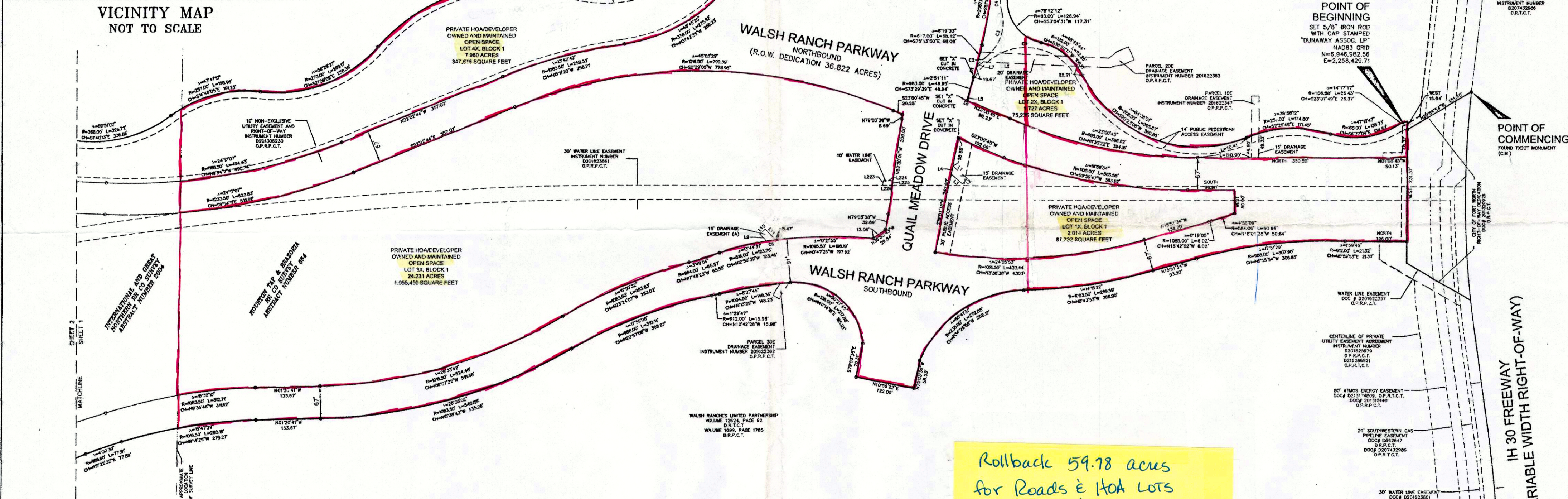
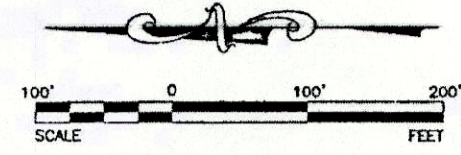


VICINITY MAP NOT TO SCALE



GENERAL NOTES

- Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
- Building lines will be per the City of Fort Worth Zoning Ordinance.
- Basis of bearings is the Texas Coordinate System of 1983 based on GPS observations using both Trimble and Leica Real Time Networks. All distances shown hereon are surface distances using a scale factor of 0.99984462415.
- According to the Flood Insurance Rate Map for Parker County, Texas, and Unincorporated Areas, Panel 450 of 575, Map Number 48367C0450 E, Map Revised Date: September 26, 2008, indicates part of the property is located in Zone "A" defined as areas inundated by 100 year flood and part of the property is in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.
- All property corners are 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set unless otherwise noted.
- Refer to concept plan CP-010-001
- Refer to preliminary plat PP-010-007
- Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.
- Lots 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X and 10X, Block 1 are Private HOA/Developer Owned and Maintained open space by the Walsh Ranch Home Owners Association. No single family building permits will be issued for any portion of these lots.

LEGEND

- D.R.P.C.T. = Deed Records of Parker County, Texas
- D.T.C.T. = Deed Records of Tarrant County, Texas
- O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas
- O.P.R.P.C.T. = Official Public Records of Parker County, Texas

Rollback 59.78 acres for Roads & HOA Lots

20654.002.000.01 = 7.84 ✓

20934.002.000.10 = 1.86

22604.002.000.10 = 28.23

* 20654.004.000.10 = 21.85

59.78 CAD

*20654.002.000.00 = .804

20654.001.001.00 = .024 STATE

20694.001.002.00 = .966

20654.002.004.00 = .984

INTERSTATE = 30.62

93.178

FINAL PLAT OF LOTS 1X THRU 10X, BLOCK 1 AND WALSH RANCH PARKWAY RIGHT-OF-WAY WALSH RANCH

an addition to the City of Fort Worth, Parker County, Texas, situated in the Houston Tan & Brazoria RR Survey, Abstract Number 654, the International & Great Northern RR Co Survey, Abstract Number 2004, and the M.C. Moulton Survey, Abstract Number 954

PLAT PREPARED OCTOBER, 2016
THIS PLAT FILED IN DOCUMENT NO. CP-010-001 / PP-010-007 DATE: _____ SHEET 1 OF 5

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

OWNER:
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FORT WORTH, TEXAS 76102-4773
PHONE: (817) 335-3741
FAX: (817) 338-4844

ENGINEER/SURVEYOR:
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FORT WORTH, TEXAS 76107
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FAX: (817) 335-7437

PP-011-015