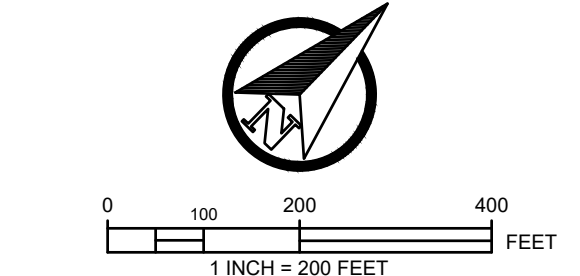
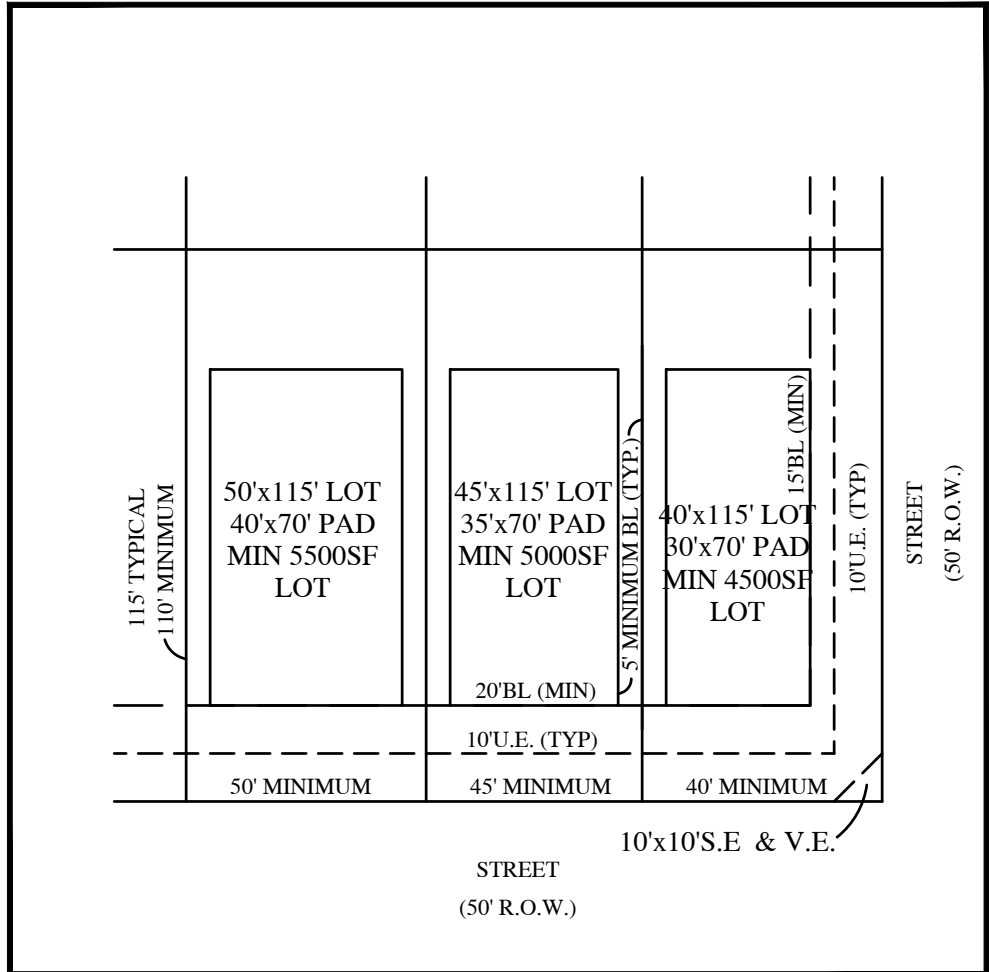
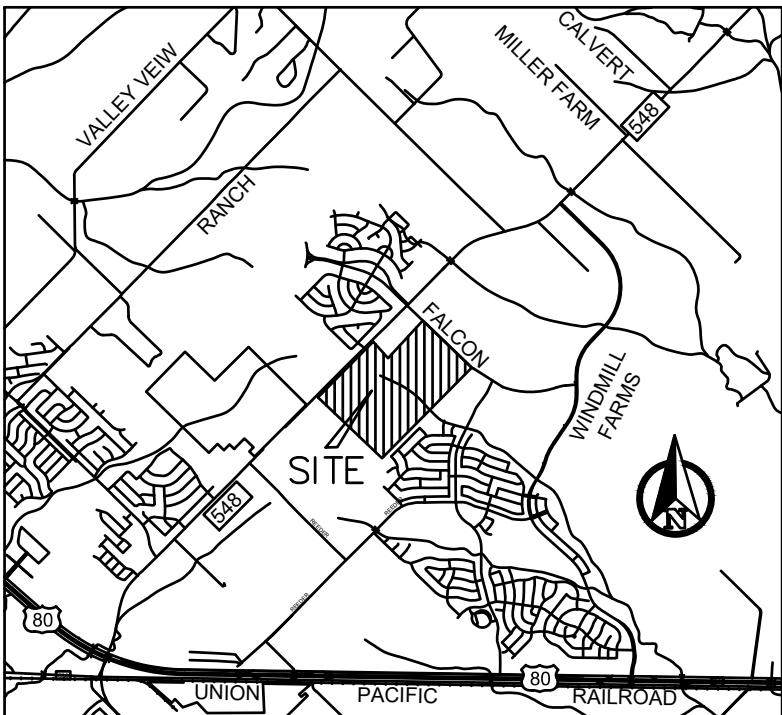
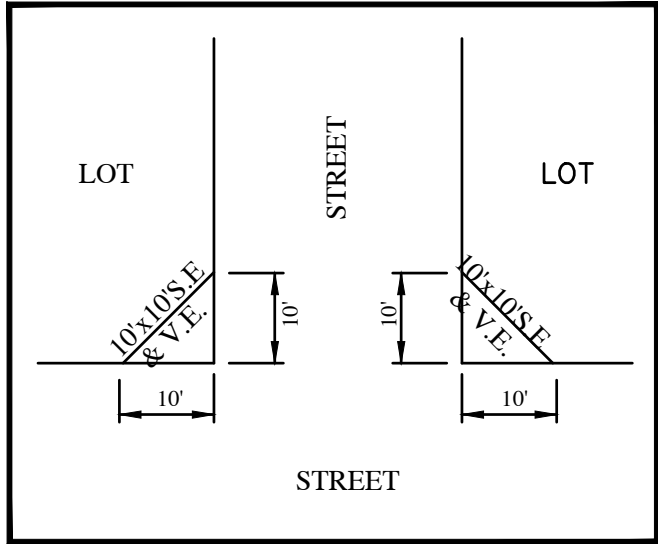
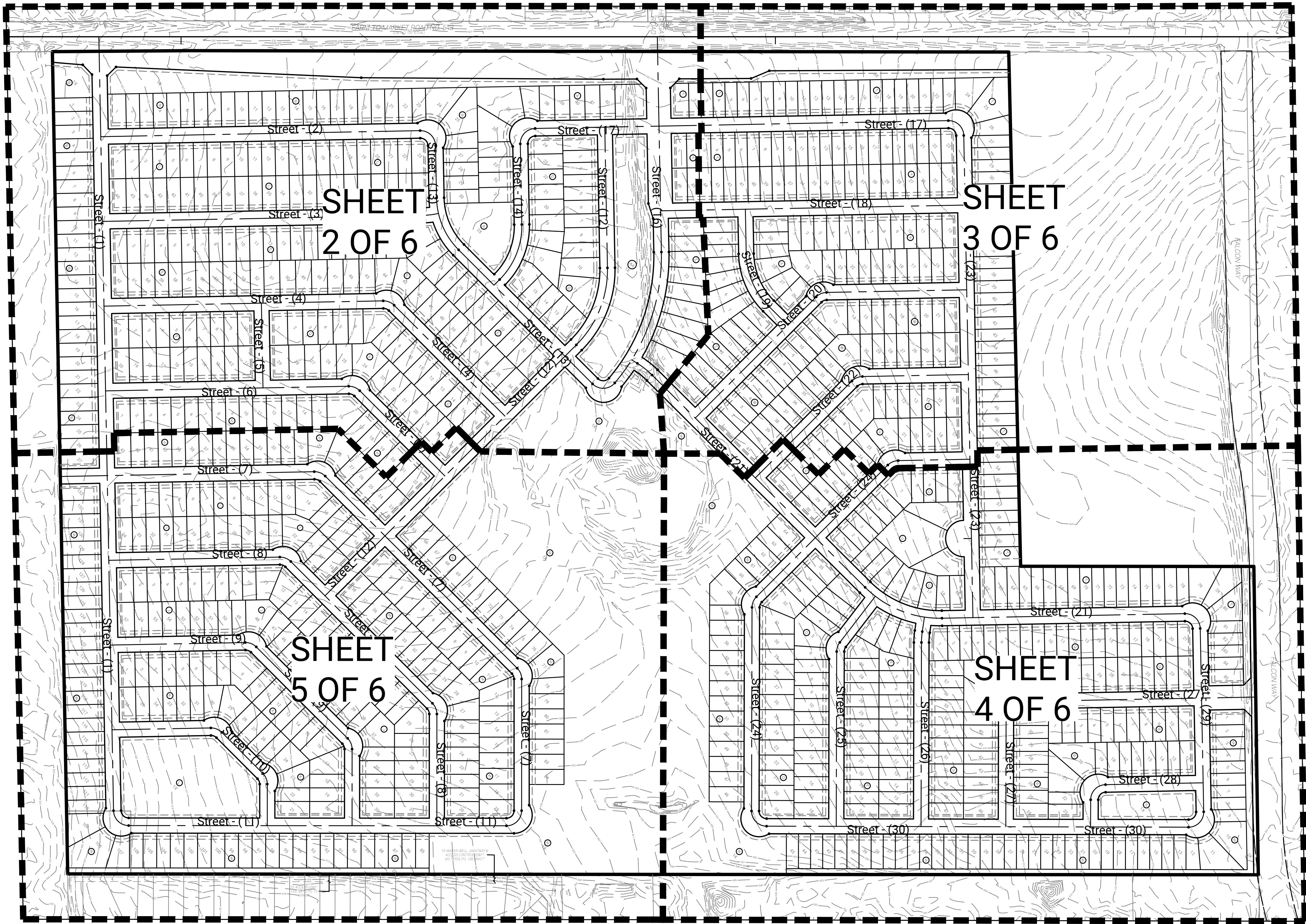


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LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
(C)IRF	(CAPPED) IRON ROD FOUND
CIRS	CAPPED IRON ROD SET "BCG"
DRKCT	DEED RECORDS OF KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
⊙	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

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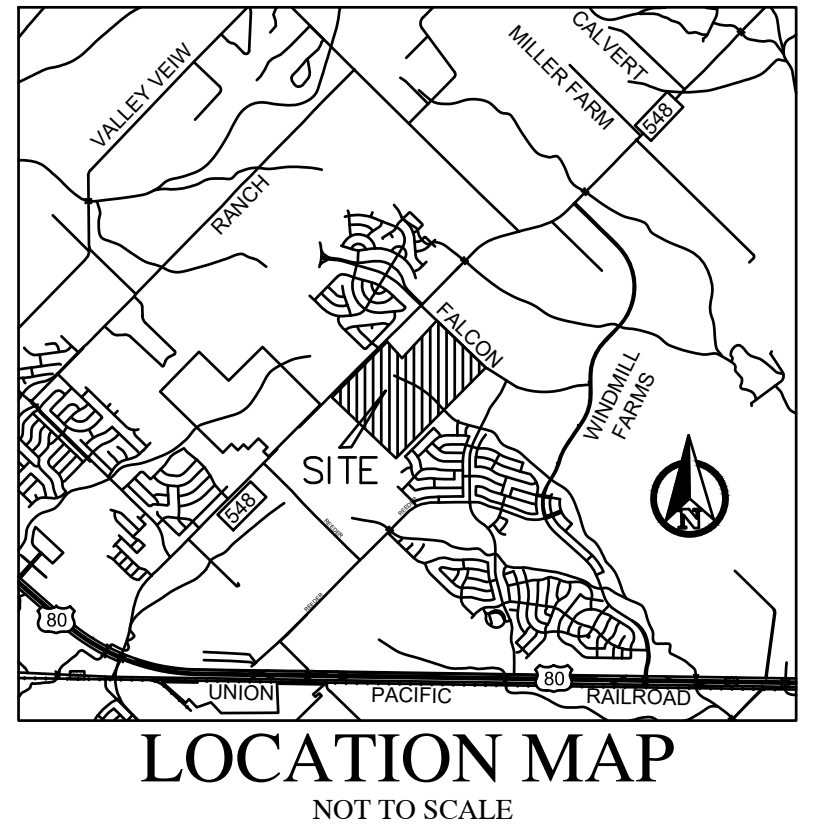
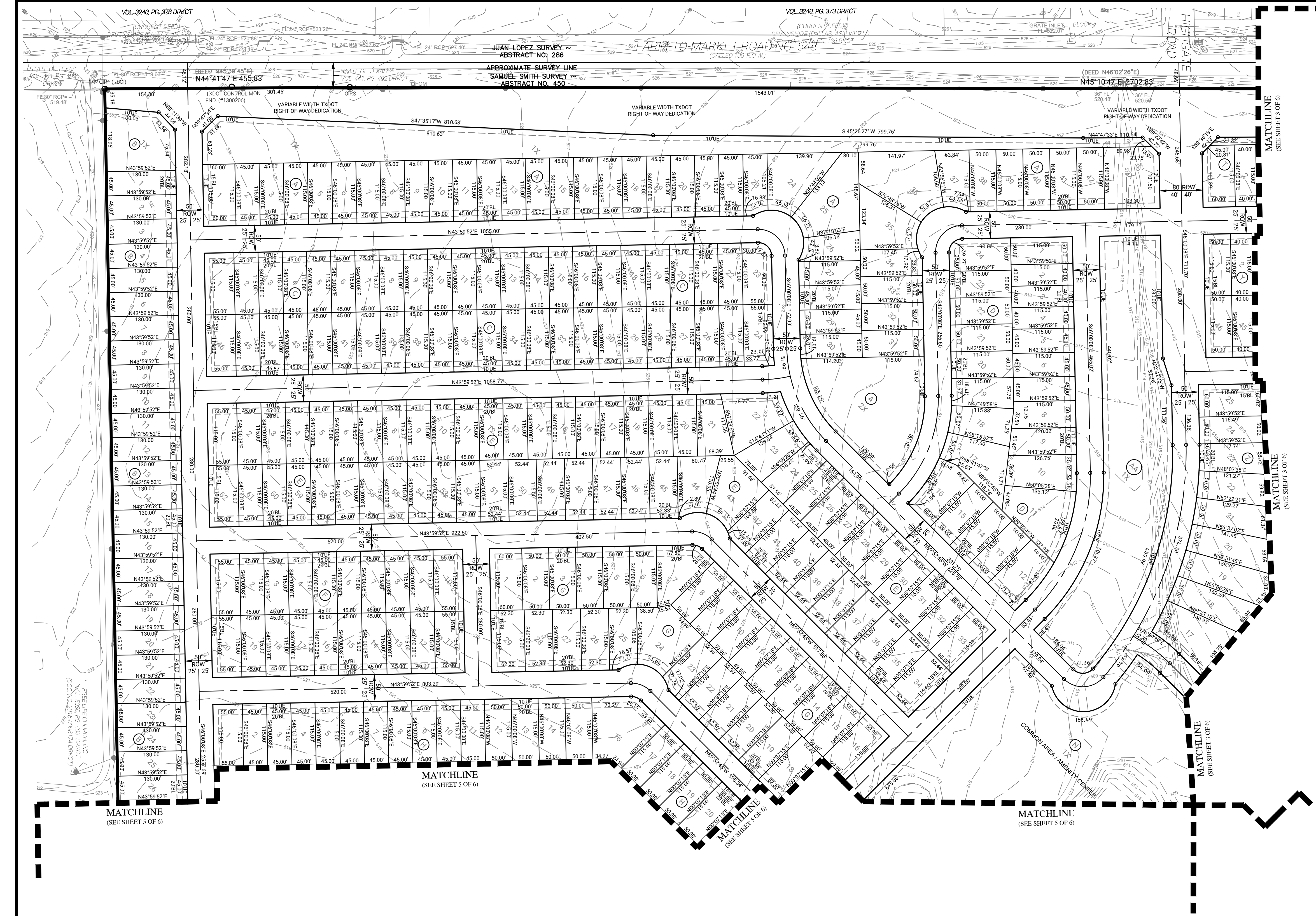
OWNER/DEVELOPER
MM Walden Pond, LLC
1800 Valley View Ln Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED
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PRELIMINARY PLAT WALDEN POND EAST

215.457 ACRES
1025 RESIDENTIAL LOTS
13 COMMON AREA LOTS
SITUATED IN THE
SAMUEL SMITH SURVEY - ABSTRACT NO. 450
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S190-022

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019003-00E
DATE - October, 2019



IMPROVEMENT LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- LIGHT POLE
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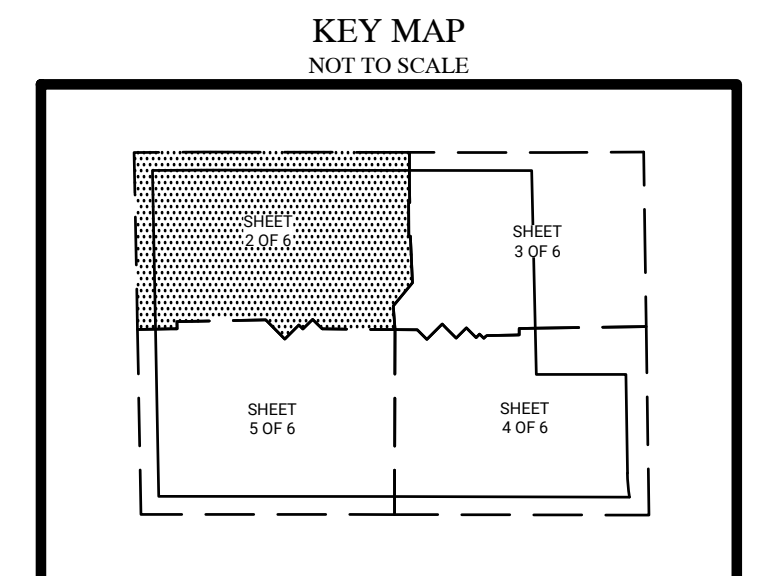
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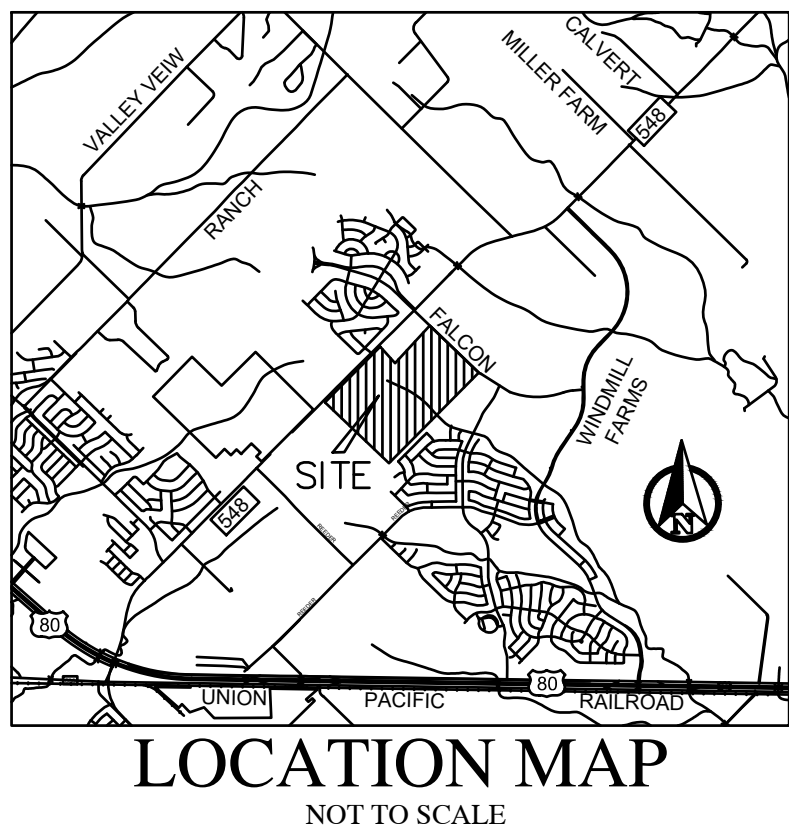
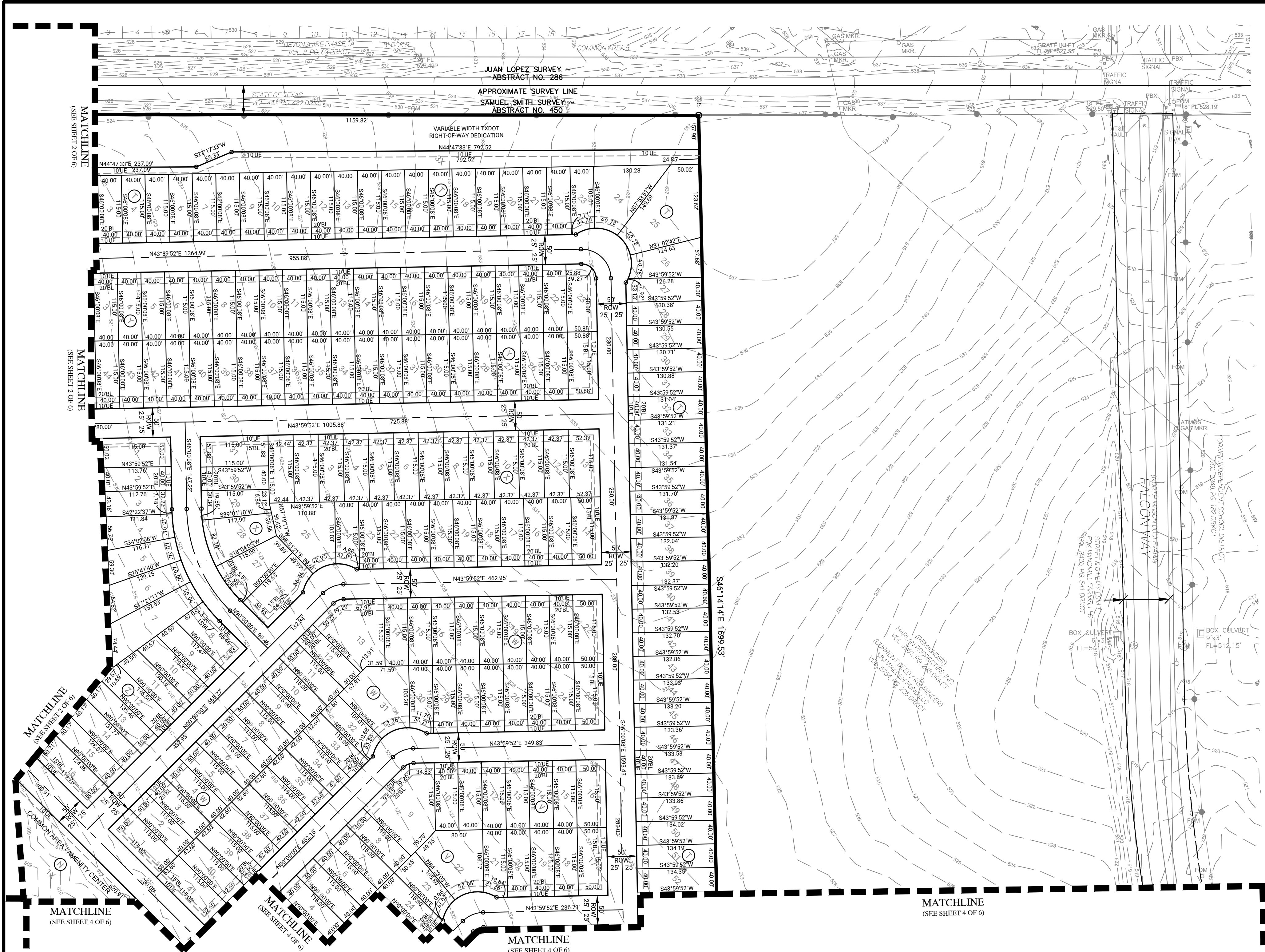
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S:\2019\2019003-00E Walden Pond East\SURVEY\PLATTING\PRELIMINARY - PLAT\2019003-00E Prelim Plat.dwg



0 50 100 200
1 INCH = 100 FEET

IMPROVEMENT LEGEND

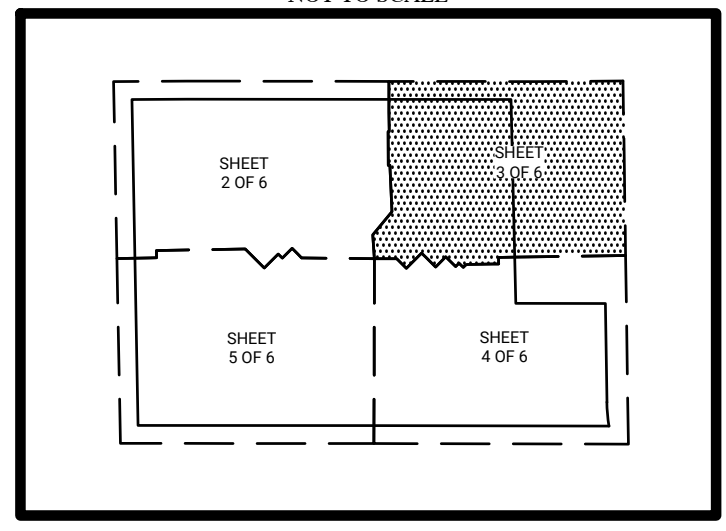
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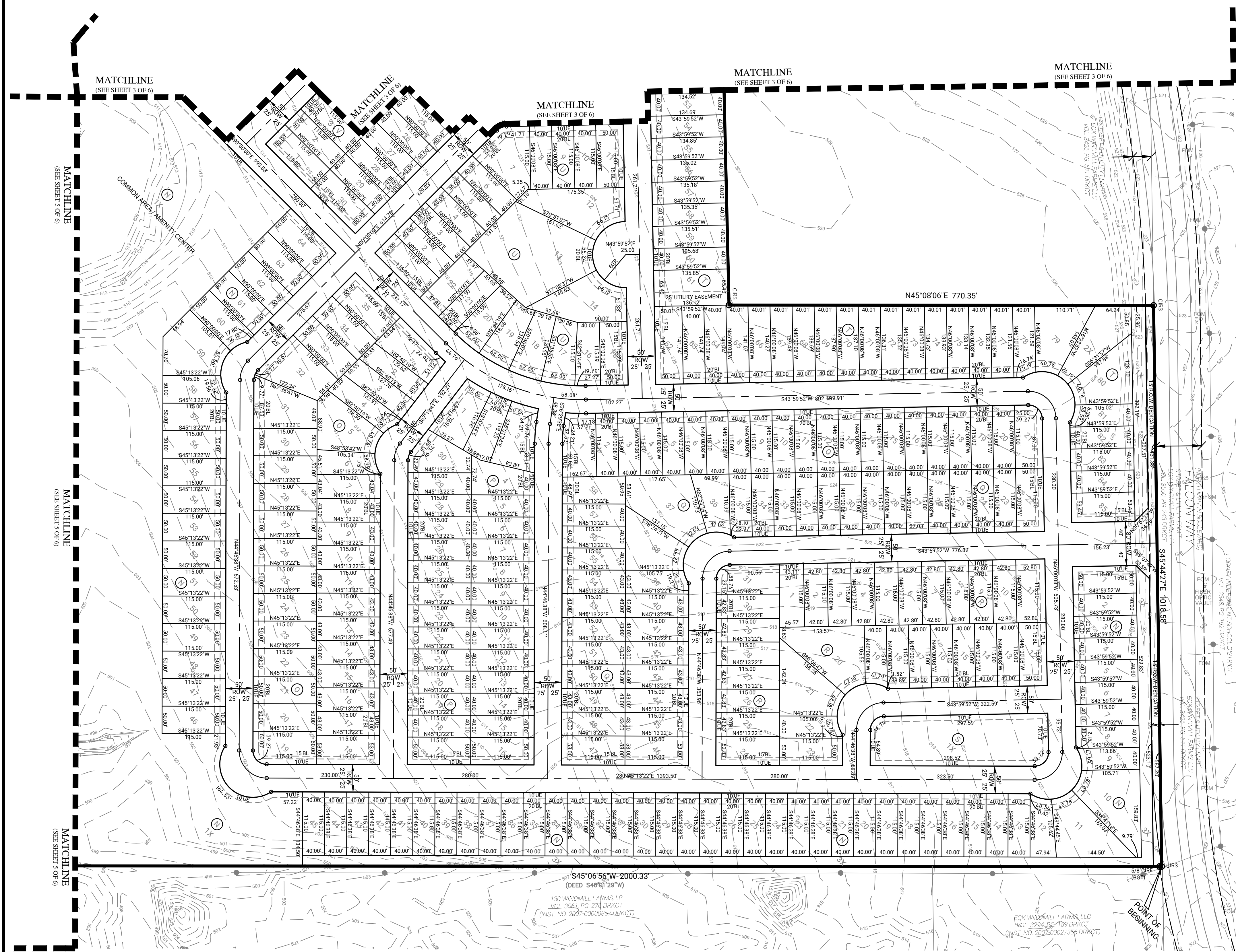
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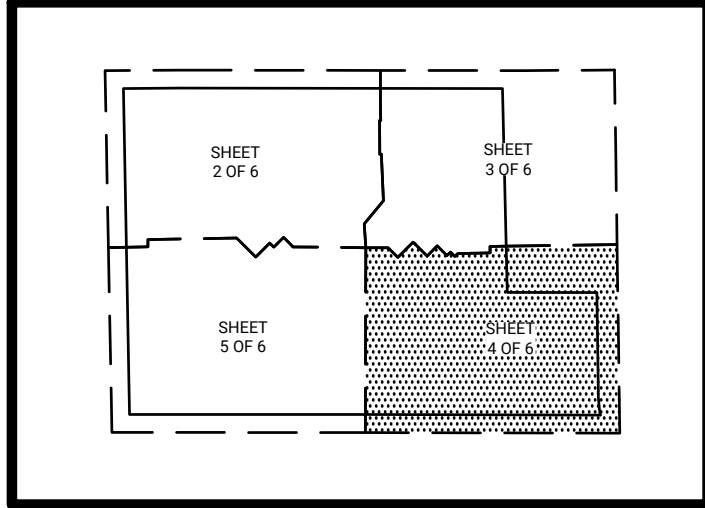
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CITY OF DALLAS ETJ
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SINCE 1985
100 YEARS OF SERVICE
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
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EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019003-00E
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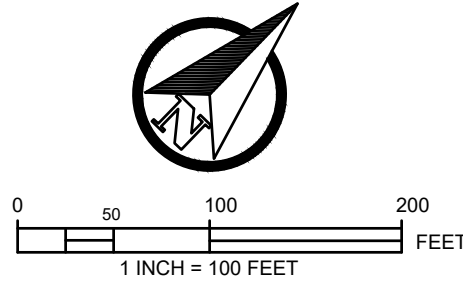
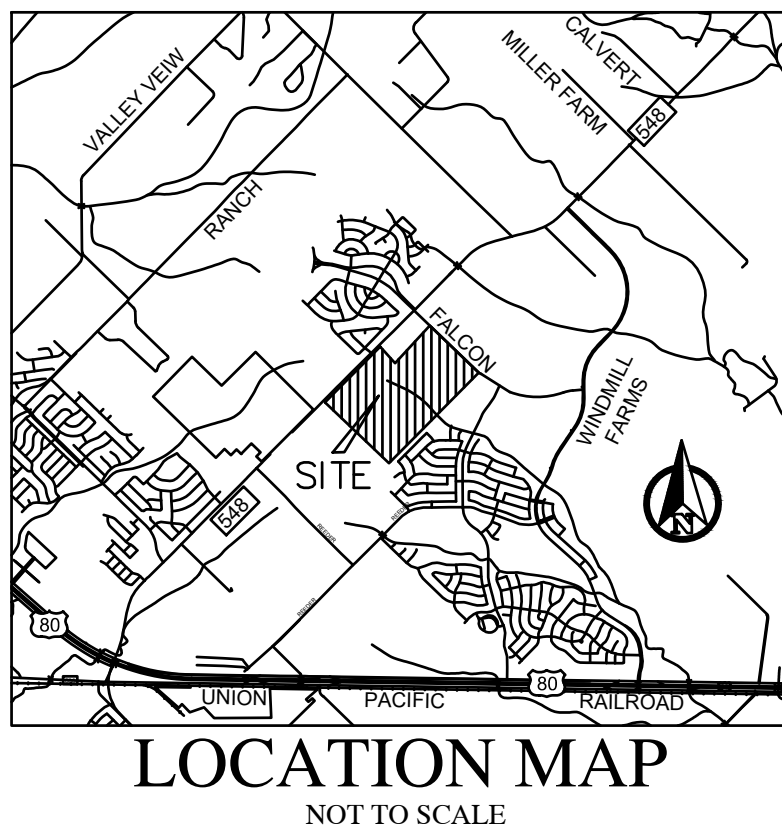
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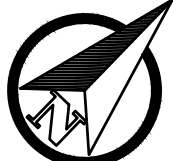
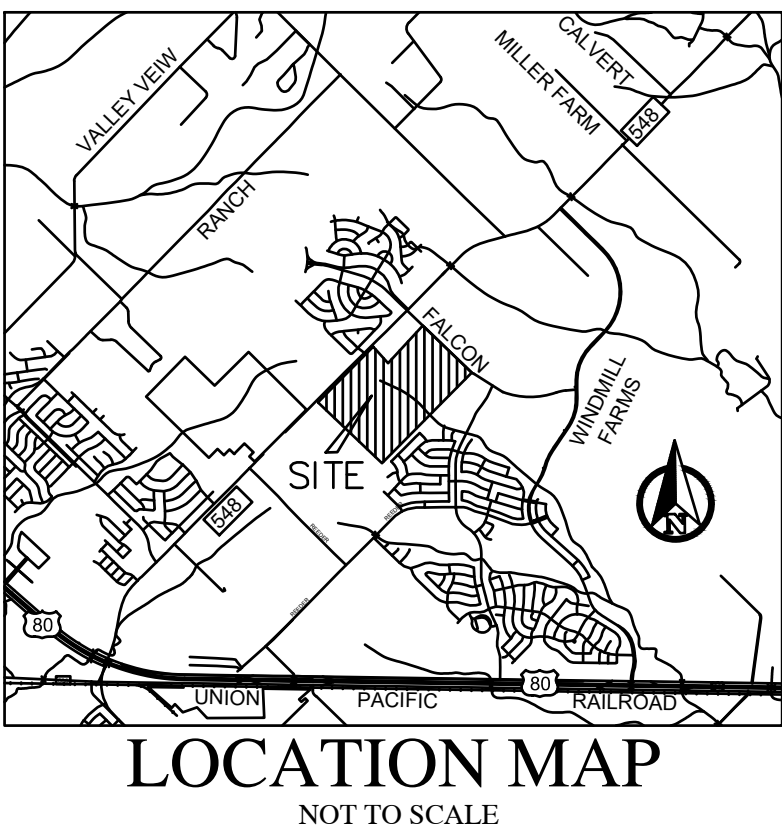
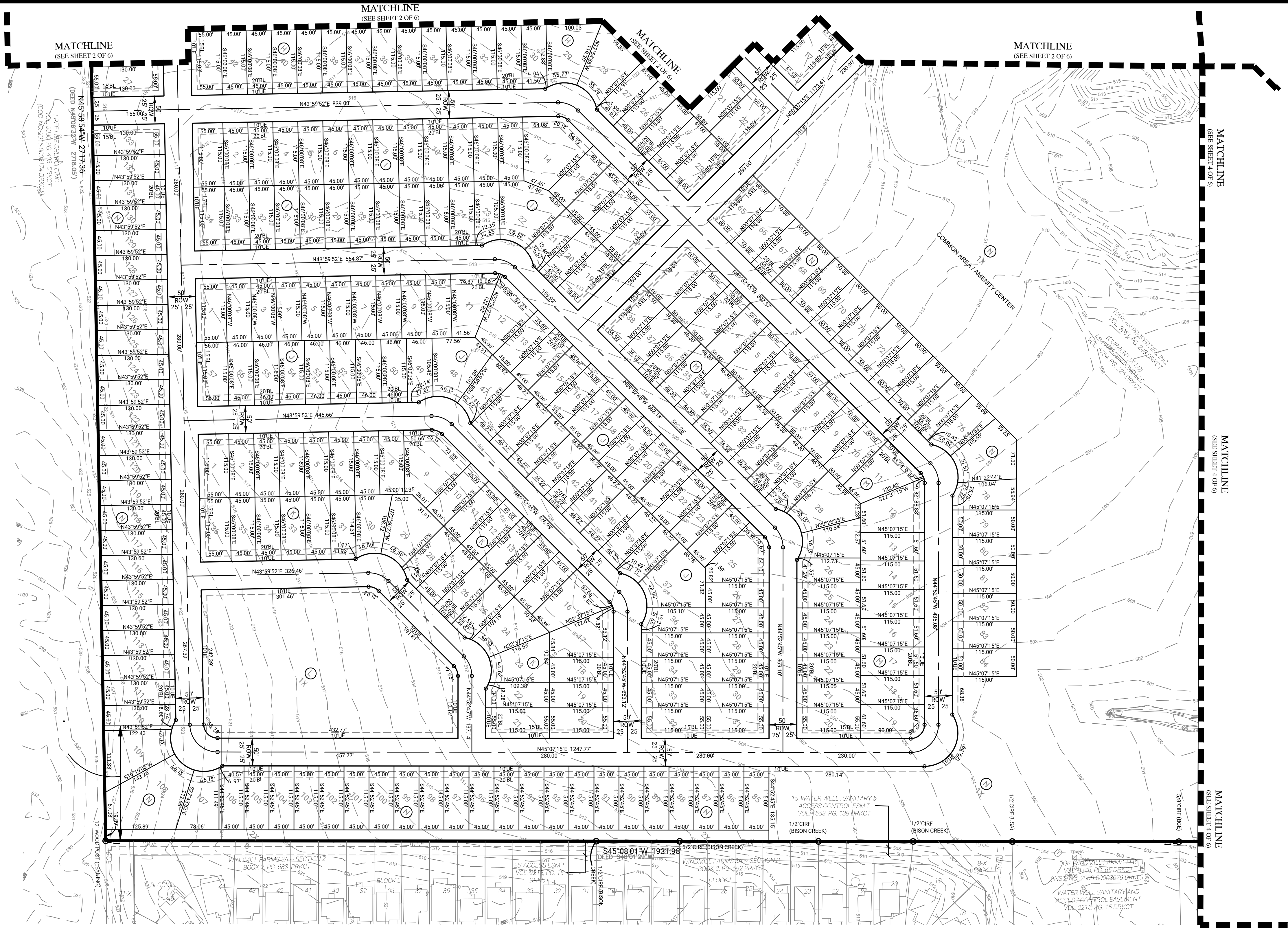
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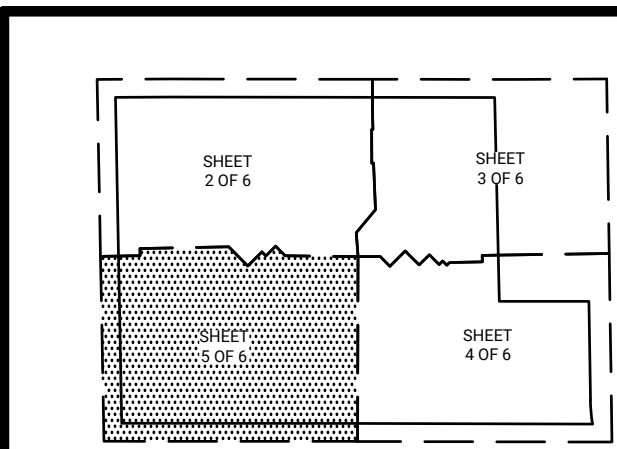
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EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019003-00E
DATE - October, 2019

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS MM Walden Pond, LLC, Linda Patman, Blake Becroft, Casie Eeds, Riley Hamilton, and Randy Edwards are the owners of that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, according to deed to MM Walden Pond, LLC, recorded in Volume 5754, Page 226 of the Deed Records of Kaufman County, Texas (DRKCT), and deed to Linda Patman, recorded in Volume 5889, Page 320, DRKCT, and deed to Riley Hamilton, recorded in Volume 5889, Page 326, DRKCT, and deed to Blake Becroft, recorded in Volume 5889, Page 513, and deed to Randy Edwards, recorded in Volume 5889, Page 519, DRKCT, and in deed to Casie Eeds, recorded in Volume 5889, Page 525, DRKCT, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248, DRKCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped “ BCG 101945538” set at the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC recorded in Volume 3294, Page 159 (Instrument No. 2007-00027356), DRKCT;

THENCE South 45°06'56” West, with the northwest line of said EQK Windmill Farms, LLC tract, and the northwest line of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276 (Instrument No. 2007-00000857), DRKCT, passing at a distance of 3.87 feet a 5/8 inch iron rod with cap stamped “BGE” found at a southwest corner of a Street and Utility Easement recorded in Volume 3550, Page 243, DRKCT, continuing with said northwest line, in all, a total distance of 2000.33 feet to a 5/8 inch iron rod with cap stamped “BGE” found for corner at the west corner of said 130 Windmill Farms, LP tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC recorded in Volume 3348, Page 65 (Instrument No. 2008-00003679), DRKCT;

THENCE South 45°08'01” West, with the northwest line of said EQK Windmill Farms, LLC tract recorded in Volume 3348, Page 65, DRKCT, the northwest line of Windmill Farms Phase 3A - Section 3, a subdivision of Kaufman County, Texas according to Final Plat recorded in Book 2, Page 682, of the Plat Records of Kaufman County, Texas (PRKCT), and the northwest line of Windmill Farms Phase 3A - Section 2, a subdivision of Kaufman County, Texas according to Final Plat recorded in Book 2, Page 683, PRKCT, a distance of 1931.98 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 45°58'54” West, with the southwest line of said Harlan Properties, Inc. tract, and the northeast line of that certain tract of land described in deed to Free Life Church, Inc, recorded in Volume 5030, Page 403 (Document No. 2016-0008174), DRKCT, a distance of 2717.36 feet to a 1/2 inch iron rod with cap stamped “ RSCST” found at the westerly corner of said Harlan Properties, Inc. tract, and the northerly corner of said Free Life Church, Inc. tract, and being located on the southeast right-of-way line of Farm-to-Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°41'47” East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 455.83 feet to a 5/8 inch iron rod with cap stamped “ BCG 101945538” set for corner;

THENCE North 45°10'47” East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2702.83 feet to a 5/8 inch iron rod with cap stamped “ BCG 101945538” set for corner;

THENCE leaving the southeast right-of-way line of FM Road 548, and over and across said Harlan Properties, Inc. tract, the following courses to 5/8 inch iron rods with cap stamped “ BCG 101945538” set for corner:

South 46°14'14” East, a distance of 1699.53 feet;

And North 45°08'06” East, a distance of 770.35 feet, said iron rod being located on the northeast line of said Harlan Properties, Inc. tract;

THENCE South 45°44'27” East, with said northeast line of the Harlan Properties, Inc. tract, a distance of 1018.58 feet to the POINT OF BEGINNING of herein described tract, containing 215.457 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Walden Pond, LLC, Linda Patman, Blake Becroft, Casie Eeds, Riley Hamilton, and Randy Edwards acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as Walden Pond East, an addition to Kaufman County, Texas, and do hereby dedicate to City of Dallas (The City), in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The City, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The City and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The City use thereof. Any public utility given the right by The City to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The City against every person whomever comes lawfully claiming or to claim the same or any part thereof. This property is located within The City of Dallas Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Dallas.

WITNESS MY HAND THIS ___ DAY OF _____, 2019.

MM Walden Pond, LLC

BY: _____
Sole Manager and Member

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ___ DAY OF _____, 2019.

Linda Patman

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LINDA PATMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION (continued)

WITNESS MY HAND THIS ___ DAY OF _____, 2019.

Blake Becroft

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BLAKE BECROFT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ___ DAY OF _____, 2019.

Cassie Eeds

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CASIE EEDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ___ DAY OF _____, 2019.

Riley Hamilton

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RILEY HAMILTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ___ DAY OF _____, 2019.

Randy Edwards

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RANDY EDWARDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CITY OF DALLAS SUBDIVISION REGULATIONS.

DATED THIS THE ___ DAY OF _____, 2019.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

Lot Areas		Lot Areas		Lot Areas		Lot Areas		Lot Areas		Lot Areas		Lot Areas		Lot Areas	
Block-Lot	Area (sf)	Block-Lot	Area (sf)	Block-Lot	Area (sf)	Block-Lot	Area (sf)	Block-Lot	Area (sf)	Block-Lot	Area (sf)	Block-Lot	Area (sf)	Block-Lot	Area (sf)
A-1	6,900	D-1	5,750	G-1	6,900	J-1	6,325	N-1	5,750	O-1	6,877	R-1	5,099	U-1	5,750
A-2	5,175	D-2	4,600	G-2	5,750	J-2	5,175	N-2	4,600	O-2	5,008	R-2	4,922	U-2	4,600
A-3	5,175	D-3	4,600	G-3	5,750	J-3	5,175	N-3	4,600	O-3	5,213	R-3	4,922	U-3	4,600
A-4	5,175	D-4	4,600	G-4	5,750	J-4	5,175	N-4	4,600	O-4	5,248	R-4	4,922	U-4	4,600
A-5	5,175	D-5	5,175	G-5	5,750	J-5	5,175	N-5	4,600	O-5	5,982	R-5	4,922	U-5	4,600
A-6	5,175	D-6	5,175	G-6	5,750	J-6	5,175	N-6	4,600	O-6	4,549	R-6	4,922	U-6	4,600
A-7	5,175	D-7	5,175	G-7	8,247	J-7	5,175	N-7	4,600	O-7	4,950	R-7	4,922	U-7	9,127
A-8	5,175	D-8	5,843	G-8	5,750	J-8	5,175	N-8	4,599	O-8	4,945	R-8	4,922	U-8	4,600
A-9	5,175	D-9	6,169	G-9	5,750	J-9	5,175	N-9	4,293	O-9	4,945	R-9	4,922	U-9	4,600
A-10	5,175	D-10	8,168	G-10	5,750	J-10	5,175	N-10	12,314	O-10	4,945	R-10	4,922	U-10	4,600
A-11	5,175	D-11	12,210	G-11	5,750	J-11	7,587	N-11	10,698	O-11	4,945	R-11	6,072	U-11	5,750
A-12	5,175	D-12	7,914	G-12	5,750	J-12	7,983	N-12	4,665	O-12	4,945	R-12	5,750	U-12	11,943
A-13	5,175	D-13	5,750	G-13	5,750	J-13	5,175	N-13	4,600	O-13	4,945	R-13	4,600	U-13	26,464