

Boundary & Lot Line Table		
Line Number	Bearing	Distance
L1	S78°44'03"W	341.04'
L2	S00°00'00"E	152.92'
L3	S11°34'26"W	411.36'
L4	S85°58'09"E	60.52'
L5	N11°34'28"E	428.37'
L6	N00°00'00"E	140.51'
L7	N90°00'00"E	63.79'
L8	N06°38'34"E	190.41'
L9	N14°29'11"W	65.39'
L10	N55°55'27"W	51.19'
L11	N07°25'15"E	166.59'
L12	N26°19'51"W	87.03'
L13	N73°37'40"W	133.82'
L14	N32°47'53"E	148.77'
L15	S68°54'50"E	306.52'
L16	S56°45'48"E	236.96'
L17	S07°25'15"W	202.67'
L18	S55°55'27"E	88.06'
L19	S12°37'02"W	141.28'
L20	S00°00'00"E	103.95'
L21	N53°58'10"E	78.64'
L22	S36°01'50"E	33.50'
L23	S53°58'10"W	14.69'
L24	N67°38'16"W	111.89'
L25	S53°58'10"W	63.95'
L26	S34°00'54"E	311.99'
L27	S03°29'18"E	78.68'
L28	S88°37'03"W	82.36'
L29	S18°47'51"W	72.46'
L30	S56°04'11"W	250.41'
L31	S32°54'50"E	260.93'
L32	N90°00'00"E	83.29'
L33	S56°03'30"E	230.16'
L34	N67°29'02"E	155.74'
L35	N06°13'07"E	254.04'
L36	N19°51'28"W	187.78'
L37	N90°00'00"W	63.79'
L38	S30°14'46"E	132.99'
L39	S43°42'32"E	132.21'
L40	S00°38'12"W	101.75'

Boundary & Lot Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	002°54'52"	2,012.00'	102.35'	S01°27'26"E 102.34'
C2	004°31'00"	2,791.72'	220.08'	S06°52'40"E 220.02'
C3	036°01'50"	510.00'	320.72'	N71°59'05"E 315.46'
C4	151°17'11"	63.50'	167.67'	N65°52'11"E 123.03'
C5	116°15'26"	63.50'	128.85'	N67°54'07"W 107.85'
C6	029°53'08"	480.00'	250.37'	S75°03'26"W 247.54'
C7	087°32'37"	6.50'	9.93'	S82°15'32"E 8.99'
C8	151°17'11"	63.50'	167.67'	N65°52'11"E 123.03'
C9	009°03'16"	540.00'	85.34'	N58°29'48"E 85.25'

Drainage Easement Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C10	010°13'55"	540.00'	96.43'	S59°05'07"W 96.31'
C11	087°32'37"	6.50'	9.93'	N82°15'32"W 8.99'
C12	057°16'01"	63.50'	63.47'	N67°07'14"W 60.86'
C13	009°17'21"	480.00'	77.82'	N58°36'50"E 77.74'

Boundary & Lot Line Table		
Line Number	Bearing	Distance
L41	N90°00'00"E	64.76'
L42	N68°20'33"E	238.88'
L43	N44°10'13"W	28.76'
L44	N44°32'46"E	28.06'

Water Easement Line Table		
Line Number	Bearing	Distance
L256	N00°00'00"E	15.00'
L257	S90°00'00"E	15.00'
L258	S00°00'00"W	15.00'
L259	N90°00'00"W	15.00'
L260	N00°00'00"E	15.00'
L261	S90°00'00"E	15.00'
L262	S00°00'00"W	15.00'
L263	N90°00'00"W	15.00'
L264	N90°00'00"E	15.00'
L265	S00°00'00"W	15.00'
L266	N90°00'00"W	15.00'
L267	N00°00'00"E	15.00'
L268	S76°28'10"W	12.02'
L269	N13°31'50"W	15.00'
L270	N76°28'10"E	19.19'
L271	S76°28'10"W	16.27'
L272	N13°31'50"W	15.00'
L273	N76°28'10"E	14.64'
L276	N00°00'00"E	15.00'
L277	S90°00'00"E	15.00'
L278	S00°00'00"W	15.00'
L279	N90°00'00"W	15.00'
L280	N00°00'00"E	15.00'
L281	S90°00'00"E	15.00'
L282	S00°00'00"W	15.00'
L283	N90°00'00"W	15.00'

Floodplain Easement Line Table		
Line Number	Bearing	Distance
L51	S50°06'09"W	11.99'
L52	S88°33'41"W	17.97'
L53	S22°29'19"W	1.75'
L54	S12°54'57"W	145.00'
L55	S09°05'35"W	126.36'
L56	S08°19'30"W	72.38'
L57	S05°10'22"W	48.85'
L58	S03°07'32"E	25.81'
L59	S01°24'28"W	54.91'
L60	S01°11'00"W	52.30'
L61	S14°25'08"W	25.40'
L62	N11°31'51"W	11.04'
L63	N08°48'17"W	62.26'
L64	N05°00'27"W	53.99'
L65	N18°15'00"E	95.61'
L66	N12°38'10"E	62.62'
L67	N13°36'34"E	145.25'
L68	N12°54'55"E	114.35'
L69	N14°30'22"E	19.28'
L70	N75°40'30"W	21.24'
L71	N42°19'41"W	10.57'
L72	N85°58'09"W	6.73'
L73	S03°10'34"W	6.94'
L74	S33°50'25"W	27.54'
L75	S46°27'46"W	39.58'
L76	S31°45'45"W	19.70'
L77	S31°28'48"W	37.23'
L78	S07°50'48"W	14.57'
L79	S56°11'15"E	28.72'
L80	S87°55'13"E	37.35'
L81	S70°56'41"E	20.86'
L82	S48°48'47"E	8.76'
L83	N86°58'15"E	20.47'
L84	S58°34'59"E	13.58'
L85	S31°50'16"E	54.51'
L86	S17°28'04"E	47.47'
L87	S11°52'42"W	62.65'
L88	S30°33'30"W	10.88'
L89	N56°46'23"E	5.76'
L90	S29°29'16"E	18.17'
L91	S03°59'33"E	19.69'
L92	S00°00'36"E	42.98'
L93	S39°36'19"E	30.81'
L94	S19°40'55"E	39.31'
L95	S13°09'29"E	29.77'
L96	S04°04'12"W	51.73'
L97	S10°43'56"W	15.16'
L98	S03°15'38"W	53.53'
L99	S04°11'17"W	60.52'
L100	S36°20'52"W	32.81'
L101	S53°58'10"W	8.71'
L102	N24°19'15"W	33.74'
L103	N04°32'08"E	20.14'
L104	N08°56'33"E	53.91'
L105	N39°57'07"E	40.40'
L106	N01°00'27"W	59.46'
L107	N13°42'17"E	44.41'
L108	N68°17'53"W	39.98'
L109	N33°43'39"W	32.22'
L110	N21°52'48"W	26.71'

Floodplain Easement Line Table		
Line Number	Bearing	Distance
L111	N05°34'25"W	26.34'
L112	N03°22'43"E	24.38'
L113	N03°02'59"E	34.34'
L114	N16°56'11"E	52.68'
L115	N15°17'22"E	48.95'
L116	N03°39'18"E	5.16'
L117	N18°26'34"W	3.65'
L118	N41°32'51"W	4.54'
L119	N58°35'51"W	5.74'
L120	N69°45'10"W	63.58'
L121	N67°06'16"W	39.37'
L122	N46°29'01"W	18.77'
L123	N33°17'28"W	30.83'
L124	N14°22'40"W	13.55'
L125	N42°05'13"W	2.22'
L126	N74°03'43"W	12.52'
L127	N83°00'11"W	25.01'
L128	N19°35'30"W	24.21'
L129	N26°03'57"E	10.73'
L130	N86°16'46"W	34.11'
L131	N66°59'23"W	63.00'
L132	N70°31'40"W	37.43'
L133	N72°51'05"W	78.57'
L134	N69°54'50"W	26.09'
L135	N20°40'55"W	30.35'
L136	N53°57'19"W	2.73'
L137	N40°03'21"W	2.89'
L138	N62°20'42"W	4.65'
L139	N71°47'30"E	46.95'
L140	N61°46'30"E	57.13'
L141	N54°35'43"E	79.01'
L142	N40°57'55"E	68.26'
L143	N19°38'47"E	48.40'
L144	N19°17'49"E	16.76'
L145	N68°59'59"E	34.62'
L146	N88°25'54"E	54.89'
L147	N33°29'24"E	0.39'
L148	N13°15'32"E	2.47'
L149	N08°40'15"W	23.88'
L150	N19°21'30"W	24.26'
L151	N35°13'10"W	14.18'
L152	N80°39'46"W	24.37'
L153	N37°50'12"W	9.96'
L154	N81°41'11"W	8.14'
L155	N46°59'20"W	14.00'
L156	N10°46'11"E	13.27'
L157	N54°07'53"E	10.11'
L158	N16°23'07"E	8.27'
L159	N04°38'11"W	35.27'
L160	N15°20'46"W	19.35'
L161	N32°01'38"W	48.42'
L162	N29°58'01"W	25.93'
L163	N46°16'40"W	61.58'
L164	N34°15'59"W	62.88'
L165	N53°58'10"E	23.51'
L166	S63°04'22"E	34.23'
L167	S35°48'43"E	41.31'
L168	S30°56'49"E	55.05'
L169	S50°27'59"E	112.89'
L170	S56°19'44"E	107.35'

Floodplain Easement Line Table		
Line Number	Bearing	Distance
L171	S75°55'03"E	23.06'
L172	N70°16'57"E	41.15'
L173	N47°35'24"E	21.83'
L174	N22°59'55"E	23.19'
L175	N81°21'06"E	25.77'
L176	S88°12'12"E	89.75'
L177	S54°31'07"E	70.37'
L178	S79°13'41"E	189.26'
L179	S74°25'04"E	132.34'
L180	S86°34'05"E	78.04'
L181	N62°22'35"E	43.42'
L182	N32°10'44"E	11.77'
L183	N24°06'32"E	63.17'
L184	N02°55'21"E	32.04'
L185	N36°44'47"E	30.02'
L186	N44°27'50"E	44.70'
L187	N18°58'37"E	13.06'
L188	N15°47'33"W	41.09'
L189	N24°50'11"W	99.41'
L190	N05°54'55"E	40.27'
L191	N11°31'51"W	2.10'
L192	N90°00'00"E	62.29'
L193	S36°53'24"E	40.96'
L194	S32°32'09"E	64.84'
L195	S33°58'09"E	25.64'
L196	S42°24'32"E	77.28'
L197	S40°58'39"E	28.86'
L198	S70°48'11"E	13.16'
L199	S34°03'34"E	14.38'
L200	S22°37'40"E	5.12'
L201	S00°35'35"W	93.40'
L202	N84°04'35"E	52.77'
L203	N70°08'37"E	135.49'
L204	N69°46'35"E	103.01'

Sanitary Sewer Easement Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C14	009°01'56"	63.50'	10.01'	S85°16'26"W 10.00'
C15	001°03'40"	540.00'	10.00'	S68°38'53"W 10.00'

Water Easement Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C16	061°13'53"	63.50'	67.86'	S50°08'31"W 64.68'
C17	014°15'25"	63.50'	15.80'	S02°38'42"E 15.76'
C18	003°08'22"	63.50'	3.48'	S11°20'35"E 3.48'
C19	013°38'47"	63.50'	15.12'	S19°44'09"E 15.09'
C20	099°28'17"	63.50'	110.24'	S76°17'42"E 96.91'
C21	015°02'34"	63.50'	16.67'	S12°00'18"W 16.62'



LT. Thornton
11-18-24

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

Drairage Easement Line Table		
Line Number	Bearing	Distance
L205	S16°05'40"W	65.30'
L206	S89°59'07"W	63.79'
L207	N26°15'56"W	69.99'
L208	N90°00'00"E	112.87'
L209	N90°00'00"E	132.21'
L210	S05°43'09"W	93.08'
L211	N84°15'51"W	71.84'
L212	N31°03'43"W	99.73'
L213	S34°00'54"E	6.02'
L214	S20°03'26"E	118.50'
L215	S55°59'06"W	75.01'
L216	N43°38'28"W	93.82'
L217	N79°30'00"W	42.16'
L218	N53°58'10"E	71.74'
L219	S53°58'10"W	8.71'
L220	N43°12'09"E	101.83'
L221	N90°00'00"E	75.00'
L222	S12°35'40"E	45.59'

Access Easement Line Table		
Line Number	Bearing	Distance
L45	S32°54'50"E	210.21'
L46	N80°04'37"E	121.36'
L47	N90°00'00"E	83.29'
L48	N90°00'00"W	79.37'
L49	S80°04'37"W	127.11'
L50	N32°54'50"W	216.29'

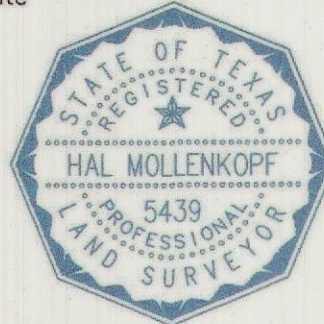
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SURVEYOR'S CERTIFICATION:

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

10/30/24
Date



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. 2023021192, 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. 2023021193, Official Public Records, Parker County, Texas.