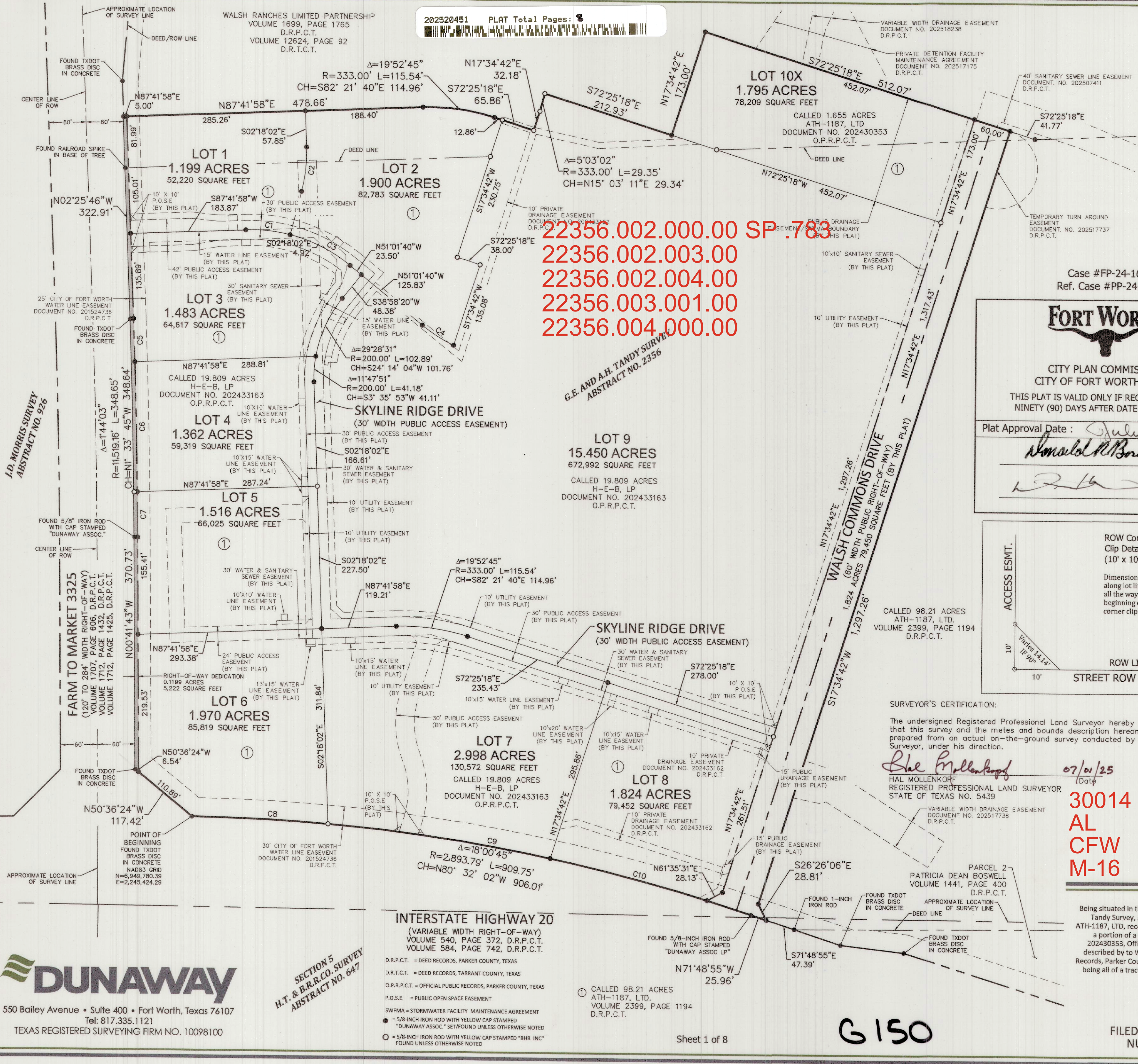


202520451 PLAT Total Pages: 8

WALSH RANCHES LIMITED PARTNERSHIP  
VOLUME 1699, PAGE 1765  
D.R.P.C.T.  
VOLUME 12624, PAGE 92  
D.R.T.C.T.



22356.002.000.00 SP.783  
22356.002.003.00  
22356.002.004.00  
22356.003.001.00  
22356.004.000.00

G.E. AND A.H. TANDY SURVEY  
ABSTRACT NO. 2356

VARIABLE WIDTH DRAINAGE EASEMENT  
DOCUMENT NO. 202518238  
D.R.P.C.T.

PRIVATE DETENTION FACILITY  
MAINTENANCE AGREEMENT  
DOCUMENT NO. 202517175  
D.R.P.C.T.

40' SANITARY SEWER LINE EASEMENT  
DOCUMENT NO. 202507411  
D.R.P.C.T.

TEMPORARY TURN AROUND  
EASEMENT  
DOCUMENT NO. 202517737  
D.R.P.C.T.

Case #FP-24-164  
Ref. Case #PP-24-048



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

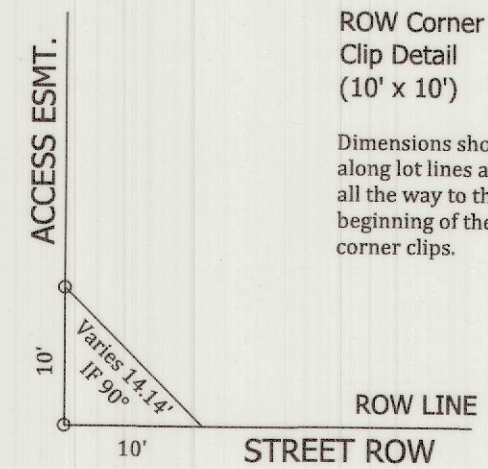
Plat Approval Date: July 17, 2025

*Donald R. Brown*

Chairman

*[Signature]*

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.

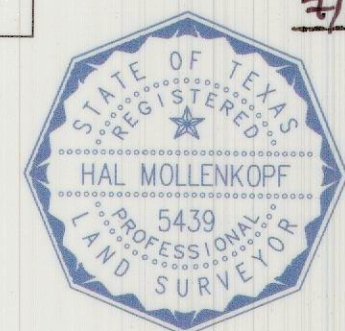
*Hal Mollenkopf*

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

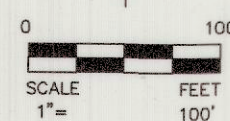
07/01/25  
(Date)

30014  
AL  
CFW  
M-16

FINAL PLAT OF  
WALSH WEST  
LOTS 1-9, 10X, BLOCK 1



Eng. D. Hood  
7/17/2025



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

SECTION 5  
H.T. & B.R.CO. SURVEY  
ABSTRACT NO. 647

INTERSTATE HIGHWAY 20  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOLUME 540, PAGE 372, D.R.P.C.T.  
VOLUME 584, PAGE 742, D.R.P.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 PUBLIC RECORDS, PARKER COUNTY, TEXAS
- P.O.S.E. = PUBLIC OPEN SPACE EASEMENT
- SWFMA = STORMWATER FACILITY MAINTENANCE AGREEMENT
- = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET/FOUND UNLESS OTHERWISE NOTED
- = 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BHB INC." FOUND UNLESS OTHERWISE NOTED

① CALLED 98.21 ACRES  
ATH-1187, LTD.  
VOLUME 2399, PAGE 1194  
D.R.P.C.T.

G 150

9 Lots 33,441 Acres  
1 Open Space Lot  
This Plat was prepared in May 2025

City of Fort Worth, Parker County, Texas  
Being situated in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 647 and the G.E. and A.H. Tandy Survey, Abstract No. 2356 and being a portion of a tract on land described by deed to ATH-1187, LTD, recorded in Volume 2399, Page 1194, Deed Records, Parker County, Texas, and being a portion of a tract of land described in deed to ATH-1187, LTD, recorded in Document No. 202430353, Official Public Records, Parker County, Texas and being a portion of a tract of land described by to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas and being all of a tract of land described by deed to H-E-B, LP, recorded in Document No. 202433163, Official Public Records, Parker County, Texas.

# WATER EASEMENT DETAIL

## ENGINEER/SURVEYOR:

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

## OWNER / DEVELOPER:

ATH-1187, LTD.  
155 WALSH DRIVE  
ALEDO, TX 76008  
(817) 335-3741

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

H-E-B, LP  
646 SOUTH FLORES STREET  
SAN ANTONIO, TX 78204  
210-938-8000



VICINITY MAP  
NOT TO SCALE

### 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.

### 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, in conformance with the Sidewalk Policy per City Development Design Standards.

LOT 2  
1.900 ACRES  
82,783 SQUARE FEET

| LAND USE TABLE            |            |
|---------------------------|------------|
| Total Gross Acreage       | 33.441 Ac. |
| Right-of-Way Dedication   | 1.945 Ac.  |
| Net Acreage               | 31.496 Ac. |
| Number of Commercial Lots | 9          |
| Number of Open Space Lots | 1          |
| Non-Residential Acreage   | 31.496 Ac. |
| Private Park Acreage      | 0          |
| Public Park Acreage       | 0          |

30014  
AL  
CFW  
M-16

### 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.

### 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 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 drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

### PUBLIC OPEN SPACE EASEMENTS

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 public open space easement as shown on this plat.

### TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

### 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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 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.



Eng. D. Hood  
7/12/2025

## FINAL PLAT OF WALSH WEST LOTS 1-9, 10X, BLOCK 1

City of Fort Worth, Parker County, Texas  
Being situated in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 647 and the G.E. and A.H. Tandy Survey, Abstract No. 2356 and being a portion of a tract on land described by deed to ATH-1187, LTD, recorded in Volume 2399, Page 1194, Deed Records, Parker County, Texas, and being a portion of a tract of land described in deed to ATH-1187, LTD, recorded in Document No. 202430353, Official Public Records, Parker County, Texas and being a portion of a tract of land described by to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas and being all of a tract of land described by deed to H-E-B, LP, recorded in Document No. 202433163, Official Public Records, Parker County, Texas.

9 Lots 33.441 Acres  
1 Open Space Lot  
This Plat was prepared in May 2025

FILED IN PARKER COUNTY DOCUMENT CONTROL  
NUMBER D DATE:

G150

### GENERAL NOTES:

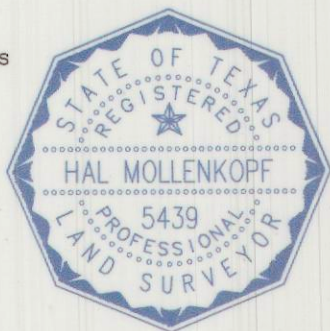
- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.
- According to graphical plotting of the Flood Insurance 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". 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.
- Private P.R.V. will be required, water pressure exceeds 80 P.S.I..
- Direct access to the IH-20 frontage road and FM 3325/ Farmer Road is restricted to those locations that have been reviewed and approved by TxDOT.
- The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.

### 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  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439

07/01/25  
Date



LOT 5  
1.516 ACRES  
66,025 SQUARE FEET



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

# WATER EASEMENT DETAIL

## ENGINEER/SURVEYOR:

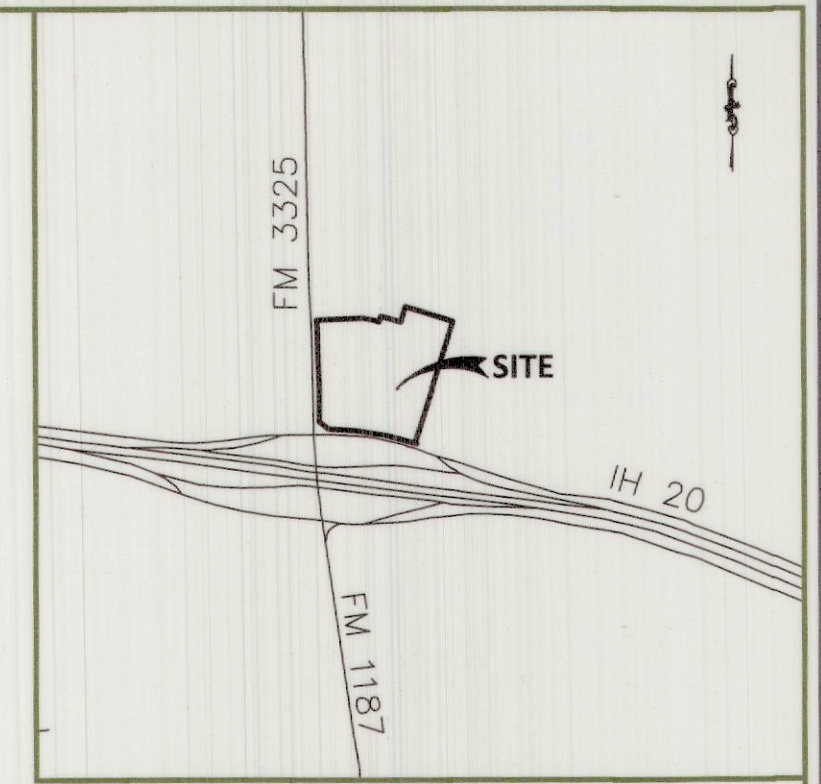
DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TX 76107  
(817)-335-1121

## OWNER / DEVELOPER:

ATH-1187, LTD.  
155 WALSH DRIVE  
ALED0, TX 76008  
(817) 335-3741

WALSH RANCHES LIMITED  
PARTNERSHIP  
155 WALSH DRIVE  
ALED0, TX 76008  
(817) 335-3741

H-E-B, LP  
646 SOUTH FLORES STREET  
SAN ANTONIO, TX 78204  
210-938-8000



VICINITY MAP  
NOT TO SCALE

0 40'  
SCALE  
1"= 40'

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22356.002.004.00  
22356.003.001.00  
22356.004.000.00

LOT 5  
1.516 ACRES  
66,025 SQUARE FEET

LOT 9  
15.450 ACRES  
672,992 SQUARE FEET

10'x10' WATER  
LINE EASEMENT  
(BY THIS PLAT)

N87°41'58"E  
10.00'  
N02°18'02"W  
10.00'

L5 N87°46'06"E  
38.95'

N87°41'58"E  
15.00'

N02°18'02"W  
13.00'

S87°41'58"W  
15.00'

13'x15' WATER  
LINE EASEMENT  
(BY THIS PLAT)

30' WATER & SANITARY  
SEWER EASEMENT  
(BY THIS PLAT SEE PAGE 5)

N87°41'58"E  
15.00'

N02°18'02"W  
10.00'

S02°18'02"E  
10.00'

S87°41'58"W  
15.00'

10'x15' WATER  
LINE EASEMENT  
(BY THIS PLAT)

30' WATER & SANITARY SEWER EASEMENT  
(BY THIS PLAT SEE PAGE 5)

LOT 6  
1.970 ACRES  
85,819 SQUARE FEET

LOT 7  
2.998 ACRES  
130,572 SQUARE FEET

30' CITY OF FORT WORTH  
WATER LINE EASEMENT  
DOCUMENT NO. 201524736  
D.R.P.C.T.

N17°34'42"E  
10.00'  
N72°25'18"W  
15.00'

S72°25'18"E  
15.00'

S17°34'42"W  
10.00'

N17°34'42"E  
20.00'

10'x20' WATER  
LINE EASEMENT  
(BY THIS PLAT)

N72°25'18"W  
10.00'

S72°25'18"E  
10.00'

S72°25'18"E  
60.45'

S72°25'18"E  
55.30'

S17°34'42"W  
20.00'

N17°34'42"E  
10.00'

10'x15' WATER  
LINE EASEMENT  
(BY THIS PLAT)

N72°25'18"W  
15.00'

LOT 8  
1.824 ACRES  
79,452 SQUARE FEET

30014  
AL  
CFW  
M-16

WALSH COMMONS DRIVE  
(60' WIDTH PUBLIC RIGHT-OF-WAY)  
1.824 ACRES 79,450 SQUARE FEET

## FINAL PLAT OF WALSH WEST LOTS 1-9, 10X, BLOCK 1

City of Fort Worth, Parker County, Texas  
Being situated in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 647 and the G.E. and A.H.  
Tandy Survey, Abstract No. 2356 and being a portion of a tract on land described by deed to  
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9 Lots 33.441 Acres  
1 Open Space Lot  
This Plat was prepared in May 2025

FILED IN PARKER COUNTY DOCUMENT CONTROL  
NUMBER D \_\_\_\_\_ DATE: \_\_\_\_\_

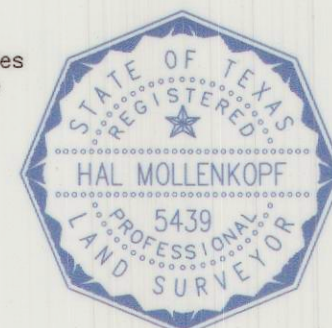
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*Hal Mollenkopf*

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

07/01/25  
Date



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

Sheet 3 of 8

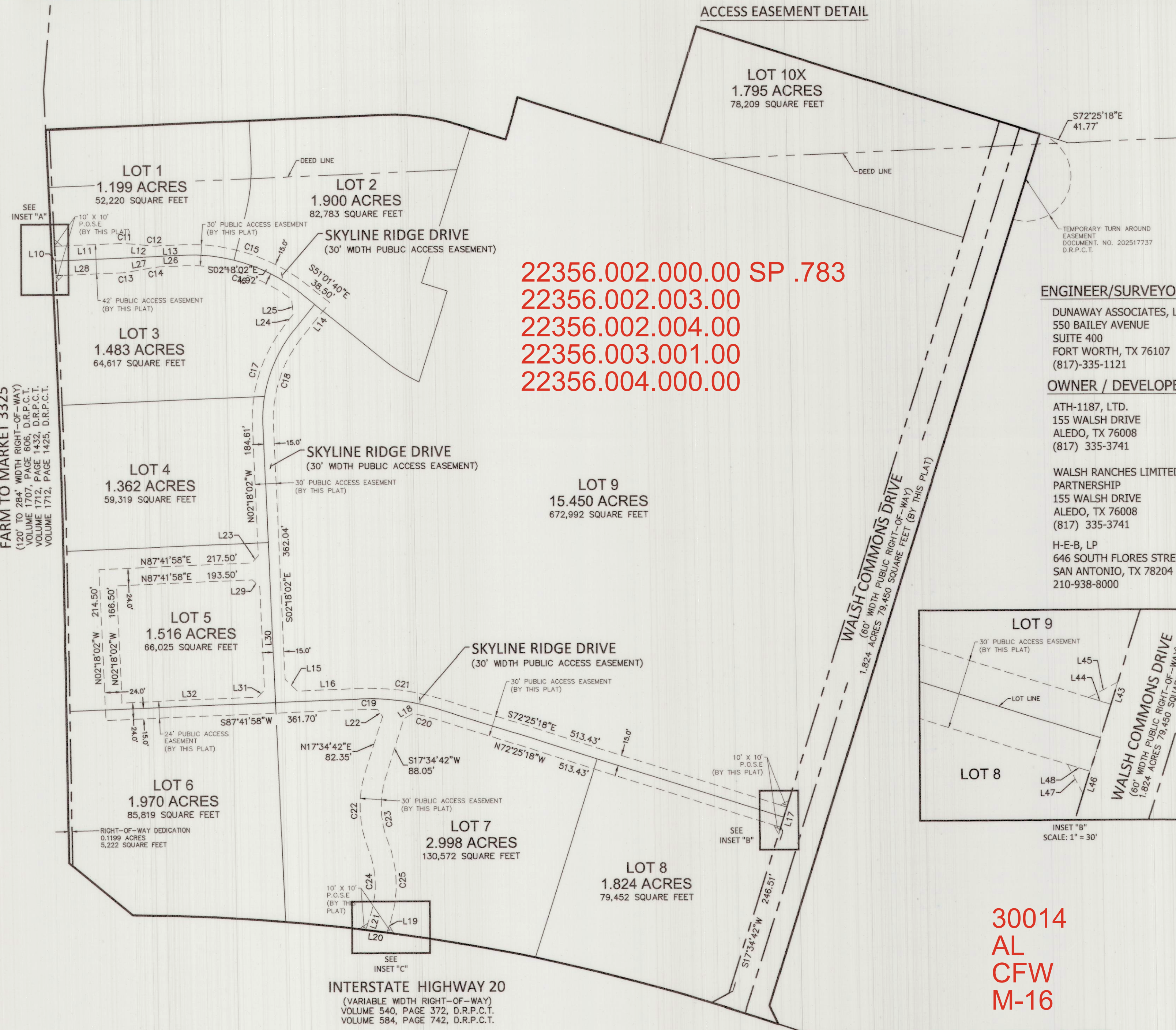
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Eng. D. Hood  
7/12/2025

PLOTTED BY: Jeremy Windell ON: Monday, July 14, 2025 AT: 9:44 AM FILEPATH: F:\Legacy\Drawings\Plats\037 QV West\2001169\Survey\Drawings\Plats\037 QV West\2001169\Surface.dwg

FARM TO MARKET 3325  
(120' TO 284' WIDTH RIGHT-OF-WAY)  
VOLUME 1707, PAGE 608, D.R.P.C.T.  
VOLUME 1712, PAGE 1432, D.R.P.C.T.  
VOLUME 1712, PAGE 1425, D.R.P.C.T.



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ENGINEER/SURVEYOR:  
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550 BAILEY AVENUE  
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WALSH RANCHES LIMITED PARTNERSHIP  
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H-E-B, LP  
646 SOUTH FLORES STREET  
SAN ANTONIO, TX 78204  
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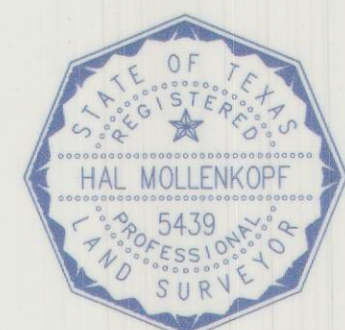
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**DUNAWAY**  
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
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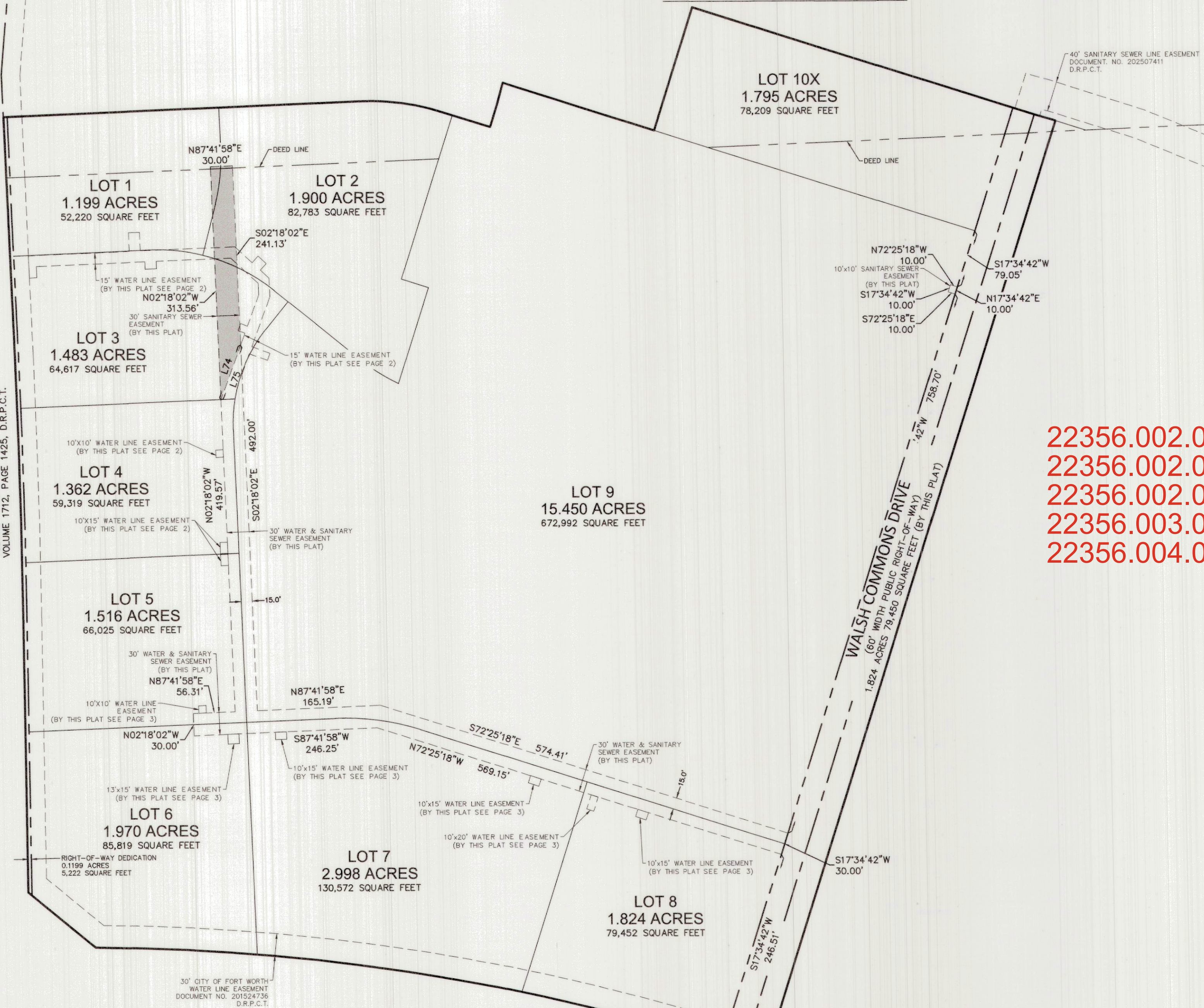
*Hal Mollenkopf* 07/01/25  
Date  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439



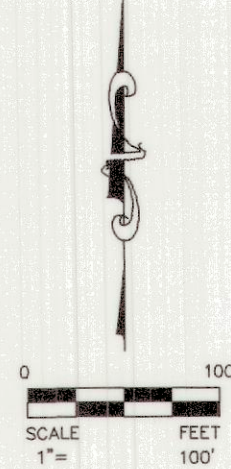
G150

FARM TO MARKET 3325  
(120' TO 284' WIDTH RIGHT-OF-WAY)  
VOLUME 1707, PAGE 606, D.R.P.C.T.  
VOLUME 1432, D.R.P.C.T.  
VOLUME 1712, PAGE 1425, D.R.P.C.T.

SANITARY SEWER EASEMENT DETAIL



VICINITY MAP  
NOT TO SCALE



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SAN ANTONIO, TX 78204  
210-938-8000



Eng. D. Hood  
7/17/2025

30014  
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M-16

FINAL PLAT OF  
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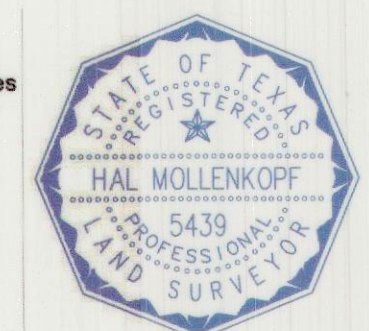
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INTERSTATE HIGHWAY 20  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOLUME 540, PAGE 372, D.R.P.C.T.  
VOLUME 584, PAGE 742, D.R.P.C.T.

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 07/01/25  
Date  
HAL MOLLENKOPF  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5439

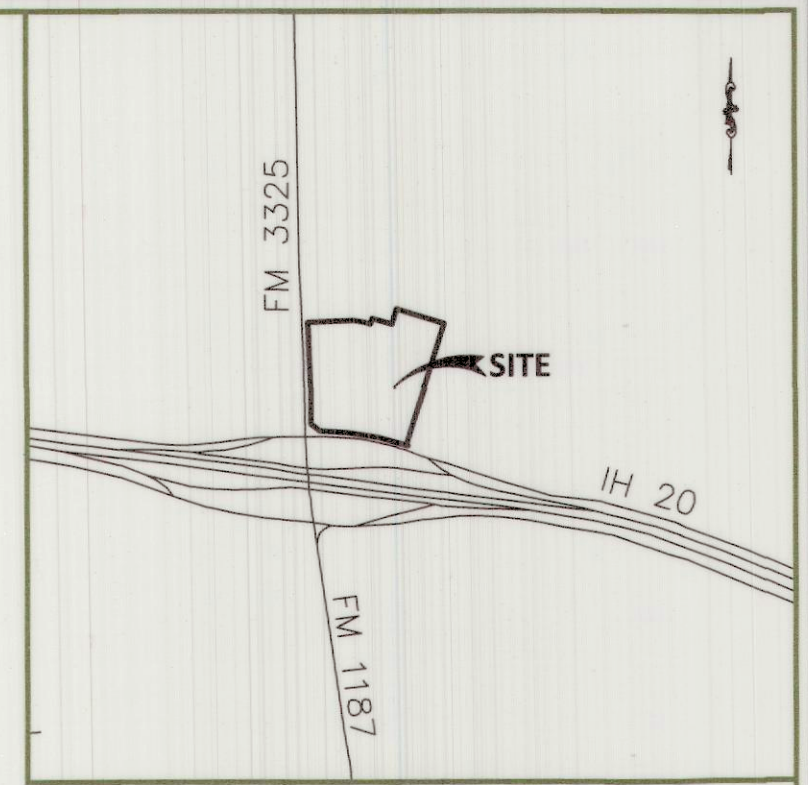
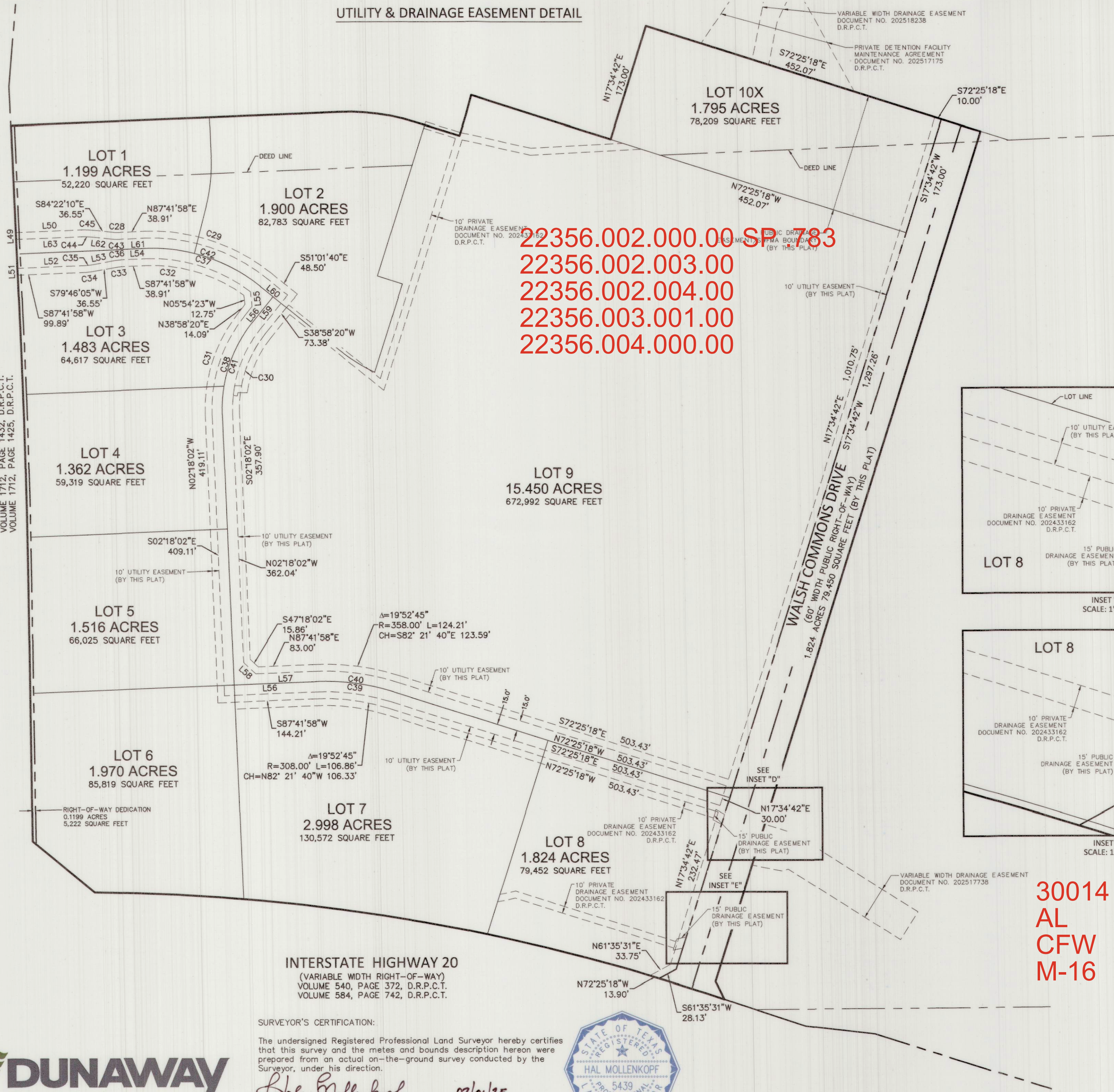


**DUNAWAY**  
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

GISO

PLOTTED BY: Jeremy Windell ON: Friday, July 11, 2025 AT: 10:35 AM FILEPATH: P:\Legacy\Drawings\Plats\037 QV West\2001\69\037 - QV Walsh West Final Plat TxC Surface.dwg

### UTILITY & DRAINAGE EASEMENT DETAIL



VICINITY MAP  
NOT TO SCALE

ENGINEER/SURVEYOR:

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

OWNER / DEVELOPER:

ATH-1187, LTD.  
155 WALSH DRIVE  
ALED0, TX 76008  
(817) 335-3741

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

H-E-B, LP  
646 SOUTH FLORES STREET  
SAN ANTONIO, TX 78204  
210-938-8000



Eng D. Hood  
7/17/2025

FINAL PLAT OF  
WALSH WEST  
LOTS 1-9, 10X, BLOCK 1

City of Fort Worth, Parker County, Texas  
Being situated in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 647 and the G.E. and A.H. Tandy Survey, Abstract No. 2356 and being a portion of a tract on land described by deed to ATH-1187, LTD, recorded in Volume 2399, Page 1194, Deed Records, Parker County, Texas, and being a portion of a tract of land described in deed to ATH-1187, LTD, recorded in Document No. 202430353, Official Public Records, Parker County, Texas and being a portion of a tract of land described by to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas and Volume 12624, Page 92, Deed Records, Tarrant County, Texas and being all of a tract of land described by deed to H-E-B, LP, recorded in Document No. 202433163, Official Public Records, Parker County, Texas.

9 Lots      33.441 Acres  
1      Open Space Lot  
This Plat was prepared in May 2025

FILED IN PARKER COUNTY DOCUMENT CONTROL  
NUMBER D \_\_\_\_\_ DATE: \_\_\_\_\_

**FARM TO MARKET 3325**  
(120' TO 284' WIDTH RIGHT-OF-WAY)  
VOLUME 1707, PAGE 606, D.R.P.C.T.  
VOLUME 1712, PAGE 1432, D.R.P.C.T.  
VOLUME 1712, PAGE 1425, D.R.P.C.T.

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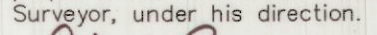
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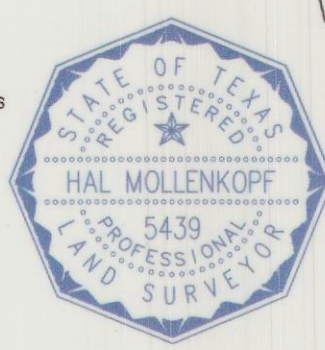
Sheet 6 of 8

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 07/01/25

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



**DUNAWAY**

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

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

QUOTED BY: Jeremy Windell ON: Friday, July 11, 2025 AT: 10:36 AM FILEPATH: P:\Legacy\DAI\Drawings\Plats\037 QV West 2001\169 Survey\DAI\Drawings\Plats\037 QV West Final Plat TxNC Surface.dwg

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| Lot Lines Curve Table |               |            |            |                            |
|-----------------------|---------------|------------|------------|----------------------------|
| Curve Number          | Central Angle | Radius     | Arc Length | Chord Bearing and Distance |
| C1                    | 16°23'53"     | 250.00'    | 71.55'     | N84°06'06"W 71.31'         |
| C2                    | 16°23'53"     | 250.00'    | 71.55'     | S05°53'54"W 71.31'         |
| C3                    | 24°52'29"     | 250.00'    | 108.54'    | N63°27'55"W 107.69'        |
| C4                    | 13°37'22"     | 250.00'    | 59.44'     | N57°50'22"W 59.30'         |
| C5                    | 0°20'37"      | 11,524.16' | 69.11'     | N02°15'28"W 69.11'         |
| C6                    | 1°01'54"      | 11,524.16' | 207.52'    | N01°34'12"W 207.52'        |
| C7                    | 0°21'32"      | 11,524.16' | 72.18'     | N00°52'29"W 72.18'         |
| C8                    | 4°18'29"      | 2,893.79'  | 217.59'    | N87°23'10"W 217.53'        |
| C9                    | 7°07'14"      | 2,893.79'  | 359.63'    | N81°40'19"W 359.40'        |
| C10                   | 5°07'36"      | 2,893.79'  | 258.93'    | N75°32'54"W 258.84'        |

| Access Easement Curve Table |               |           |            |                            |
|-----------------------------|---------------|-----------|------------|----------------------------|
| Curve Number                | Central Angle | Radius    | Arc Length | Chord Bearing and Distance |
| C11                         | 7°55'52"      | 53.00'    | 7.34'      | S88°20'06"E 7.33'          |
| C12                         | 7°55'52"      | 47.00'    | 6.51'      | S88°20'06"E 6.50'          |
| C13                         | 7°55'52"      | 53.00'    | 7.34'      | S83°44'02"W 7.33'          |
| C14                         | 7°55'52"      | 47.00'    | 6.51'      | S83°44'02"W 6.50'          |
| C15                         | 41°16'22"     | 265.00'   | 190.89'    | S71°39'51"E 186.79'        |
| C16                         | 39°41'12"     | 235.00'   | 162.78'    | N72°27'26"W 159.54'        |
| C17                         | 41°16'22"     | 215.00'   | 154.87'    | N18°20'09"E 151.55'        |
| C18                         | 41°16'22"     | 185.00'   | 133.26'    | S18°20'09"W 130.40'        |
| C19                         | 4°33'51"      | 318.00'   | 25.33'     | S89°58'53"W 25.33'         |
| C20                         | 6°11'08"      | 318.00'   | 34.33'     | N75°30'52"W 34.31'         |
| C21                         | 19°52'45"     | 348.00'   | 120.74'    | S82°21'40"E 120.14'        |
| C22                         | 39°06'08"     | 165.03'   | 112.62'    | N01°58'22"W 110.45'        |
| C23                         | 39°06'08"     | 135.02'   | 92.15'     | S01°58'22"E 90.37'         |
| C24                         | 39°06'10"     | 135.02'   | 92.15'     | N01°58'21"W 90.37'         |
| C25                         | 39°06'10"     | 165.03'   | 112.63'    | S01°58'21"E 110.45'        |
| C26                         | 0°11'53"      | 2,893.79' | 10.00'     | N82°15'35"W 10.00'         |
| C27                         | 0°11'53"      | 2,893.79' | 10.00'     | N83°03'41"W 10.00'         |

| Utility Easement Curve Table |               |         |            |                            |
|------------------------------|---------------|---------|------------|----------------------------|
| Curve Number                 | Central Angle | Radius  | Arc Length | Chord Bearing and Distance |
| C28                          | 7°55'52"      | 37.00'  | 5.12'      | S88°20'06"E 5.12'          |
| C29                          | 41°16'22"     | 275.00' | 198.10'    | S71°39'51"E 193.84'        |
| C30                          | 41°16'22"     | 175.00' | 126.06'    | S18°20'09"W 123.35'        |
| C31                          | 41°16'22"     | 225.00' | 162.08'    | N18°20'09"E 158.60'        |
| C32                          | 38°35'49"     | 225.00' | 151.57'    | N73°00'08"W 148.72'        |
| C33                          | 7°55'52"      | 37.00'  | 5.12'      | S83°44'02"W 5.12'          |
| C34                          | 7°55'52"      | 63.00'  | 8.72'      | S83°44'02"W 8.71'          |
| C35                          | 7°55'52"      | 53.00'  | 7.34'      | N83°44'02"E 7.33'          |
| C36                          | 7°55'52"      | 47.00'  | 6.51'      | N83°44'02"E 6.50'          |
| C37                          | 39°41'12"     | 235.00' | 162.78'    | S72°27'26"E 159.54'        |
| C38                          | 41°16'22"     | 215.00' | 154.87'    | S18°20'09"W 151.55'        |
| C39                          | 19°52'45"     | 318.00' | 110.33'    | S82°21'40"E 109.78'        |
| C40                          | 19°52'45"     | 348.00' | 120.74'    | N82°21'40"W 120.14'        |
| C41                          | 41°16'22"     | 185.00' | 133.26'    | N18°20'09"E 130.40'        |
| C42                          | 41°16'22"     | 265.00' | 190.89'    | N71°39'51"W 186.79'        |
| C43                          | 7°55'52"      | 47.00'  | 6.51'      | N88°20'06"W 6.50'          |
| C44                          | 7°55'52"      | 53.00'  | 7.34'      | N88°20'06"W 7.33'          |
| C45                          | 7°55'52"      | 63.00'  | 8.72'      | S88°20'06"E 8.71'          |

| Water Line Easement Table |             |          |
|---------------------------|-------------|----------|
| Line Number               | Bearing     | Distance |
| L3                        | N42°41'58"E | 12.00'   |
| L4                        | S02°18'02"E | 10.00'   |
| L5                        | S87°41'58"W | 10.00'   |
| L6                        | S02°18'02"E | 13.00'   |
| L7                        | N87°41'58"E | 11.43'   |
| L8                        | N87°41'58"E | 37.87'   |
| L9                        | S72°25'18"E | 10.30'   |

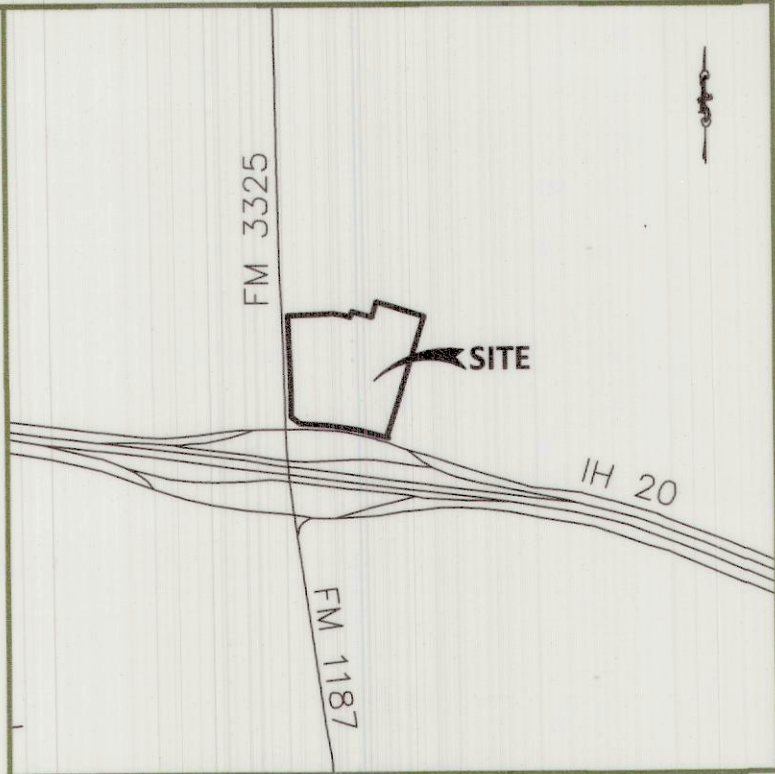
| Utility Easement Table |             |          |
|------------------------|-------------|----------|
| Line Number            | Bearing     | Distance |
| L49                    | N02°25'46"W | 10.00'   |
| L50                    | N87°41'58"E | 100.03'  |
| L51                    | N02°25'46"W | 10.00'   |
| L52                    | N87°41'58"E | 99.91'   |
| L53                    | N79°46'05"E | 36.55'   |
| L54                    | N87°41'58"E | 38.91'   |
| L55                    | S05°54'23"E | 21.26'   |
| L56                    | N87°41'58"E | 134.21'  |
| L56                    | S38°58'20"W | 18.22'   |
| L57                    | S87°41'58"W | 87.14'   |
| L58                    | N47°18'02"W | 24.14'   |
| L59                    | N38°58'20"E | 63.38'   |
| L60                    | N51°01'40"W | 38.50'   |
| L61                    | S87°41'58"W | 38.91'   |
| L62                    | N84°22'10"W | 36.55'   |
| L63                    | S87°41'58"W | 100.01'  |

| Access Easement Table |             |          |
|-----------------------|-------------|----------|
| Line Number           | Bearing     | Distance |
| L10                   | N02°25'46"W | 42.00'   |
| L11                   | N87°41'58"E | 95.01'   |
| L12                   | S84°22'10"E | 36.55'   |
| L13                   | N87°41'58"E | 38.91'   |
| L14                   | S38°58'20"W | 63.38'   |
| L15                   | S47°18'02"E | 24.14'   |
| L16                   | N87°41'58"E | 87.14'   |
| L17                   | S17°34'42"W | 30.00'   |
| L18                   | S59°01'50"W | 15.08'   |
| L19                   | S17°34'44"W | 19.57'   |
| L20                   | N82°39'38"W | 30.49'   |
| L21                   | N17°34'44"E | 24.99'   |
| L22                   | N34°37'20"W | 12.33'   |
| L23                   | N42°41'58"E | 14.14'   |
| L24                   | N38°58'20"E | 18.22'   |
| L25                   | N05°54'23"W | 21.26'   |
| L26                   | S87°41'58"W | 38.91'   |
| L27                   | S79°46'05"W | 36.55'   |
| L28                   | S87°41'58"W | 94.91'   |
| L29                   | S47°18'02"E | 14.14'   |

| Drainage Easement Table |             |          |
|-------------------------|-------------|----------|
| Line Number             | Bearing     | Distance |
| L64                     | S17°34'42"W | 25.05'   |
| L65                     | S17°34'42"W | 15.27'   |
| L66                     | N61°36'20"W | 14.32'   |
| L67                     | N17°34'42"E | 15.27'   |
| L68                     | S61°36'20"E | 14.32'   |
| L69                     | S77°34'42"W | 14.34'   |
| L70                     | N17°34'42"E | 17.32'   |
| L71                     | N77°34'42"E | 14.34'   |
| L72                     | S17°34'42"W | 17.32'   |
| L73                     | S17°34'42"W | 32.07'   |

| Access Easement Table |             |          |
|-----------------------|-------------|----------|
| Line Number           | Bearing     | Distance |
| L30                   | S02°18'02"E | 146.50'  |
| L31                   | S42°41'58"W | 14.14'   |
| L32                   | S87°41'58"W | 193.50'  |
| L33                   | S87°41'58"W | 10.00'   |
| L34                   | N02°25'46"W | 10.00'   |
| L35                   | S47°21'54"E | 14.16'   |
| L36                   | N87°41'58"E | 10.00'   |
| L37                   | S42°38'06"W | 14.13'   |
| L38                   | N02°25'46"W | 10.00'   |
| L39                   | N17°34'42"E | 10.00'   |
| L40                   | S32°20'27"E | 12.88'   |
| L41                   | N57°15'31"E | 15.39'   |
| L42                   | S17°34'42"W | 10.00'   |
| L43                   | S17°34'42"W | 10.00'   |
| L44                   | N72°25'18"W | 10.00'   |
| L45                   | N62°34'42"E | 14.14'   |
| L46                   | S17°34'42"W | 10.00'   |
| L47                   | N27°25'18"W | 14.14'   |
| L48                   | S72°25'18"E | 10.00'   |

| Sewer Easement Table |             |          |
|----------------------|-------------|----------|
| Line Number          | Bearing     | Distance |
| L74                  | S20°11'58"W | 78.39'   |
| L75                  | N20°11'58"E | 78.39'   |



VICINITY MAP  
 NOT TO SCALE

ENGINEER/SURVEYOR:

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 210-938-8000

30014  
 AL  
 CFW  
 M-16

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Hal Mollenkopf  
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 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5439

07/01/25  
 Date



Eng. D. Hood  
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9 Lots 33.441 Acres  
 1 Open Space Lot  
 This Plat was prepared in May 2025

FILED IN PARKER COUNTY DOCUMENT CONTROL  
 NUMBER D \_\_\_\_\_ DATE: \_\_\_\_\_

