





**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, AP The Hill Owner, LLC, is the owner of a 19.219 acres (837,185 square foot) tract of land situated in the David Barrow Survey, Abstract No. 117 and the Neal McCraney Survey, Abstract No. 996, Dallas County, Texas; said tract being all of Block A/5459 The Corner At Walnut Hill and Central Expressway, Installment 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76202, Page 1 of the Map Records of Dallas County, Texas and Block A/5459 The Corner At Walnut Hill and Central Expressway, Installment 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 77216, Page 1637 of said Map Records records; said tract being all of that certain tract of land described in Special Warranty Deed to AP The Hill Owner, LLC, recorded in Instrument No. 202100242503 of the Official Records of Dallas County, Texas; said 19.219 acres (837,185 square foot) tract being more fully described as follows:

BEGINNING, at a 5/8-inch iron with "PACHECO KOCH" cap found for corner at the intersection of the northwest right-of-way line of Walnut Hill Lane (a 100-foot right-of-way) and the west right-of-way line of Manderville Lane (a variable width right-of-way) said point being the southeast corner of said Instalment 1; said point being the beginning of a non-tangent curve to the left;

THENCE, along said northwest line of Walnut Hill Lane, the southeast line of said Instalment 1 and the southeast line of said Instalment 3, the following four (4) calls:

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 47 minutes, 33 seconds, a radius of 1,329.56 feet, a chord bearing and distance of South 42 degrees, 44 minutes, 07 seconds West, 134.36 feet, an arc distance of 134.42 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

South 39 degrees, 49 minutes, 01 seconds West, a distance of 396.09 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 32 degrees, 58 minutes, 50 seconds, a radius of 1,220.68 feet, a chord bearing and distance of South 56 degrees, 19 minutes, 46 seconds West, 692.98 feet, to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the south corner of said Instalment 2 and the southernmost corner of said Instalment 1 said point being the beginning of a compound curve to the right;

In a southwesterly direction along said compound curve to the right, having a central angle of 14 degrees, 51 minutes, 21 seconds, a radius of 1,220.68 feet, a chord bearing and distance of South 65 degrees, 17 minutes, 14 seconds West, 315.62 feet, to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the east corner of a that certain tract of land described in Special Warranty Deed to 8007 Walnut Hill Lane, LLC of the Official Public Records of Dallas County, Texas;

THENCE, North 46 degrees, 43 minutes, 30 seconds West, departing the said northwest line of Walnut Hill Lane, along the southwest line of said Instalment 2, the northeast line of said 8007 Walnut Hill Lane, LLC tract and the northeast line of Block A/5458 Walnut/Central Retail Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 81109, Page 917 of said Map Records, at a distance of 236.22 feet passing the northeast corner of said 8007 Walnut Hill Lane, LLC tract and the east corner of said Walnut/Central Retail Center, continuing a total distance of 504.92 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the east right-of-way line of Central Expressway (U.S. Highway 75) (a variable width right-of-way) and point being the north corner of said Walnut/Central Retail Center;

THENCE, North 00 degrees, 24 minutes, 29 seconds West, along said east line of Central Expressway and the west line of said Instalment 2, a distance of 568.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of said Instalment 2 and being in the southwest corner of a 15-foot alley;

THENCE, North 89 degrees, 05 minutes, 02 seconds East, along the south line of said 15-foot alley, the north line of said Instalment 2 and Instalment 1, at a distance of 705.70 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said Instalment 2 and the northwest corner of said Instalment 1;

THENCE, North 89 degrees, 05 minutes, 02 seconds East, continuing along the north line of said Instalment 1 and said south line of 15-foot alley, a distance of 584.94 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being in said west line of Manderville Lane, the southeast corner of said 15-foot alley and the northeast corner of said Instalment 1;

THENCE, South 00 degrees, 19 minutes, 58 seconds East, along said west line of Manderville Lane and the east line of said Instalment 1, a distance of 148.05 feet to a POINT OF BEGINNING;

CONTAINING: 19.219 acres or 837,185 square feet of land, more or less.

**SURVEYOR'S STATEMENT**

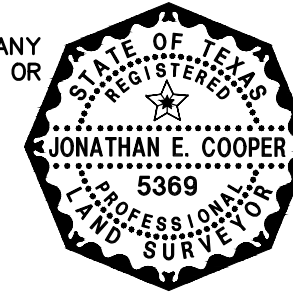
I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

**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. RELEASED 11/16/22.

Jonathan E. Cooper  
Registered Professional Land Surveyor,  
No. 5369  
jcooper@pkce.com



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 Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AP The Hill Owner LLC acting by and through its duly authorized agent do hereby adopt this plat, designating the herein above described property as THE HILL ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

ASANA PARTNERS

By: \_\_\_\_\_  
Welch Liles  
Director - Development

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Kit Baker 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 for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of \_\_\_\_\_

SHEET 2 OF 2  
PRELIMINARY PLAT  
**LOT 1, BLOCK A/5459  
THE HILL ADDITION**  
A REPLAT OF BLOCK A/5459  
THE CORNER AT WALNUT HILL AND CENTRAL  
EXPRESSWAY, INSTALLMENT 1 AND BLOCK B/5459,  
THE CORNER AT WALNUT HILL AND  
CENTRAL EXPRESSWAY, INSTALLMENT 2  
AND BEING OUT OF THE  
DAVID BARROW SURVEY, ABSTRACT NO. 117  
AND NEAL MCCRANEY SURVEY, ABSTRACT NO. 996  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S223-024  
ENGINEERING PLAN NO.:

**ENGINEER/SURVEYOR:**

PACHECO KOCH, A WESTWOOD COMPANY, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JONATHAN E. COOPER

**OWNER/DEVELOPER:**

COMPANY NAME: ASANA PARTNERS  
ADDRESS 1616 CAMDEN ROAD, SUITE 210  
CHARLOTTE, NORTH CAROLINA 28203  
PH: (704) 423-1721  
CONTACT: WELCH LILES

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

**Pacheco Koch**  
a Westwood company  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

DRAWN BY JMC	CHECKED BY MWW/JEC	SCALE NONE	DATE NOV. 2022	JOB NUMBER 3610-21.560
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PRELIMINARY PLAT - LOT 1, BLOCK A/5459, THE HILL ADDITION

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