

Line Table

| Line Number | Bearing | Distance |
|-------------|-------------|----------|
| L1 | S01°34'09"W | 13.27' |
| L2 | S88°25'51"E | 4.55' |
| L3 | S01°34'09"W | 35.00' |
| L4 | N88°25'51"W | 29.11' |
| L5 | N01°34'09"E | 35.00' |
| L6 | S88°25'51"E | 4.55' |
| L7 | N01°34'09"E | 13.30' |
| L8 | S10°27'24"E | 30.50' |
| L9 | N19°32'36"E | 27.37' |

Curve Table

| Curve Number | Central Angle | Radius | Arc Length | Chord Bearing and Distance |
|--------------|---------------|----------|------------|----------------------------|
| C1 | 90°00'00" | 17.00' | 26.70' | N47°42'00"E 24.04' |
| C2 | 40°01'07" | 60.00' | 41.91' | S17°18'33"E 41.06' |
| C3 | 26°50'37" | 93.00' | 43.57' | N77°42'40"E 43.17' |
| C4 | 4°55'26" | 593.00' | 50.98' | N70°40'10"W 50.94' |
| C5 | 1°53'35" | 1080.50' | 35.70' | S69°13'36"E 35.70' |
| C6 | 1°07'28" | 1019.50' | 20.00' | S88°19'16"E 20.00' |

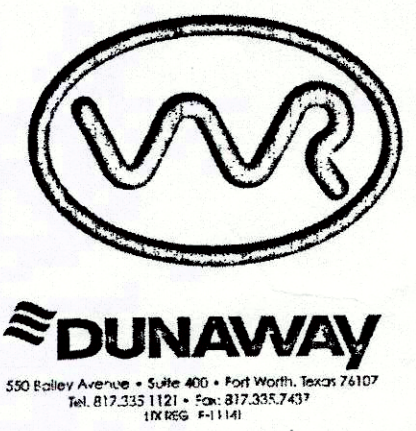
- GENERAL NOTES**
- Due to the Walsh Ranch Economic Development Agreement (City Secretary Document # 32205) this project is exempt from any Transportation Impact Fees.
 - Building lines will be per the City of Fort Worth Zoning Ordinance.
 - Basis of bearings is the Texas Coordinate System of 1983 based on GPS observations using both Trimble and Leica Real Time Networks. Distances and areas shown hereon are surface values. A grid scale factor of 0.99984452415 was used for this project.
 - According to the Flood Insurance Rate Map for Parker County, Texas, and Unincorporated Areas, Panel 450 of 575, Map Number 48367CO450 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.
 - All easements shown hereon are dedicated by this plat unless noted as being dedicated by separate instrument or existing recording information is provided.
 - Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.
 - Lot 11X, Block 1 is a private HOA/Developer owned and maintained open space lot maintained by the Walsh Ranch Homeowners Association. No single family building permits will be issued for any portion of this lot.

- LEGEND**
- D.R.P.C.T. = Deed Records of Parker County, Texas
 - D.R.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

11x-4.556 20934.002-000.50
Mary's Ridge Rd - 20934.002-000.10
22740.001.000.60 - .22 acus
22004.002.000.60 - .57
1.86 (already, Rollback w/Db37)
D-638

ABCT. NO. 19003 30000
SCH. DIST. PL CEW
CITY: N45
MAP NO.:

A FINAL PLAT OF LOT 11X, BLOCK 1 AND MARY'S RIDGE ROAD RIGHT-OF-WAY WALSH RANCH



OWNER:
 WALSH RANCHES LIMITED PARTNERSHIP
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