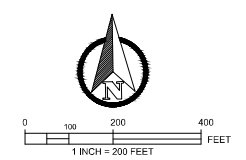
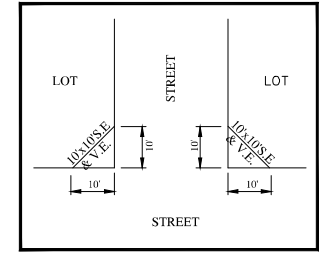


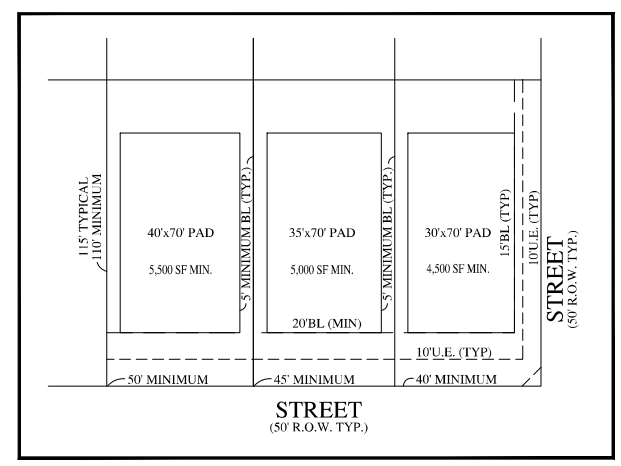
LOCATION MAP
NOT TO SCALE



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
(CIRF)	(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



10'x10' SIDEWALK AND VISIBILITY EASEMENT (TYP.)



TYPICAL LOT/PAD DIMENSIONS
(TYP.) N.T.S.

GENERAL NOTES:

1. Lot-to-Lot Drainage is not permitted without Engineering Section Approval.
2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.
3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
4. No permanent structures currently exist within the boundaries of this plat.
5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
6. Subject property lies within Zone X (un-shaded area), defined as " Areas determined to be outside the 0.2% annual chance floodplain" according to Federal Emergency Management Agency Flood Insurance Rate Maps for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0050D, Effective Date July 3, 2012. Absence of Floodplain lines hereon is according to these maps as retrieved from the FEMA Map Service Center GIS Data Download for Kaufman County, Texas, accessed 8/2019.
7. The purpose of this plat is to create 1005 residential lots and 13 common area lots.

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

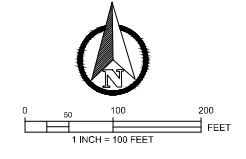
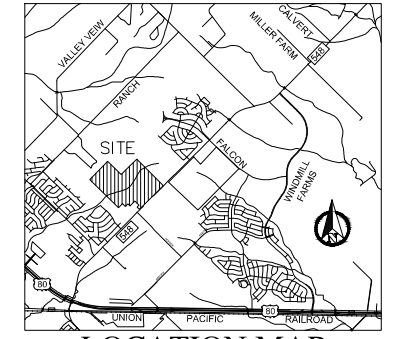
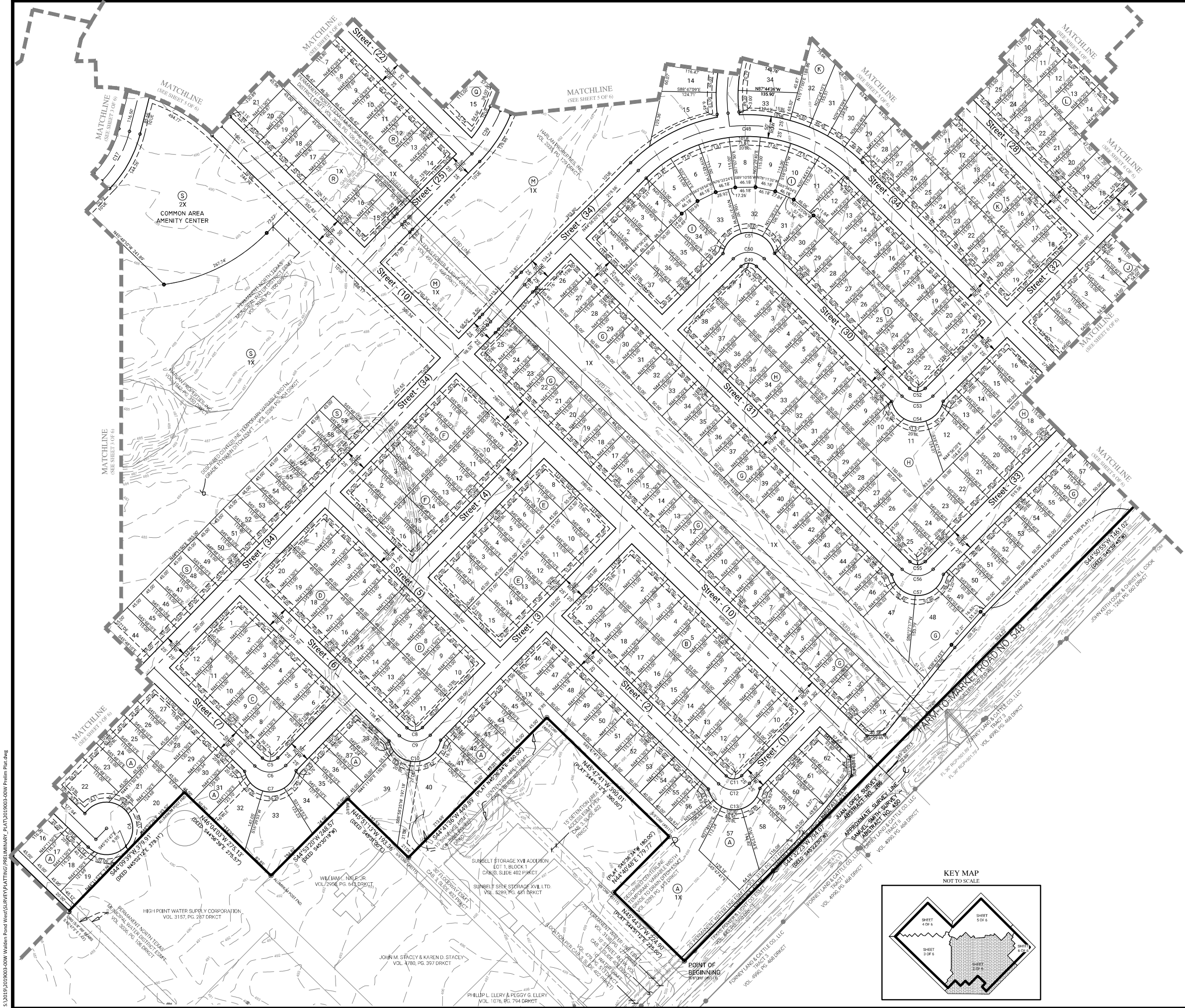
PRELIMINARY PLAT
WALDEN POND WEST

213.925 ACRES
1005 RESIDENTIAL LOTS
13 COMMON AREA LOTS
SITUATED IN THE
JUAN LOPEZ SURVEY - ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S190-031



801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019003-00W
DATE - October, 2019

OWNER/DEVELOPER
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
Tel. No. (972) 659-0655



IMPROVEMENT LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GUY ANCHOR
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS METER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRAFFIC SIGN
- MAILBOX

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
(CIRF)	(CAPPED) IRON ROD FOUND
CIRS	CAPPED IRON ROD SET "BCG"
DRKCT	DEED RECORDS OF KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
(B)	DESIGNATES BLOCK NUMBER
(S)	DENOTES STREET NAME CHANGE

GENERAL NOTES:

1. Lot-to-Lot Drainage is not permitted without Engineering Section Approval.
2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.
3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
4. No permanent structures currently exist within the boundaries of this plat.
5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
6. Subject property lies within Zone X (un-shaded area), defined as " Areas determined to be outside the 0.2% annual chance floodplain" according to Federal Emergency Management Agency Flood Insurance Rate Maps for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0050D, Effective Date July 3, 2012. Absence of Floodplain lines hereon is according to these maps as retrieved from the FEMA Map Service Center GIS Data Download for Kaufman County, Texas, accessed 8/2019.
7. The purpose of this plat is to create 1005 residential lots and 13 common area lots.

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

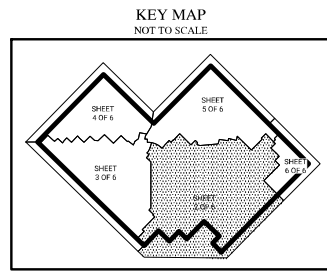
PRELIMINARY PLAT WALDEN POND WEST

213.925 ACRES
 1005 RESIDENTIAL LOTS
 13 COMMON AREA LOTS
 SITUATED IN THE
 JUAN LOPEZ SURVEY - ABSTRACT NO. 286
 CITY OF DALLAS ETJ
 KAUFMAN COUNTY, TEXAS
 CITY OF DALLAS FILE NO. S190-031



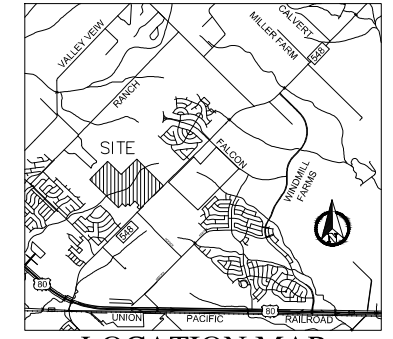
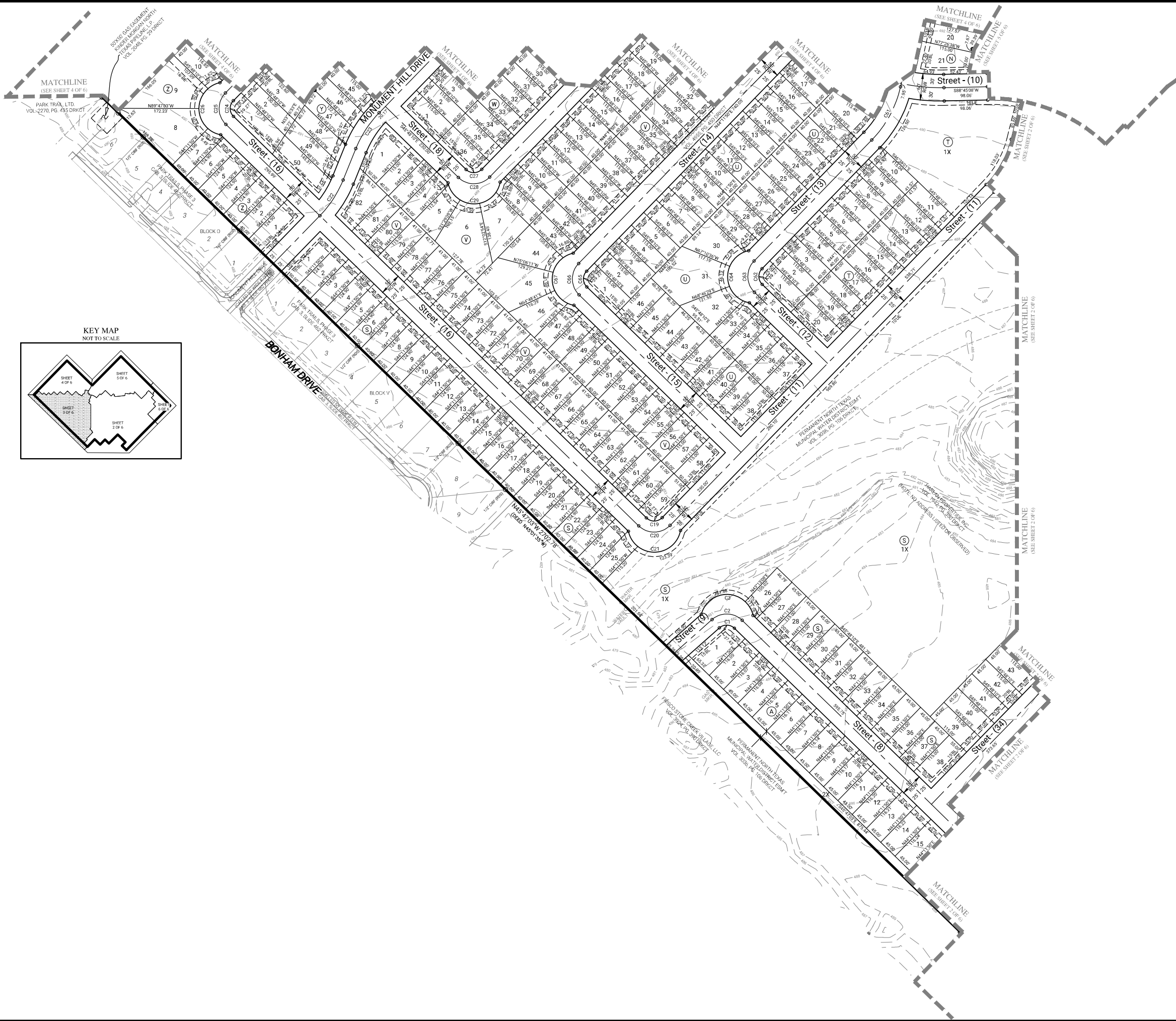
801 East Campbell Road, Ste. 142
 Richardson, Texas 75081
 TELEPHONE - (214)-484-7055
 EMAIL - JNichols@Barraza-Group.com
 PROJECT # - 2019003-00W
 DATE - October, 2019

OWNER/DEVELOPER
 Harlan Properties, Inc.
 2404 Texas Drive
 Irving, Texas 75062
 Tel. No. (972) 659-0655

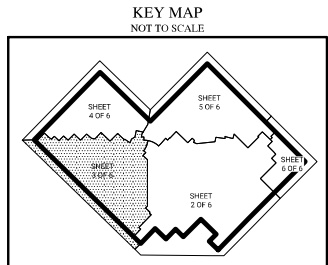
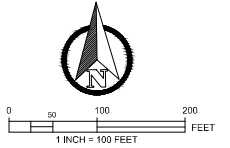


S:\2019\2019003-00W Walden Pond West\SURVEY\PLATTING\PRELIMINARY_PLAT\2019003-00W Prelim Plat.dwg

Sheet Scale 1 inch = 100 Feet



LOCATION MAP
NOT TO SCALE



IMPROVEMENT LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GUY ANCHOR
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS METER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRAFFIC SIGN
- MAILBOX

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
(CIRF)	(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

GENERAL NOTES:

1. Lot-to-Lot Drainage is not permitted without Engineering Section Approval.
2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.
3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
4. No permanent structures currently exist within the boundaries of this plat.
5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
6. Subject property lies within Zone X (un-shaded area), defined as " Areas determined to be outside the 0.2% annual chance floodplain" , according to Federal Emergency Management Agency Flood Insurance Rate Maps for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0050D, Effective Date July 3, 2012. Absence of Floodplain lines hereon is according to these maps as retrieved from the FEMA Map Service Center GIS Data Download for Kaufman County, Texas, accessed 8/2019.
7. The purpose of this plat is to create 1005 residential lots and 13 common area lots.

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

**PRELIMINARY PLAT
WALDEN POND WEST**

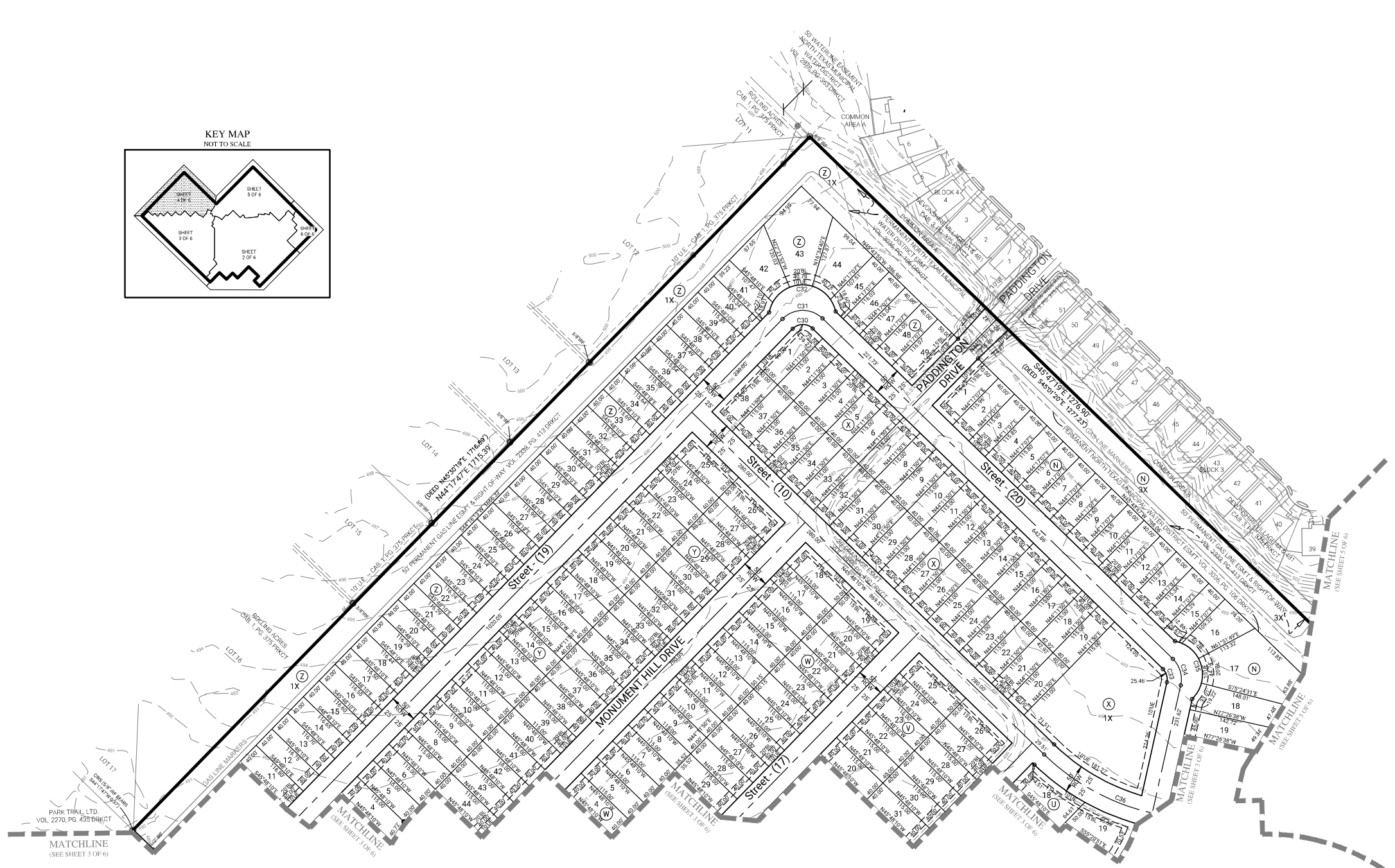
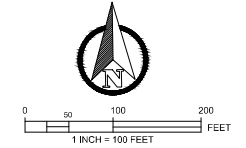
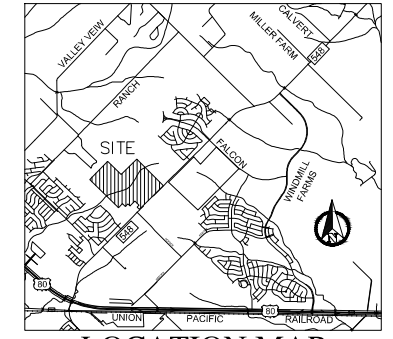
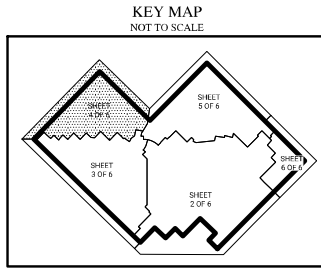
213.925 ACRES
1005 RESIDENTIAL LOTS
13 COMMON AREA LOTS
SITUATED IN THE
JUAN LOPEZ SURVEY - ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S190-031



801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019003-00W
DATE - October, 2019

OWNER/DEVELOPER
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
Tel. No. (972) 659-0655

Sheet Scale 1 Inch = 100 Feet



IMPROVEMENT LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GUY ANCHOR
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS METER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRAFFIC SIGN
- MAILBOX

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
(CIRF)	(CAPPED) IRON ROD FOUND
CIRS	CAPPED IRON ROD SET "BCG"
DRKCT	DEED RECORDS OF KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
(X)	DESIGNATES BLOCK NUMBER
(/)	DENOTES STREET NAME CHANGE

GENERAL NOTES:

1. Lot-to-Lot Drainage is not permitted without Engineering Section Approval.
2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.
3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
4. No permanent structures currently exist within the boundaries of this plat.
5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
6. Subject property lies within Zone X (un-shaded area), defined as " Areas determined to be outside the 0.2% annual chance floodplain" - according to Federal Emergency Management Agency Flood Insurance Rate Maps for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0050D, Effective Date July 3, 2012. Absence of Floodplain lines hereon is according to these maps as retrieved from the FEMA Map Service Center GIS Data Download for Kaufman County, Texas, accessed 8/2019.
7. The purpose of this plat is to create 1005 residential lots and 13 common area lots.

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

**PRELIMINARY PLAT
WALDEN POND WEST**

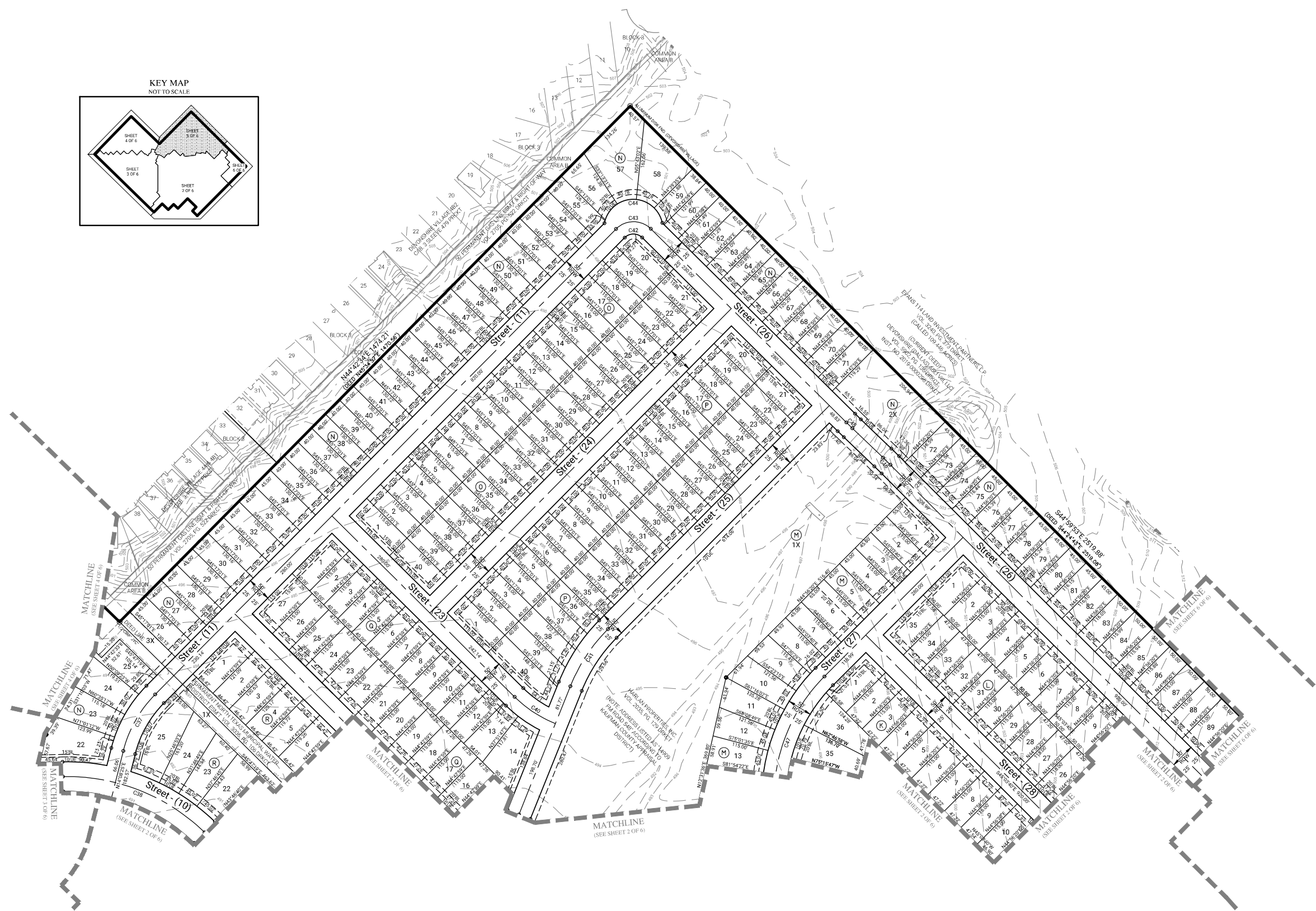
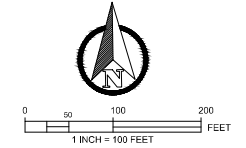
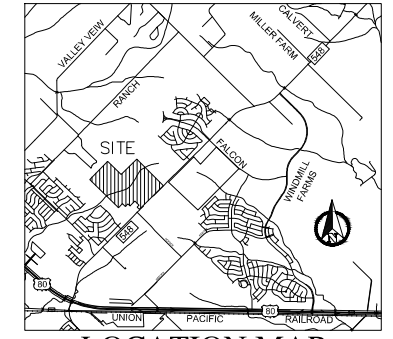
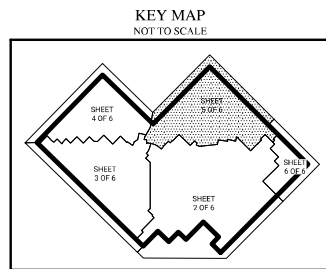
213.925 ACRES
1005 RESIDENTIAL LOTS
13 COMMON AREA LOTS
SITUATED IN THE
JUAN LOPEZ SURVEY - ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S190-031



801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 201903-00W
DATE - October, 2019

OWNER/DEVELOPER
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
Tel. No. (972) 659-0655

Sheet Scale 1 inch = 100 Feet



IMPROVEMENT LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GUY ANCHOR
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS METER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TRAFFIC SIGN
- MAILBOX

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
(CIRF)	(CAPPED) IRON ROD FOUND
CIRS	CAPPED IRON ROD SET "BCG"
DRKCT	DEED RECORDS OF KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
(N)	DESIGNATES BLOCK NUMBER
(S)	DENOTES STREET NAME CHANGE

- GENERAL NOTES:**
- Lot-to-Lot Drainage is not permitted without Engineering Section Approval.
 - Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.
 - All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
 - No permanent structures currently exist within the boundaries of this plat.
 - Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
 - Subject property lies within Zone X (un-shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain" according to Federal Emergency Management Agency Flood Insurance Rate Maps for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0050D, Effective Date July 3, 2012. Absence of Floodplain lines hereon is according to these maps as retrieved from the FEMA Map Service Center GIS Data Download for Kaufman County, Texas, accessed 8/2019.
 - The purpose of this plat is to create 1005 residential lots and 13 common area lots.

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

**PRELIMINARY PLAT
WALDEN POND WEST**

213.925 ACRES
1005 RESIDENTIAL LOTS
13 COMMON AREA LOTS
SITUATED IN THE
JUAN LOPEZ SURVEY - ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S190-031



801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019003-00W
DATE - October, 2019

OWNER/DEVELOPER
Harlan Properties, Inc.
2404 Texas Drive
Irving, Texas 75062
Tel. No. (972) 659-0655

