

202413672 PLAT Total Pages: 3

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- 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 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 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 7R, 8R, 9R and 11X R of Block 2.
  - Lot 11X R, Block 2 will be a non-developable open space lot.
  - Lot 11XR to be a Private Open Space to be owned/maintained by the HOA/Developer.

LAND USE TABLE	
Total Gross Acreage	19.63 Ac.
Right-of-Way Dedication	0.000 Ac.
Net Acreage	19.63 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	4
Non-Residential Acreage	19.63 Ac.
Private Park Acreage	0
Public Park Acreage	0

P.R.V. REQUIRED  
Private P.R.V.'s will be required;  
water pressure exceeds 80 p.s.i.

D.R.P.C.T. = Deed Records of Parker County, Texas  
P.R.P.C.T. = Plat Records of Parker County, Texas  
O.P.R.P.C.T. = Official Public Records of Parker County, Texas  
O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas

SITE BENCHMARK:  
CP 100  
"X" cut in southwest corner of a water vault approximately 32' northwest of the intersection of Highland Hills Drive and the southeast driveway of Cook Children's Health Care System, Block 2, Walsh Ranch, Cabinet E, Slide 196, P.R.P.C.T.

NAD83 GRID Coordinates  
N: 6,945,542.45'  
E: 2,260,045.55'  
Elev: 856.59'

## FINAL PLAT OF WALSH RANCH

LOTS 7R, 8R, 9R & 11X R OF BLOCK 2

City of Fort Worth, Parker County, Texas  
Houston Tap & Brazoria RR Co. Survey, Abstract No. 654  
and being a portion of that certain tract on land described by deed to MD1-041, LLC  
Recorded in Instrument No. 202312016  
Official Public Records, Parker County, Texas

4 Lots 19.63 Acres

This Plat was prepared in April 2024

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NO. **F726** DATE: **5-21-2024**

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date : **May 28, 2024**

By: *Donald R. Boren* Chairman

By: *Symon J. Jada* Secretary

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* 04/02/24  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439



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

OWNER / DEVELOPER:  
MD1-041, LLC  
155 WALSH DRIVE  
ALEDO, TEXAS 76008  
(817) 335-3741

2001169.043 - HIGHLAND HILLS

**DUNAWAY**

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

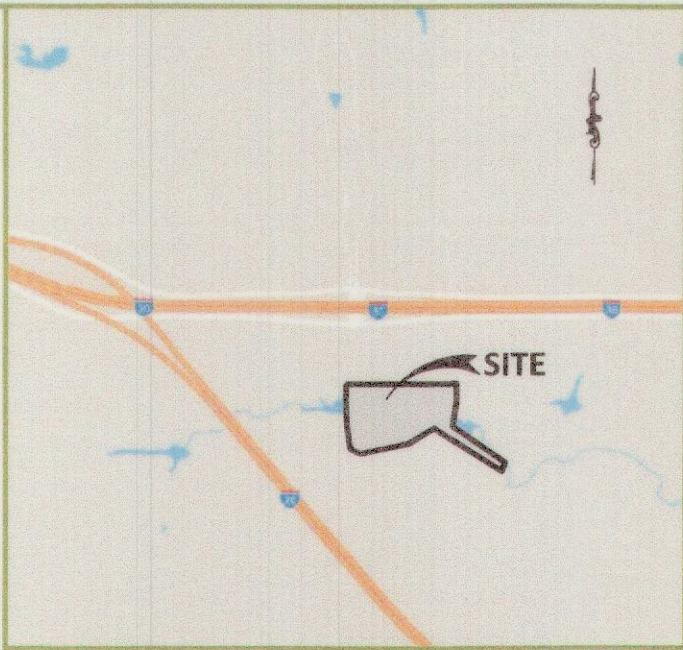


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Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	6°51'34"	2730.00	326.84	S06°48'06"E 326.64'
C2	3°22'19"	2730.00	160.66	S01°41'09"E 160.64'
C3	6°51'34"	2730.00	326.84	S06°48'06"E 326.64'

Line Table		
Line Number	Bearing	Distance
L1	N08°56'05"E	28.99'



VICINITY MAP  
NOT TO SCALE

HIGHLAND HILLS DRIVE  
(60' WIDTH RIGHT-OF-WAY)  
CABINET E, SLIDE 196 P.R.P.C.T.

LOT 7, BLOCK 2  
WALSH RANCH  
CABINET F, SLIDE 143  
P.R.P.C.T.  
  
TRACT 3  
MD1-041, LLC  
DOCUMENT NO. 202312016  
O.P.R.P.C.T.  
  
LOT 7R, BLOCK 2  
4.142 ACRES

LOT 8, BLOCK 2  
WALSH RANCH  
CABINET F, SLIDE 143  
O.P.R.P.C.T.  
  
TRACT 3  
MD1-041, LLC  
DOCUMENT NO. 202312016  
O.P.R.P.C.T.  
  
LOT 8R, BLOCK 2  
1.792 ACRES

LOT 9, BLOCK 2  
WALSH RANCH  
CABINET F, SLIDE 143  
P.R.P.C.T.  
TRACT 3  
MD1-041, LLC  
DOCUMENT NO. 202312016  
O.P.R.P.C.T.  
  
LOT 9R, BLOCK 2  
1.277 ACRES

10' UTILITY EASEMENT  
CABINET F, SLIDE 143  
P.R.P.C.T.

30' SEWER EASEMENT  
CABINET F, SLIDE 143  
P.R.P.C.T.

10' UTILITY EASEMENT  
(BY THIS PLAT)

S76°42'17"E 319.02'  
N76°42'17"W 316.88'

N08°56'05"E 58.84'

S08°56'05"W 10.03'

LOT 11X, BLOCK 2  
WALSH RANCH  
CABINET F, SLIDE 143  
P.R.P.C.T.

TRACT 3  
MD1-041, LLC  
DOCUMENT NO. 202312016  
O.P.R.P.C.T.

LOT 11X R, BLOCK 2  
"PRIVATE OPEN SPACE"  
12.421 ACRES

LOT 11X R, BLOCK 2  
UTILITY EASEMENT  
SCALE 1' = 60'

30' SEWER EASEMENT  
CABINET F, SLIDE 143  
P.R.P.C.T.

10' UTILITY EASEMENT  
(BY THIS PLAT)

N70°53'19"E 698.09'  
S70°53'19"W 696.83'

N89°34'48"E 242.11'  
S89°34'48"W 243.17'

N03°47'32"W 10.02'

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.

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".

2001169.043 - HIGHLAND HILLS

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

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*  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439



FE D. HOOD  
5/24/2024

FINAL PLAT OF  
**WALSH RANCH**  
LOTS 7R, 8R, 9R & 11X R  
OF BLOCK 2

City of Fort Worth, Parker County, Texas  
Houston Tap & Brazoria RR Co. Survey, Abstract No. 654  
and being a portion of that certain tract on land described by deed to  
MD1-041, LLC  
Recorded in Instrument No. 202312016  
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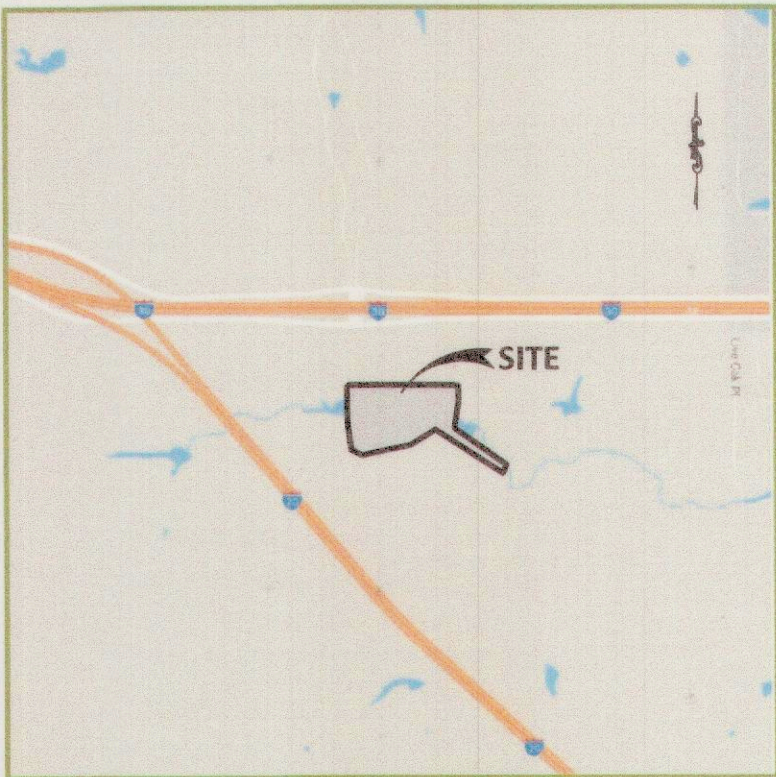
4 Lots 19.63 Acres

This Plat was prepared in April 2024

PLAT FILED IN PARKER COUNTY DOCUMENT CONTROL NUMBER

D **F726** DATE: **5-29-2024**





VICINITY MAP  
NOT TO SCALE

OWNER / DEVELOPER:

MD1-041, LLC  
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  
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PROPERTY DESCRIPTION

Being a 19.63 acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654, Parker County, Texas, being all of Lots 7, 8, 9 and 11X, Walsh Ranch Lots 4, 7-10 & 11X of Block 2 and Highland Hills Drive Right-of-Way, an addition to the City of Fort Worth, Texas, as recorded in Cabinet F, Slide 143, Plat Records, Parker County, Texas (P.R.P.C.T.), being a part of a tract of land described as "Tract 3" in deed to MD1-041, LLC, as recorded in Document No. 202312016, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 19.63 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch yellow cap iron rod with cap stamped "DUNAWAY ASSOC." (herein after called 5/8-inch YCIR) for the most westerly northwest corner of Lot 7, Block 2, said Walsh Ranch and the southeast terminus of Walsh Ranch Parkway (variable width right-of-way), as dedicated by Cabinet E, Slide 196, P.R.P.C.T.;

THENCE North 44 degrees 10 minutes 13 seconds East, along the easterly right-of-way line of said Walsh Ranch Parkway and the west line of said Lot 7, Block 2, a distance of 28.76 feet to set 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 common south right-of-way line of said Highland Hills Drive and the north line of Block 2, said Walsh Ranch, a distance of 1,164.03 feet to a set "X" cut on a headwall for the beginning of a circular curve to the right, having a radius of 695.00 feet and whose chord bears South 88 degrees 13 minutes 47 seconds East, a distance of 42.94 feet;

THENCE Southeasterly, along said curve to the right, through a central angle of 03 degrees 32 minutes 26 seconds, an arc distance of 42.95 feet to a set "X" cut on a headwall for the end of said curve, said corner being the northeast corner of said Lot 11X, Block 2 and the northwest corner of Lot 10, Block 2, said Walsh Ranch;

THENCE South 00 degrees 00 minutes 00 seconds East, departing the south right-of-way line of said Highland Hills Drive, along the common east line of said Lot 11X, Block 2 and the west line of said Lot 10, Block 2, a distance of 183.92 feet to a set 5/8-inch YCIR for corner;

THENCE South 08 degrees 56 minutes 05 seconds West, continuing along said common line, a distance of 279.79 feet to a set 5/8-inch YCIR for corner;

THENCE South 35 degrees 04 minutes 26 seconds East, along the common northeast line of said Lot 11X, Block 2 and the southwest line of said Lot 10, Block 2, a distance of 14.39 feet to set 5/8-inch YCIR for corner;

THENCE South 55 degrees 01 minute 12 seconds East, continuing along said common line, a distance of 689.11 feet to a point for the most easterly northeast corner of said Lot 11X, Block 2 and the southeast corner of said Lot 10, Block 2;

THENCE South 19 degrees 34 minutes 43 seconds West, along the east line of said 11X, Block 2, a distance of 103.46 feet to a point for the most easterly southeast corner of said Lot 11X, Block 2;

THENCE North 57 degrees 15 minutes 36 seconds West, along the south line of said Lot 11X, Block 2, 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 along the south line of said Lot 11X, Block 2, 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 along the south line of said Lot 11X, Block 2, 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 along the south line of said Lot 11X, Block 2, 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 and the west line of said Lot 11X, Block 2 and the west line of said Lot 7, Block 2, 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 along the west line of said Lot 7, Block 2, a distance of 204.15 feet to the POINT OF BEGINNING and containing 19.63 acres or 855,152 square feet of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, MD1-041, LLC, acting by and through the undersigned, their duly authorized agents, do hereby designate the above described property as:

Walsh Ranch

Lots 7R, 8R, 9R and 11X R, Block 2

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 23<sup>rd</sup> day of April, 2024.

GRANTOR: MD1-041, LLC,  
a Delaware Limited Liability Company

*[Signature]*  
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 Bidson 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                     , 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 23<sup>rd</sup> day of April, 2024.

*[Signature]*  
Notary Public, State of Texas



FF D. Hood  
5/24/2024

FINAL PLAT OF  
WALSH RANCH  
LOTS 7R, 8R, 9R & 11X R  
OF BLOCK 2

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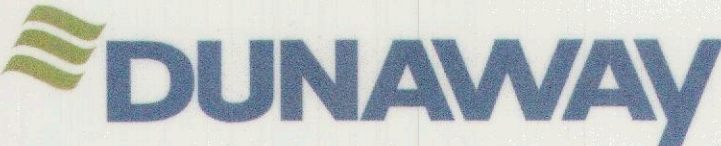
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FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
202413672  
05/29/2024 03:36 PM  
Fee: 120.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT