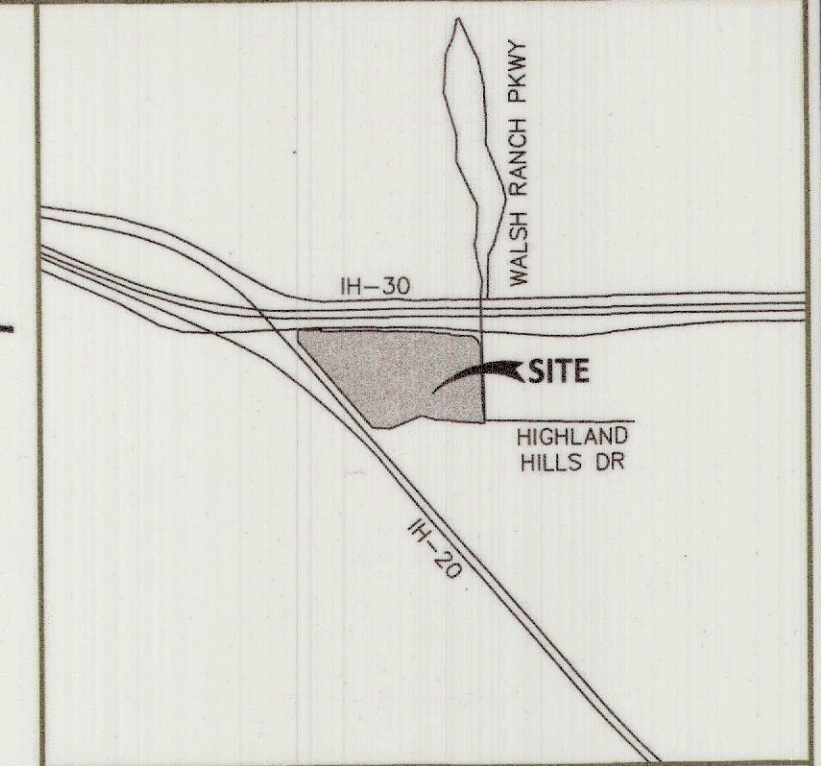


WEST FREEWAY
(INTERSTATE HIGHWAY 30)

(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 172, PAGE 560, D.R.P.C.T.
VOLUME 1152, PAGE 1055, D.R.P.C.T.
VOLUME 1152, PAGE 1066, D.R.P.C.T.



VICINITY MAP
NOT TO SCALE

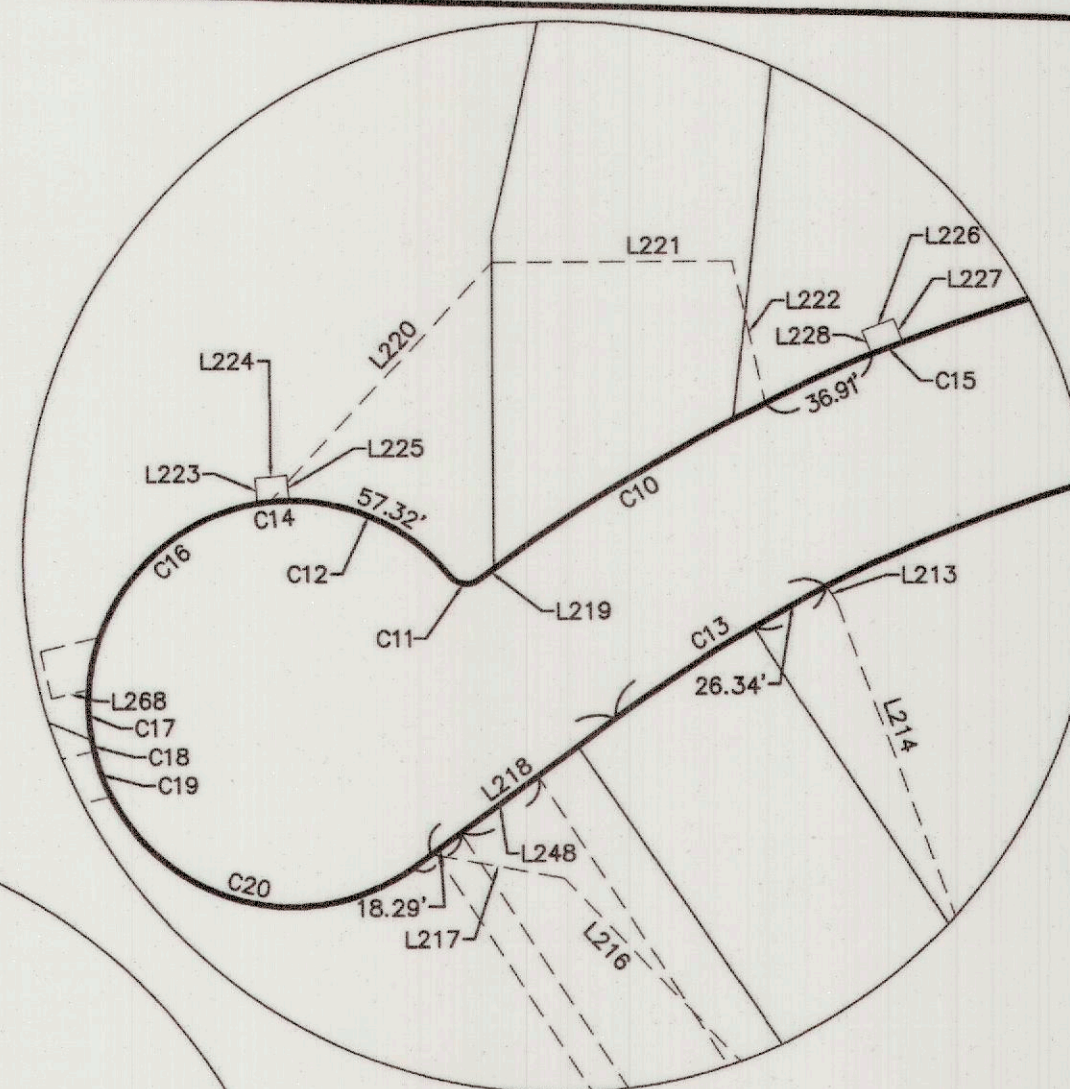
WALSH RANCH PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
CABINET E, SLIDE 196
P.R.P.C.T.

LOT 4, BLOCK 3
14.923 AC.

CALL 21.73 AC.
MD1-041 LLC
DOCUMENT NO. 202302193
O.P.R.P.C.T.

FUTURE DEVELOPMENT
WILL REQUIRE A FINAL
DRAINAGE STUDY
UPDATE TO DS-21-0058

LOT 8X, BLOCK 3
1.964 AC.



INSET "B"
SCALE 1" = 60'

LOT 3, BLOCK 3
14.970 AC.

TRACT 2
CALLED 48.82 ACRES
MD1-041 LLC
DOCUMENT NO. 202302192
O.P.R.P.C.T.

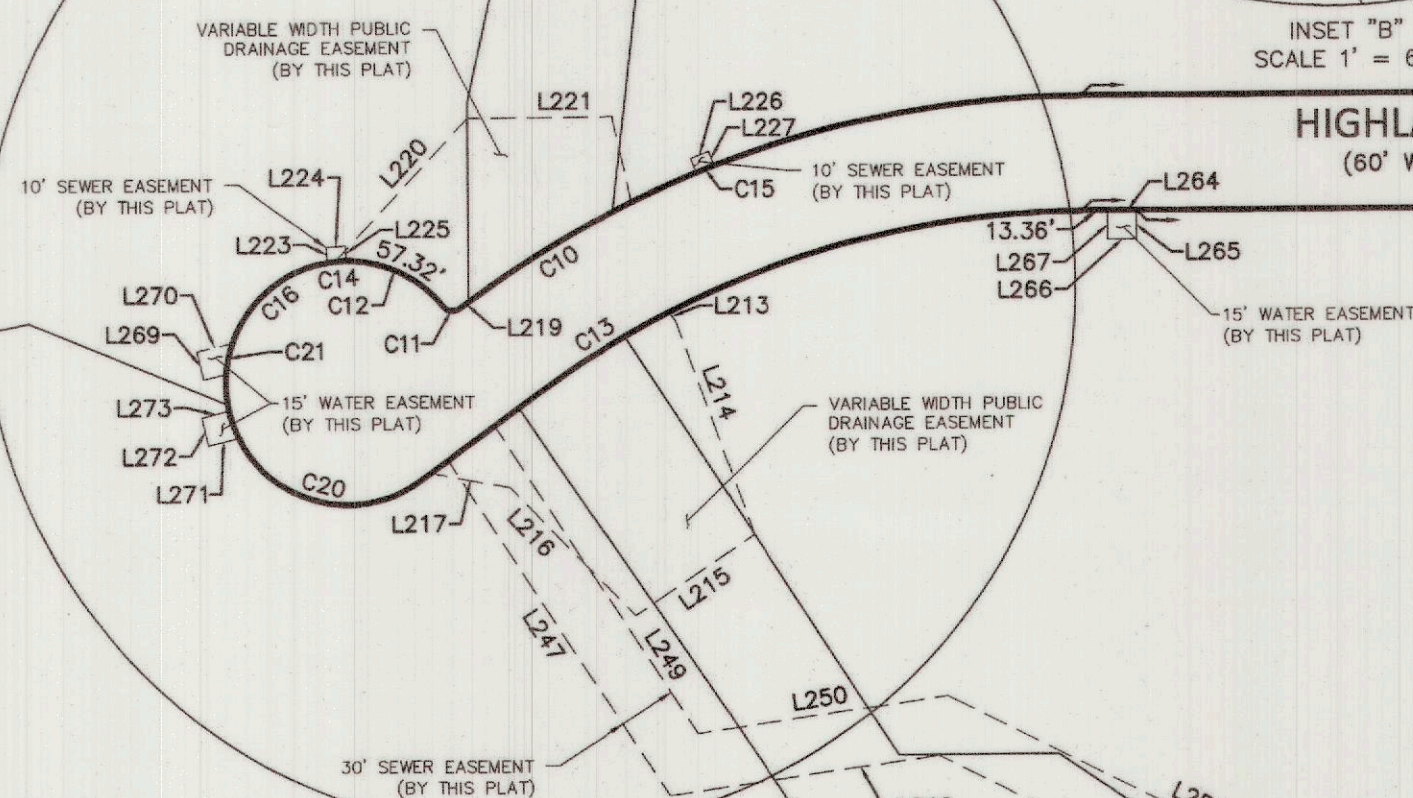
FUTURE DEVELOPMENT
WILL REQUIRE A FINAL
DRAINAGE STUDY
UPDATE TO DS-21-0058

LOT 2X, BLOCK 3
0.793 AC.

LOT 1, BLOCK 3
4.930 AC.

CALL 4.930 AC.
WORTHINGTON BANK
DOCUMENT NO. 202406395
O.P.R.P.C.T.

FUTURE DEVELOPMENT
WILL REQUIRE A FINAL
DRAINAGE STUDY
UPDATE TO DS-21-0058



HIGHLAND HILLS DRIVE
(60' WIDTH RIGHT-OF-WAY)

LOT 6, BLOCK 3
7.996 AC.

FUTURE DEVELOPMENT
WILL REQUIRE A FINAL
DRAINAGE STUDY
UPDATE TO DS-21-0058

40002
AL
CFW

LOT 7, BLOCK 3
2.249 AC.

FUTURE DEVELOPMENT
WILL REQUIRE A FINAL
DRAINAGE STUDY
UPDATE TO DS-21-0058

LOT 5, BLOCK 3
5.576 AC.

FUTURE DEVELOPMENT
WILL REQUIRE A FINAL
DRAINAGE STUDY
UPDATE TO DS-21-0058

LOT 9X, BLOCK 3
12.447 AC.
(OPEN SPACE)

TRACT 2
CALLED 48.82 ACRES
MD1-041 LLC
DOCUMENT NO. 202302192
O.P.R.P.C.T.

CALL 78.642 ACRES
TRUST TRACT 2
WALSH RANCHES LIMITED PARTNERSHIP
VOLUME 2922, PAGE 413
D.R.P.C.T.

DRAINAGE, SANITARY SEWER
AND WATER EASEMENT DETAIL

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 MOLLEKOPF
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5439

Sheet 3 of 5



FINAL PLAT OF
WALSH RANCH
LOTS 1, 3-7, 2X, 8X & 9X OF BLOCK 3

City of Fort Worth, Parker County, Texas
Being situated in the Houston Tap & Brazoria RR Co. Survey, Abstract No. 654 and the International & Great Northern RR Co. Survey, Abstract No. 1995 and being all of that certain tract on land described by deed to Worthington Bank, recorded in Document No. 202406127, Official Public Records, Parker County, Texas
and being a portion of that certain tract of land described by to MD1-041, LLC, recorded in Document No. 202302192, Official Public Records, Parker County, Texas and
being all of that certain tract on land described by deed to MD1-041, LLC, recorded in Document No. 202302193, Official Public Records, Parker County, Texas.

9 Lots 68.36 Acres

This Plat was prepared in August 2024

FILED IN PARKER COUNTY DOCUMENT CONTROL
NUMBER D 20240519 DATE: 11/20/2024

DUNAWAY

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



Lt. Thomas
11-18-24