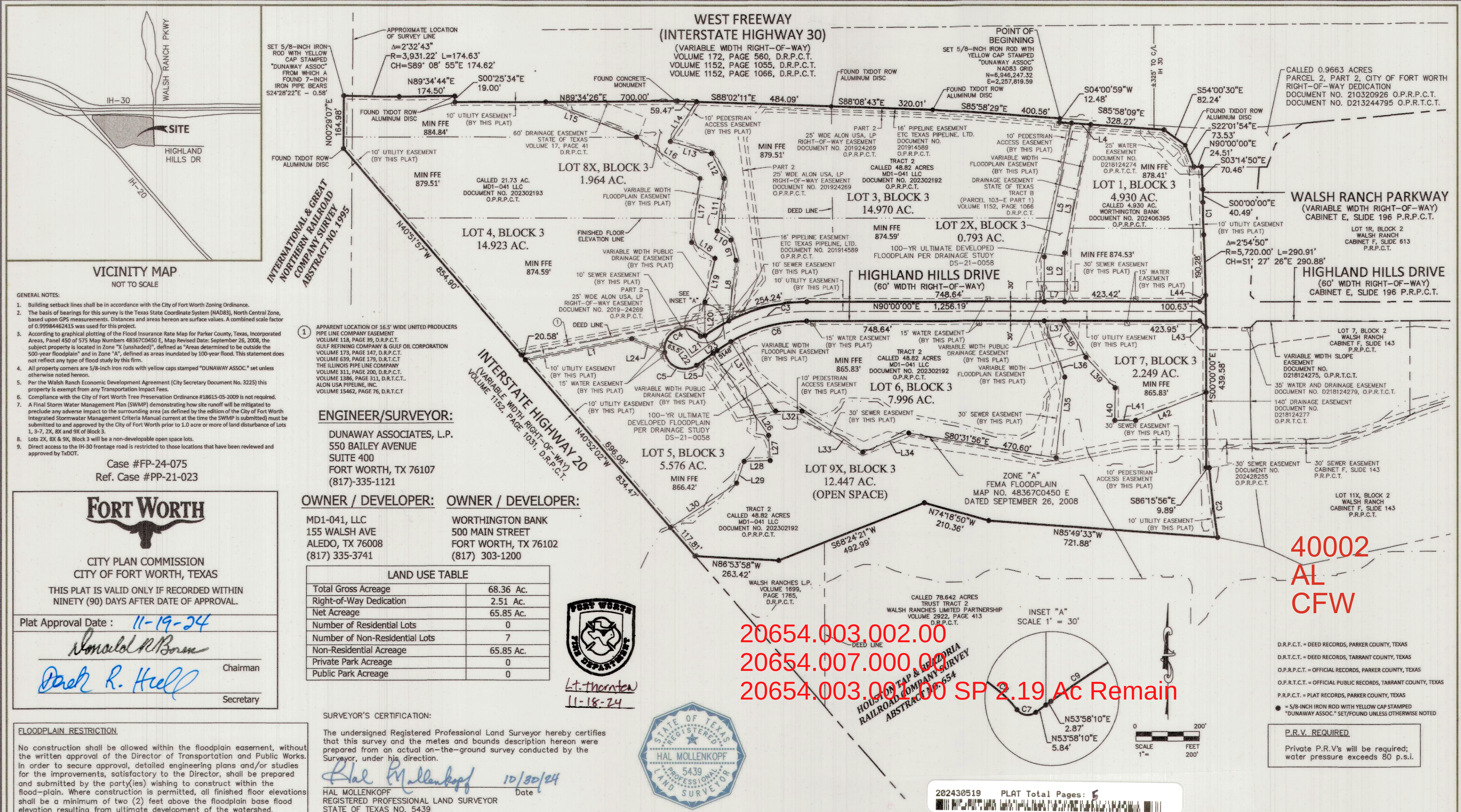


- GENERAL NOTES:
- Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance.
 - The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas herein are surface values. A combined 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 1, 3-7, 2X, 8X and 9X of Block 3.
 - Lots 2X, 8X & 9X, Block 3 will be a non-developable open space lots.
 - Direct access to the IH-30 frontage road is restricted to those locations that have been reviewed and approved by TxDOT.

Case #FP-24-075
Ref. Case #PP-21-023

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 : 11-19-24

Ronald R. Borne Chairman

David R. Huff Secretary

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.

DUNAWAY

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

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

LAND USE TABLE	
Total Gross Acreage	68.36 Ac.
Right-of-Way Dedication	2.51 Ac.
Net Acreage	65.85 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	7
Non-Residential Acreage	65.85 Ac.
Private Park Acreage	0
Public Park Acreage	0

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 10/30/24

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

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

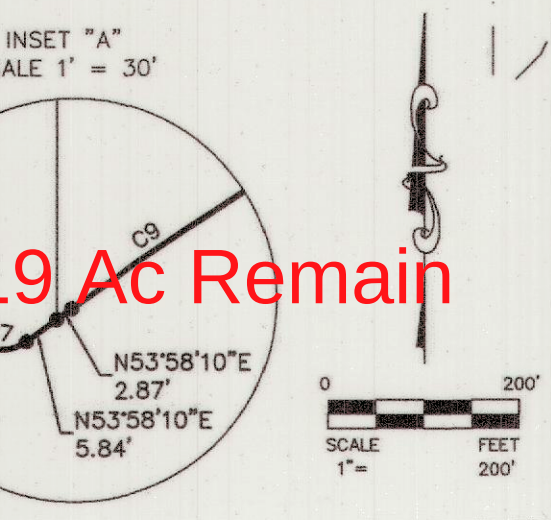
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of 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".



40002 AL CFW

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 RECORDS, PARKER COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS
• 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET/FOUND UNLESS OTHERWISE NOTED

P.R.V. REQUIRED

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

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 D 20240519 DATE: 11/20/24

Sheet 1 of 5