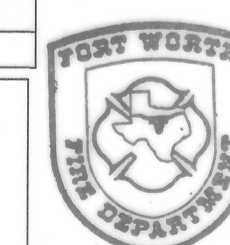
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of 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**

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".



*L.G.R. MAYS*  
1/21/2022

**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*

JONATHAN  
BURLISON SURVEY  
ABSTRACT NO. 78

NAZARIAN-THOMAS  
JOINT VENTURE  
VOLUME 5942, PAGE 848  
D.R.T.C.T.

D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.P.C.T. = OFFICIAL RECORDS, PARKER COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS  
● = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED

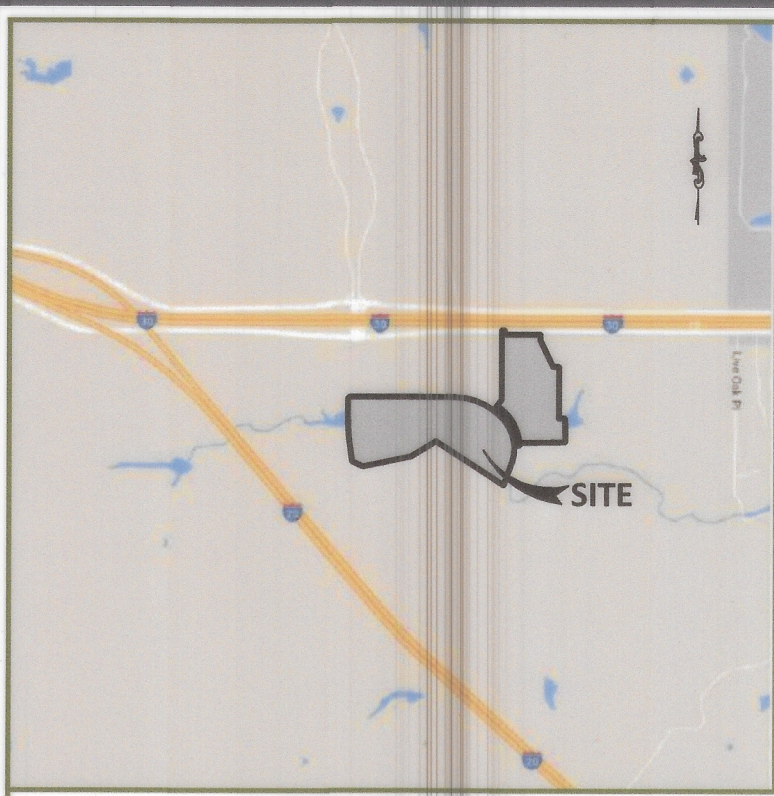
PLOTTED BY: James Cardale ON: Friday, January 07, 2022 AT: 1:55 PM FILEPATH: G:\Production\PlannedCommunity\2001\169\Survey\Drawings\Plats\2021\169\2022 - Walsh Ranch-Highland Hills, Lots 4, 7-10, 11X-Block 2.dwg

**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



VICINITY MAP  
NOT TO SCALE

Boundary & Lot Line 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

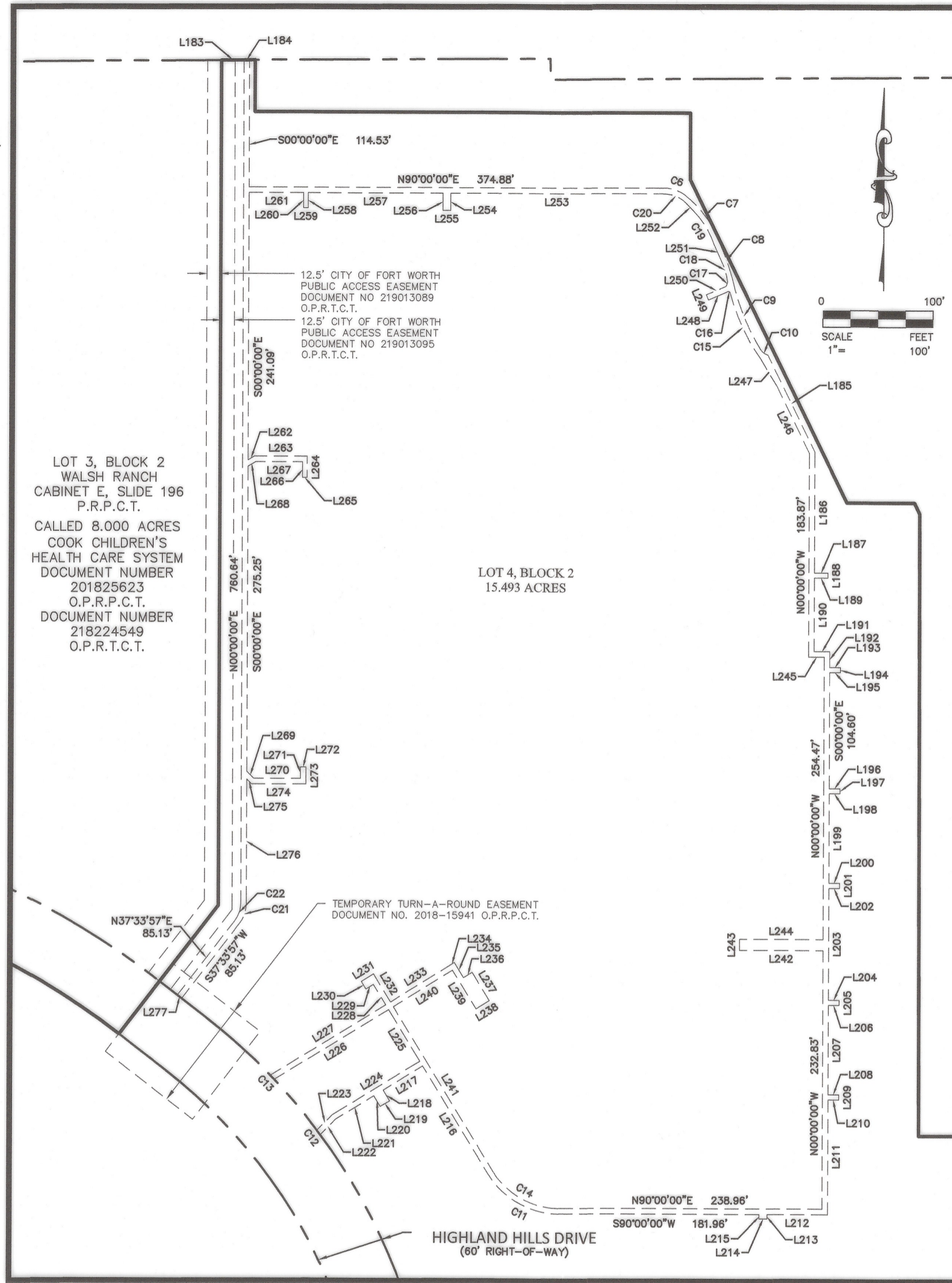
Line Number	Bearing	Distance
L16	S63°55'36"E	170.76'
L17	S84°20'26"E	46.48'
L18	S08°56'05"W	179.59'
L19	N08°56'05"E	279.79'
L20	N90°00'00"E	47.08'
L21	N35°04'26"W	129.54'

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'

Pedestrian Easement Curve Table

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
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'



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

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



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
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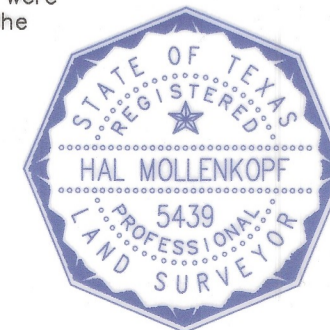
Plat Approval Date : January 21, 2022

By: Donald R. Bowen Chairman  
By: Mary Elliott Secretary

SURVEYOR'S CERTIFICATION:

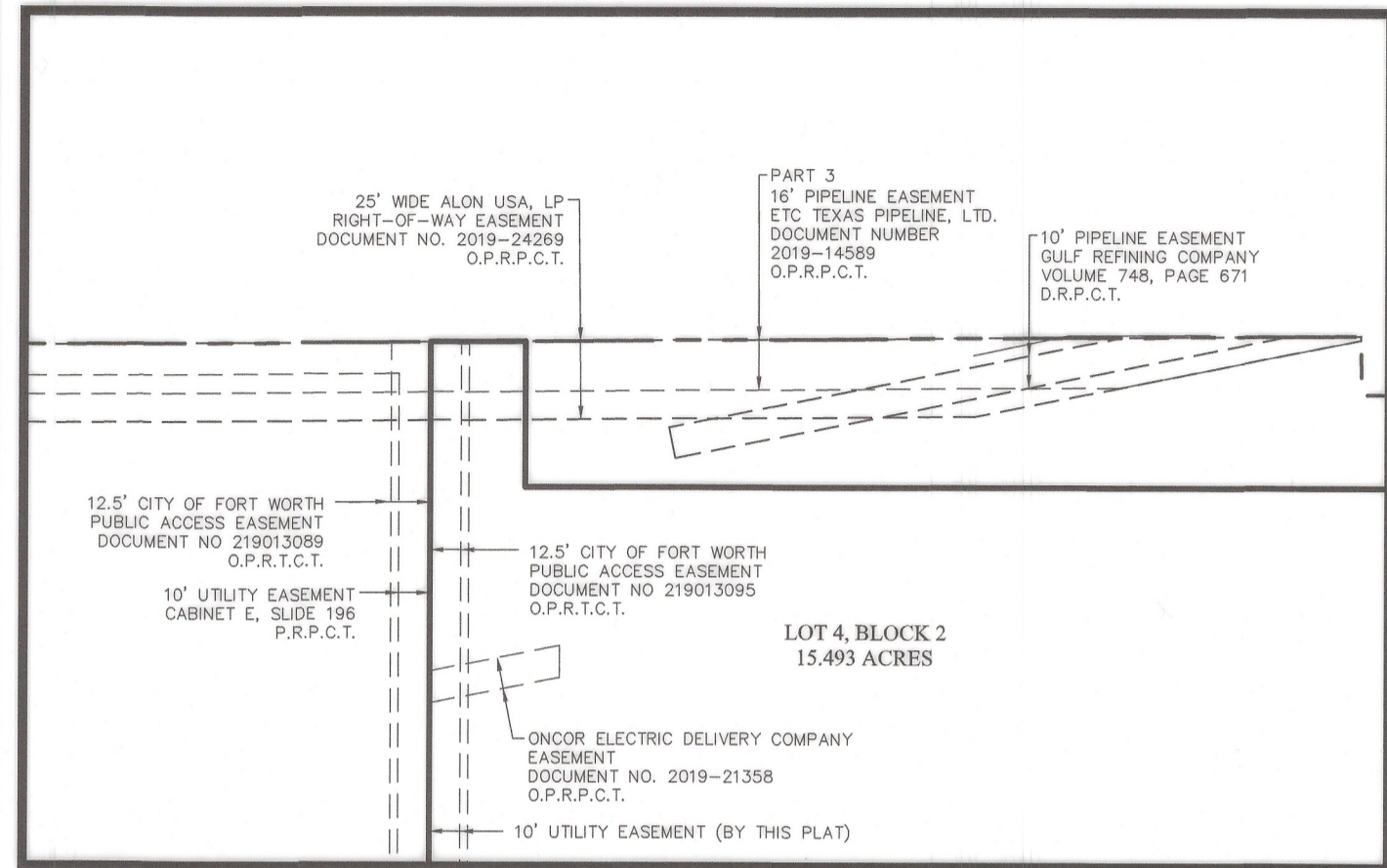
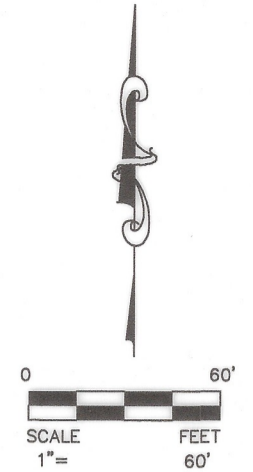
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Hal Mollenkopf 01-11-2022  
Date  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439

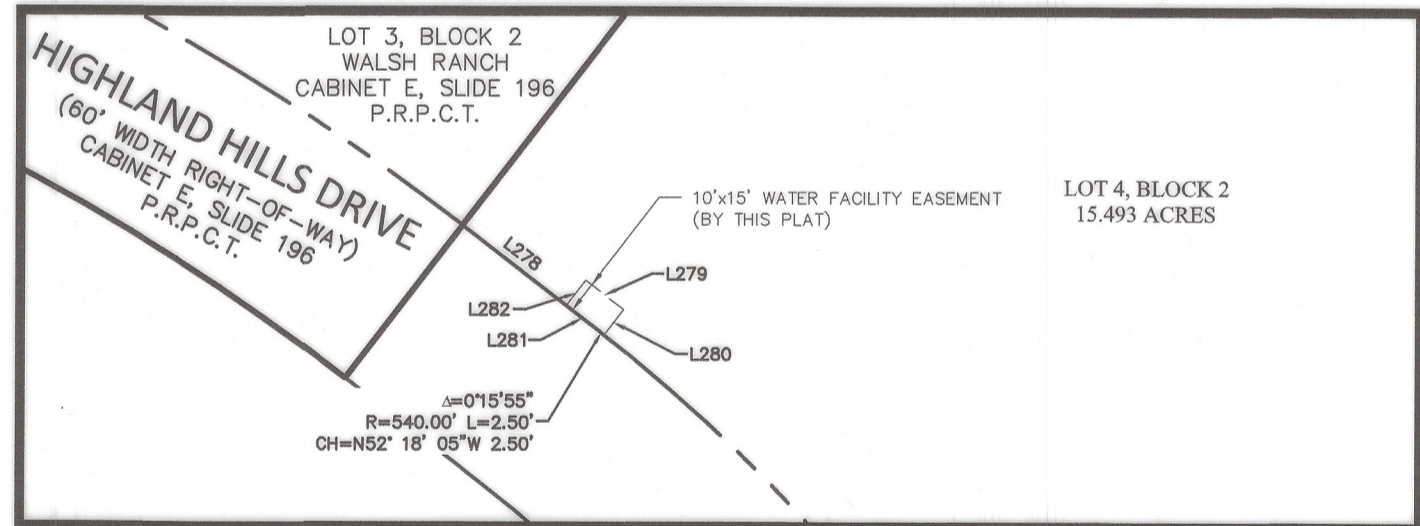


Boundary & Lot Curve Table

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'
C3	0°37'50"	2730.00	30.04	N03°22'19"W 30.04'



INSET "A"  
SCALE 1" = 60'



INSET "B"  
SCALE 1" = 60'



L. G. MAYS  
1/21/2022

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,  
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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

2001169.027 - HIGHLAND HILLS



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

PLOTED BY: James Cordeiro; ON: Friday, January 07, 2022 AT: 1:09 PM; FILEPATH: C:\Production\PlannedCommunity\2001\2001169\Survey\Drawings\Plats\2001169.027 - Walsh Ranch Highland Hills Lots 4, 7-10, 11X Block 2.dwg



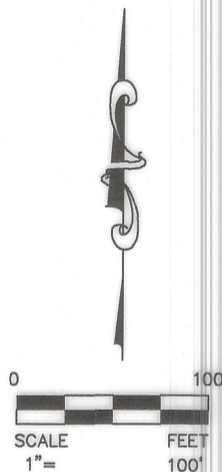
VICINITY MAP  
NOT TO SCALE

**OWNER / DEVELOPER:**

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

**ENGINEER/SURVEYOR:**

DUNAWAY ASSOCIATES, L.L.C.  
550 BAILEY AVENUE  
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FORT WORTH, TX 76107  
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Case #FP-21-138  
Ref. Case # PP-21-023



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CITY OF FORT WORTH, TEXAS

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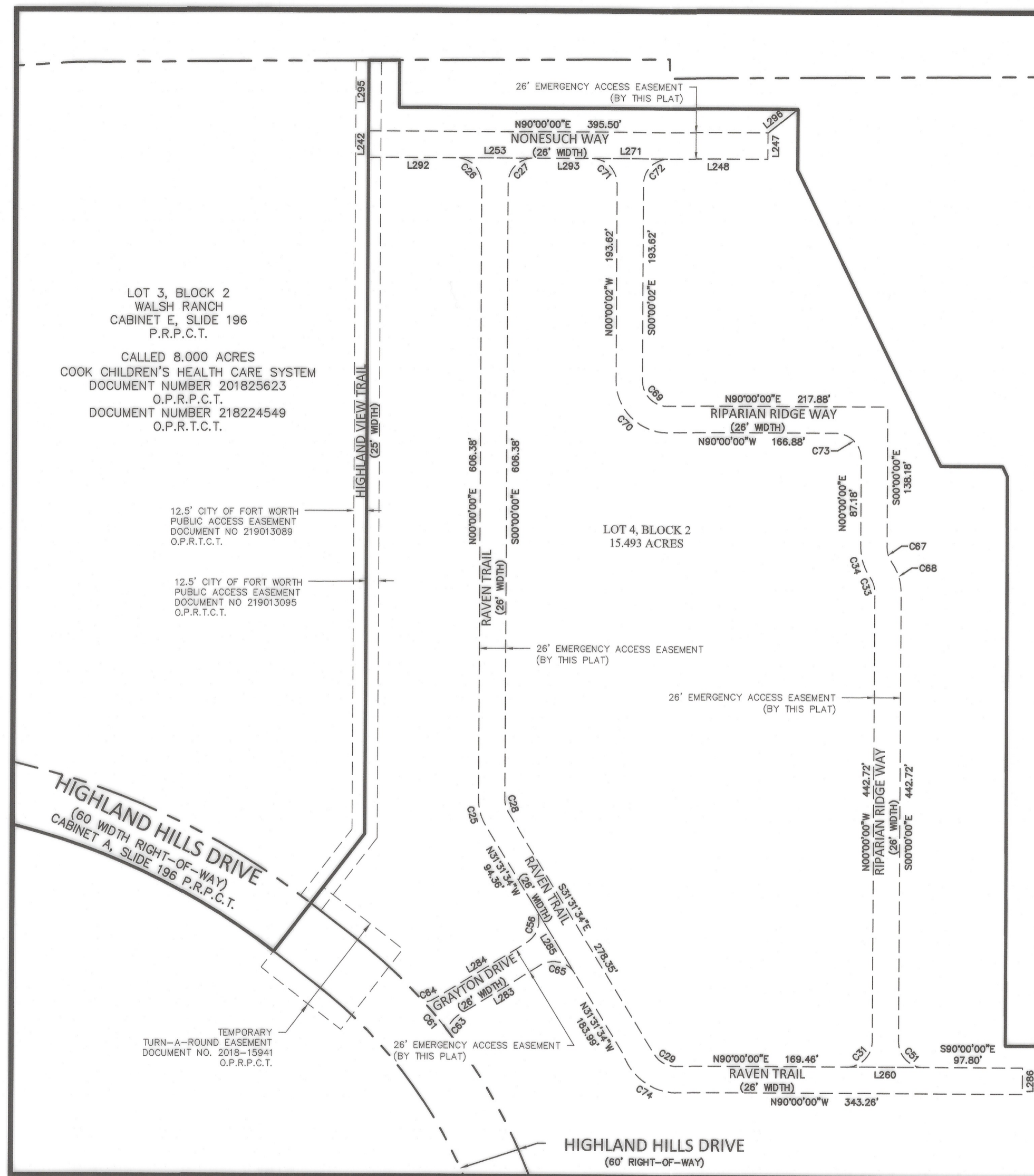
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By: Mary Elliott Secretary

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**SURVEYOR'S CERTIFICATION:**

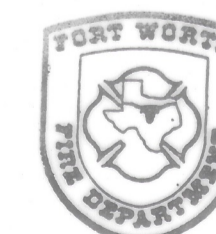
The undersigned Registered Professional Land Surveyor hereby certifies that this survey and the metes and bounds description hereon were prepared from an actual on-the-ground survey conducted by the Surveyor, under his direction.

Hal Mollenkopf 01-11-2022  
Date  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439



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'

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'



H. B. MAYS  
1/21/2022

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LOTS 4, 7-10 & 11X OF BLOCK 2  
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D **F 143** DATE: 1-21-2022



VICINITY MAP  
NOT TO SCALE

LOT 1, BLOCK 2  
WALSH RANCH  
CABINET E, SLIDE 196  
P.R.P.C.T.

LOT 2, BLOCK 2  
WALSH RANCH  
CABINET E, SLIDE 196  
O.P.R.P.C.T.

HIGHLAND HILLS DRIVE  
(60 WIDTH RIGHT-OF-WAY)  
CABINET E, SLIDE 196 P.R.P.C.T.

LOT 7, BLOCK 2  
4.333 ACRES

LOT 8, BLOCK 2  
2.057 ACRES

LOT 9, BLOCK 2  
2.097 ACRES

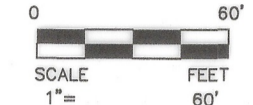
LOT 4, BLOCK 2  
15.493 ACRES

LOT 11X, BLOCK 2  
11.145 ACRES

LOT 10, BLOCK 2  
8.004 ACRES

100-YR  
ULT DEVELOPED  
FLOODPLAIN PER  
DRAINAGE STUDY  
SWM21-0046  
& 10' BUFFER

100-YR  
ULT DEVELOPED  
FLOODPLAIN PER  
KHA DRAINAGE STUDY  
DS-21-0092  
& 10' BUFFER



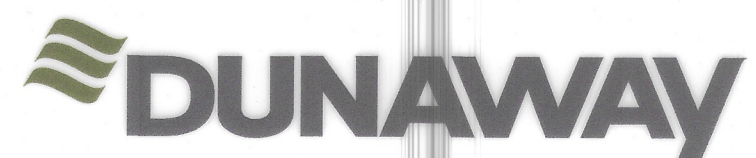
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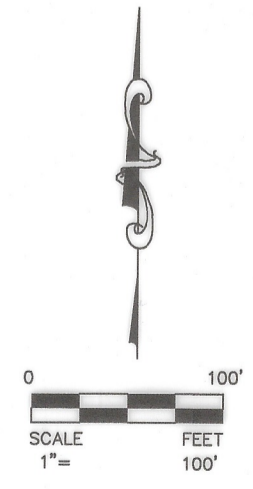
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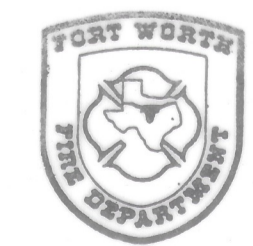
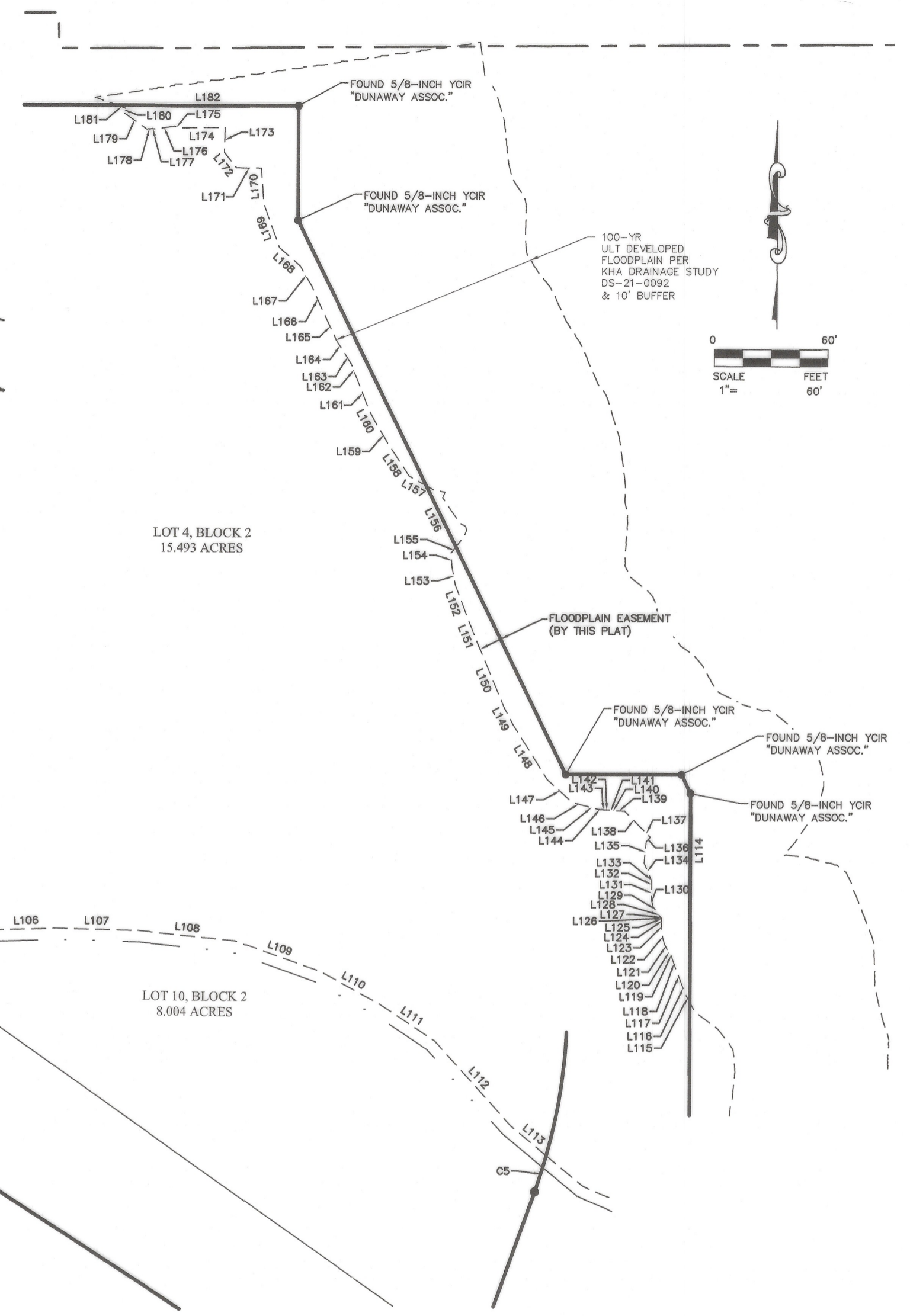
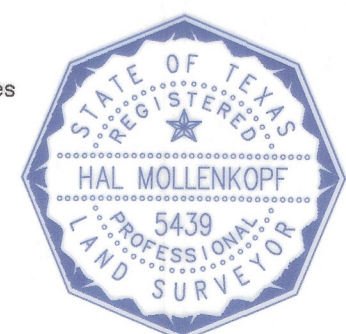


OWNER / DEVELOPER:  
WALSH RANCHES LIMITED  
PARTNERSHIP  
500 W. 7TH STREET  
SUITE 1007  
FORT WORTH, TEXAS 76102-4773  
(817) 335-3741

Drainage Esmt Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C4	1°09'48"	2730.00	55.43	S03°55'58"E 55.43'
C5	3°59'29"	480.00	33.44	N17°34'58"E 33.44'

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

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



L.G.R. MAYS  
01/21/2022

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

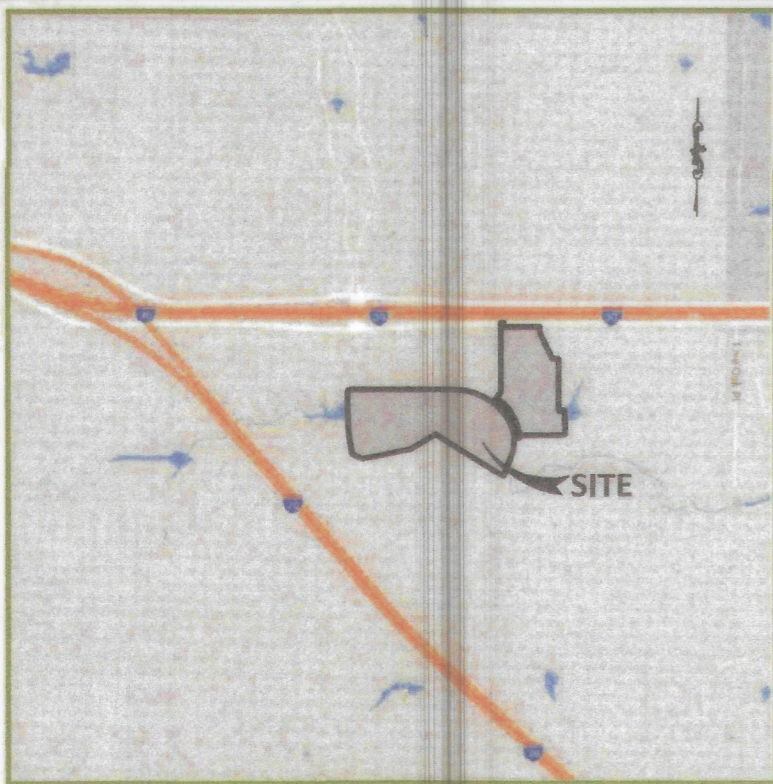
6 Lots 43.809 Acres

This Plat was prepared in June 2021

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

PLOTTED BY: James Cordoba ON: Friday, January 07, 2022 AT: 1:10 PM REPAIR: G:\Production\PlannedCommunity\2001169\Drawings\Plats\2001169.027 - Walsh Ranch Highland Hills Lots 4, 7-10, 11X Block 2.dwg





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

**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 called 5/8-inch YCIR) corner;

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  
and  
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 11<sup>th</sup> DAY OF JANUARY, 2022.

GRANTOR: Walsh Ranches Limited Partnership,

a Texas Limited Partnership

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

Ryan Dickerson, Vice President

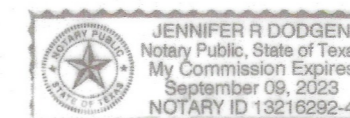
STATE OF TEXAS §

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 11<sup>th</sup> day of January, 2022.

Notary Public, State of Texas



L. G. R. MAYS  
01/21/2022

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

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

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

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D **F 143** DATE: 1-21-2022

