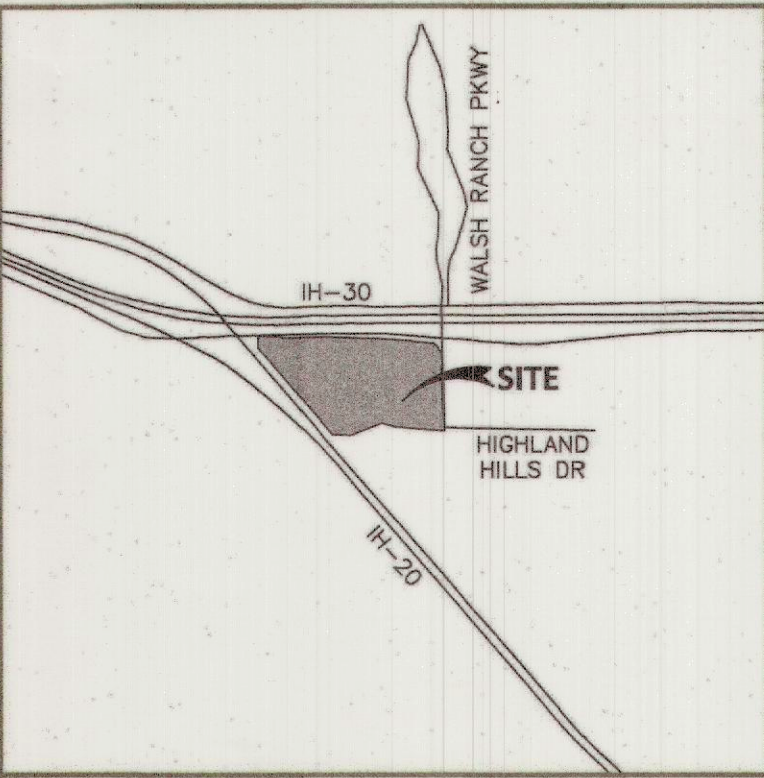




VICINITY MAP
NOT TO SCALE

ENGINEER/SURVEYOR:

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

OWNER / DEVELOPER:

MD1-041, LLC
155 WALSH AVE
ALEDO, TX 76008
(817) 335-3741

OWNER / DEVELOPER:

WORTHINGTON BANK
500 MAIN STREET
FORT WORTH, TX 76102
(817) 303-1200

40002
AL
CFW

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

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

Walsh Ranch

Lots 1, 3-7, 2X, 8X and 9X, Block 3

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 14 day of November, 2024.

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

[Signature]
Vice President

Witness under my hand this 14 day of November, 2024.

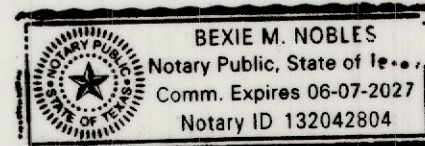
STATE OF TEXAS §

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 Vice President, 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 14 day of November, 2024.

[Signature]
Notary Public, State of Texas



Witness under my hand this 14 day of November, 2024.

GRANTOR: WORTHINGTON BANK

a Texas State Chartered Bank

[Signature]
CEO, President

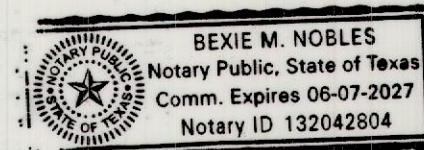
STATE OF TEXAS §

COUNTY OF PARKER §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Gary Morse 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 CEO, President, 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 14 day of November, 2024.

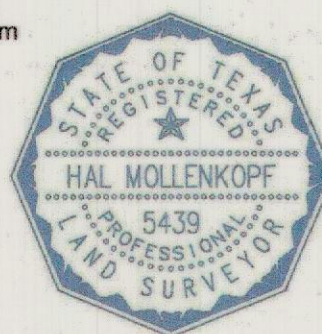
[Signature]
Notary Public, State of Texas



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.

[Signature] 10/30/24
HAL MOLLENKOPF Date
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5439



Sheet 5 of 5

PROPERTY DESCRIPTION

BEING a 68.36 acre tract of land situated in the Houston Tap & Brazoria Railroad Survey, Abstract No. 654 and the International & Great Northern Railroad Company Survey, Abstract No. 1995, Parker County, Texas and being all of a called 4.930 acre tract of land described in deed to Worthington Bank, as recorded in Document No. 202406395, Official Public Records of Parker County, Texas (O.P.R.C.T.), being a portion of a called 48.82 acre tract described as "Tract 2" in deed to MD1-041 LLC, as recorded in Document No. 202302192, O.P.R.C.T. and being all of a called 21.73 acre tract of land described in deed to MD1-041 LLC, as recorded in Document No. 202302193, O.P.R.C.T., said 68.36 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the most westerly northwest corner of a called 0.9663 acre tract of land described as Parcel 2, Part 2, a Right-of-Way Dedication to the City of Fort Worth, as recorded in Document No. 210320926, O.P.R.C.T. and Document No. D213244795, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said corner being on the north line of said Tract 2, said point being on the south right-of-way line of Interstate Highway 30 (IH 30) (a variable width right-of-way), as recorded in Volume 1152, Page 1055, Volume 1152, Page 1066 and Volume 1152, Page 1075, Deed Records of Parker County, Texas (D.R.P.C.T.), said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates N: 6,946,247.32, E: 2,257,819.59;

THENCE South 04 degrees 00 minutes 59 seconds West, along the west line of said City of Fort Worth tract, the south right-of-way line of said IH 30 and the north line of said Tract 2, a distance of 12.48 feet to a set 5/8-inch YCIR for corner;

THENCE 85 degrees 58 minutes 09 seconds East, along the common northerly line of said Tract 2, the north line of said Worthington Bank tract, the south line of said City of Fort Worth right-of-way dedication and the south right-of-way line of said IH 30, a distance of 328.27 feet to a found 5/8-inch YCIR for corner;

THENCE South 54 degrees 00 minutes 30 seconds East, along the common easterly line of said Worthington Bank tract and the westerly line of said City of Fort Worth tract, a distance of 82.24 feet to a found TxDOT aluminum disc for corner;

THENCE South 22 degrees 01 minute 54 seconds East, continuing along said common line, a distance of 73.53 feet to a found 5/8-inch YCIR for the southwest corner of said City of Fort Worth tract and an ell corner of said Worthington Bank tract;

THENCE North 90 degrees 00 minutes 00 seconds East, along the common easterly line of said Tract 2, the south line of said City of Fort Worth tract and the south right-of-way line of said IH 30, a distance of 24.51 feet to a found 5/8-inch YCIR for the northwest terminus of Walsh Ranch Parkway (a variable width right-of-way), as dedicated by Walsh Ranch, as recorded in Cabinet E, Slide 196, Plat Records of Parker County Texas (P.R.P.C.T.) for corner;

THENCE South 03 degrees 14 minutes 50 seconds East, along the common east line of said Worthington Bank tract and the west right-of-way line of said Walsh Ranch Parkway, a distance of 70.46 feet to a found 5/8-inch YCIR for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, continuing along said common line, a distance of 40.49 feet to a found 5/8-inch YCIR for the beginning of a circular curve to the left having a radius of 2,012.00 feet, a central angle of 02 degrees 54 minutes 52 seconds and a chord bearing of South 01 degree 27 minutes 26 seconds East, a distance of 102.34 feet;

THENCE Southeasterly along said circular curve to the left and said common line, an arc length of 102.35 feet to a found 5/8-inch YCIR iron rod for beginning of a reverse circular curve to the right having a radius of 5,720.00 feet, a central angle of 02 degrees 54 minutes 50 seconds and a chord bearing of South 01 degree 27 minutes 26 seconds East, a distance of 290.88 feet;

THENCE Southeasterly along said reverse circular curve to the right and the common east line of said Worthington Bank, the east line of said Tract 2 and the west right-of-way line of said Walsh Ranch Parkway, an arc length of 290.91 feet to the end of said curve, said point being the southwest terminus of said Walsh Ranch Parkway and an ell corner of said Tract 2;

THENCE South 00 degrees 00 minutes 00 seconds East, departing the south right-of-way of said Walsh Ranch Parkway, across said Tract 2, a distance of 439.58 feet to a set 5/8-inch YCIR for corner;

THENCE South 86 degrees 15 minutes 56 seconds East, continuing across said Tract 2, a distance of 9.89 feet to a set 5/8-inch YCIR for beginning of a non-tangent circular curve to the left having a radius of 2,791.72 feet, a central angle of 04 degrees 31 minutes 00 seconds and a chord bearing of South 06 degrees 52 minutes 40 seconds East, a distance of 220.02 feet;

THENCE Southeasterly along said non-tangent circular curve to the left and continuing across said Tract 2, an arc length of 220.08 feet to a set 5/8-inch YCIR on the south line of said Tract 2 for the end of said curve;

THENCE North 85 degrees 49 minutes 33 seconds West, along the south line of said Tract 2, a distance of 721.88 feet to a set 5/8-inch YCIR for corner;

THENCE North 74 degrees 18 minutes 50 seconds West, continuing along the south line of said Tract 2, a distance of 210.36 feet to a set 5/8-inch YCIR for corner;

THENCE South 68 degrees 24 minutes 21 seconds West, continuing along the south line of said Tract 2, a distance of 492.99 feet to a set 5/8-inch YCIR for corner;

THENCE North 86 degrees 53 minutes 58 seconds West, continuing along the south line of said Tract 2, a distance of 263.42 feet to a set 5/8-inch YCIR for the southwest corner of said Tract 2 and a point on the northeasterly right-of-way line of Interstate Highway 20 (a variable width right-of-way), as recorded in Volume 1152, Page 1031, D.R.P.C.T.;

THENCE North 40 degrees 52 minutes 02 seconds West, along the common southwesterly line of said Tract 2 and the northeasterly line of said Interstate Highway 20, a distance of 834.47 feet to set 5/8-inch YCIR for the most westerly northwest corner of said Tract 2, said corner being the southeast corner of said 21.73 acre MD1-041 tract for corner;

THENCE North 40 degrees 51 minutes 57 seconds West, along the common northeasterly right-of-way line of said Interstate Highway 20 and the southwesterly line of said 21.73 acre MD1-041 tract, a distance of 854.90 feet to found TxDOT monument for corner;

THENCE North 00 degrees 29 minutes 07 seconds East, continuing along said common line, a distance 164.98 feet to a set 5/8-inch YCIR for the intersection of the east right-of-way line of said Interstate Highway 20 and the south right-of-way line of said Interstate Highway 30 for the beginning of a non-tangent curve to the left having a radius of 3,931.22 feet, a central of 02 degrees 32 minutes 43 seconds and a chord bearing of South 89 degrees 08 minutes 55 seconds East, a distance of 174.62 feet, from which a found 7-inch iron pipe bears South 24 degrees 28 minutes 22 seconds East, a distance of 0.58 feet;

THENCE Southeasterly along the common south right-of-way line of said Interstate Highway 30, the north line of said 21.73 acre MD1-041 tract and said non-tangent curve to the left, an arc length of 174.63 feet to a set 5/8-inch YCIR for corner;

THENCE continuing along said common line, the following courses and distances:

THENCE North 89 degrees 34 minutes 44 seconds East, a distance of 174.50 feet to a found TxDOT monument for corner;

THENCE South 00 degrees 25 minutes 34 seconds East, a distance of 19.00 feet to a found TxDOT monument for corner;

THENCE North 89 degrees 34 minutes 26 seconds East, a distance of 700.00 feet to a set 5/8-inch YCIR for corner;

THENCE South 88 degrees 02 minutes 11 seconds East, a distance of 484.09 feet to a found TxDOT aluminum disc for the northeast corner of said 21.73 acre MD1-041 tract, said corner being the northwest corner of said Tract 2, said corner being on the south right-of-way of said Interstate Highway 30;

THENCE South 88 degrees 08 minutes 43 seconds East, along the common north line of said Tract 2, the south right-of-way line of said Interstate Highway 30, a distance of 320.01 feet to a found TxDOT aluminum disc for corner;

THENCE South 85 degrees 58 minutes 29 seconds East, continuing along said common line, a distance of 400.56 feet to the POINT OF BEGINNING and containing 68.36 acres or 2,977,844 square feet of land more or less.

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.

9 Lots 68.36 Acres

This Plat was prepared in August 2024

FILED IN PARKER COUNTY DOCUMENT CONTROL
NUMBER D202430519 DATE: 11/20/2024

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202430519
11/20/2024 02:53 PM
Fee: 140.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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