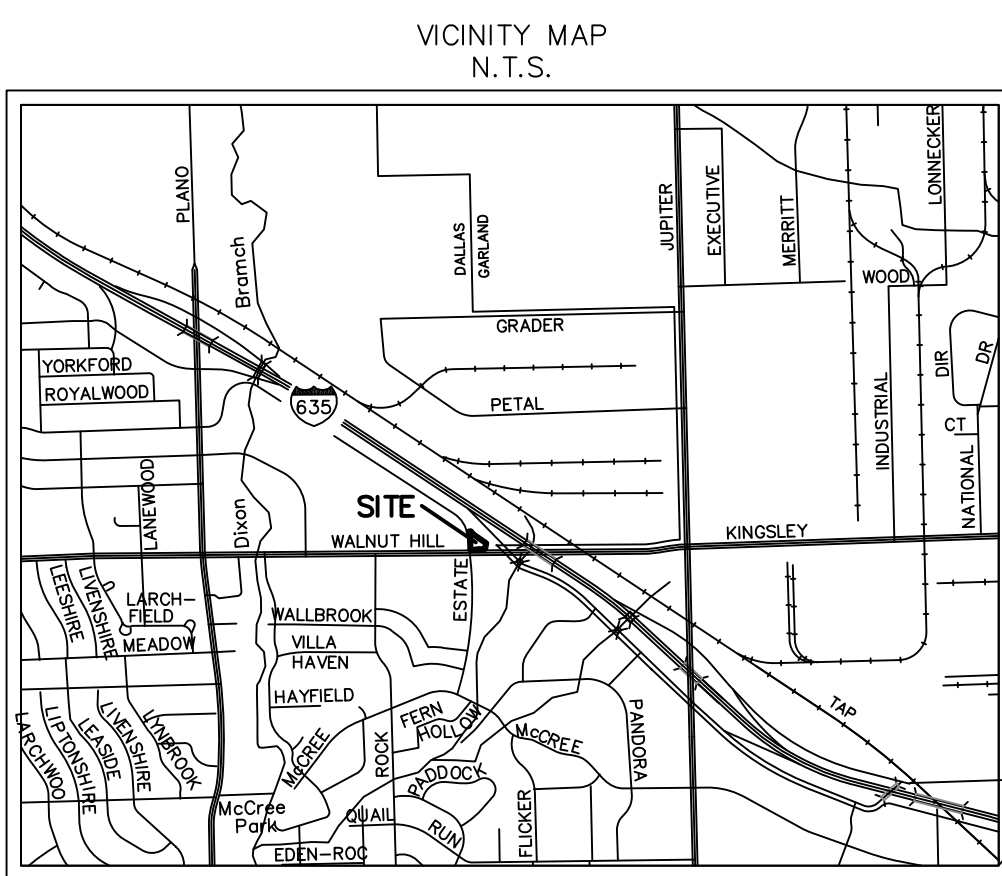


**LEGEND**

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. - INSTRUMENT NUMBER  
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
 VOL. - VOLUME  
 PG. - PAGE  
 SQ. FT. - SQUARE FEET  
 FND. - FOUND  
 IRF - IRON ROD FOUND  
 F.K.A. - FORMERLY KNOWN AS  
 RCIRF - RED PLASTIC CAP STAMPED "PEISER & MANKIN SURV." (FORMERLY SET ON A SURVEY OF THE PROPERTY DATED 10/11/2019)



**LINETYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	STORM LINE

**OWNER'S CERTIFICATE:**

STATE OF TEXAS ( )  
 COUNTY OF DALLAS ( )

WHEREAS WALNUT HILL ESTATE REALTY LLC IS THE OWNER OF LAND SITUATED IN THE A.G. COLLINS SURVEY, ABSTRACT NO. 329, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF LOT 1, BLOCK C/8051, B.B. OWEN SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80209, PAGE 1751, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING CORRECTED BY CERTIFICATE OF CORRECTION OF ERROR, AS RECORDED IN VOLUME 81104, PAGE 0757, SAID DEED RECORDS, AND BEING THE REMAINDER OF THAT TRACT OF LAND TO WALNUT HILL ESTATE REALTY LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 201300341422, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CROW'S FOOT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WALNUT HILL LANE (FORMERLY KNOWN AS KINGSLEY ROAD, NO. 171, A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF ESTATE LANE (A 60' RIGHT-OF-WAY);

THENCE ALONG THE COMMON LINE OF SAID LOT 1, AND THE EAST RIGHT-OF-WAY LINE OF SAID ESTATE LANE AS FOLLOWS:

NORTH 00 DEG. 58 MIN. 43 SEC. WEST, A DISTANCE OF 96.53 FEET TO AN 'X' CUT FOUND IN CONCRETE FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 15 DEG. 45 MIN. 17 SEC., AND A CHORD BEARING AND DISTANCE OF NORTH 08 DEG. 51 MIN. 21 SEC. WEST, 104.16 FEET;

IN A NORTHWESTERLY DIRECTION, AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 104.49 FEET TO AN 'X' CUT FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THAT "AREA AFFECTED BY LIS PENDENS" BY THE STATE OF TEXAS V. WALNUT HILL ESTATE REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY, ET AL, AS RECORDED IN INSTRUMENT NUMBER 201800154015, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE THROUGH THE INTERIOR OF SAID LOT 1, AND ALONG SAID AREA AFFECTED BY LIS PENDENS AS FOLLOWS:

NORTH 76 DEG. 50 MIN. 53 SEC. EAST, A DISTANCE OF 20.71 FEET TO AN 'X' CUT FOUND FOR AN ANGLE POINT;

SOUTH 49 DEG. 12 MIN. 34 SEC. EAST, A DISTANCE OF 9.69 FEET TO AN 'X' CUT FOUND FOR AN ANGLE POINT;

SOUTH 35 DEG. 21 MIN. 36 SEC. EAST, A DISTANCE OF 29.07 FEET TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "PEISER & MANKIN SURV" (HEREINAFTER REFERRED TO AS 1/2 INCH IRON ROD FOUND) FOR AN ANGLE POINT;

SOUTH 55 DEG. 23 MIN. 25 SEC. EAST, A DISTANCE OF 178.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;

SOUTH 11 DEG. 49 MIN. 16 SEC. WEST, A DISTANCE OF 60.47 FEET TO AN 'X' CUT FOUND FOR AN ANGLE POINT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 593.00 FEET, A CENTRAL ANGLE OF 06 DEG. 51 MIN. 13 SEC., AND CHORD BEARING AND DISTANCE OF SOUTH 82 DEG. 39 MIN. 45 SEC. WEST, 70.89 FEET;

IN A SOUTHWESTERLY DIRECTION, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 70.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 03 DEG. 04 MIN. 47 SEC., AND CHORD BEARING AND DISTANCE OF SOUTH 85 DEG. 29 MIN. 48 SEC. WEST, 31.71 FEET;

IN A SOUTHWESTERLY DIRECTION, AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;

SOUTH 87 DEG. 01 MIN. 50 SEC. WEST, A DISTANCE OF 21.67 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT, SAME BEING IN THE SOUTH LINE OF SAID LOT 1, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID WALNUT HILL LANE;

THENCE SOUTH 89 DEG. 01 MIN. 17 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 1, AND SAID WALNUT HILL LANE, A DISTANCE OF 37.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,897 SQUARE FEET OR 0.526 ACRE OF COMPUTED LAND, MORE OR LESS.

**OWNER'S DEDICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WALNUT HILL ESTATE REALTY LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, ELLEN CHUNG, MANAGER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WALNUT HILL KINGSLEY CENTER

AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS 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 UTILITIES, 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 AND UPON 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 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2020.

WALNUT HILL ESTATE REALTY LLC

BY: \_\_\_\_\_  
 ELLEN CHUNG, MANAGER

STATE OF TEXAS:  
 COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELLEN CHUNG, MANAGER OF WALNUT HILL ESTATE REALTY LLC, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY

- GENERAL NOTES:**
1. BASIS OF BEARING - BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A PORTION OF A PLATTED LOT.
  4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
  6. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS WATER DEPARTMENT BENCHMARKS:  
 PRIMARY: 28-N-15 BENCHMARK LOCATED ON NORTH CONCRETE CURB OF LORWOOD DRIVE AND 50' WEST OF CENTERLINE PLANO ROAD, ELEVATION=561.55'  
 SECONDARY: 28-S-3 BENCHMARK LOCATED ON NOSE OF CONCRETE MEDIAN IN THE CENTER OF PLANO ROAD AND SOUTH SIDE OF LANSDALE CIRCLE, ELEVATION=537.08'

OWNER:  
 WALNUT HILL ESTATE REALTY LLC  
 ELLEN CHUNG, MANAGER  
 2016 BRANDLES DR.  
 LEWISVILLE, TEXAS 75056  
 214-215-2315  
 CELLENLY@GMAIL.COM

**SURVEYOR'S STATEMENT**

I, TIMOTHY R. MANKIN, 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 SIGNED FINAL PLAT.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 06/12/2020**

TIMOTHY R. MANKIN DATE  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:  
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

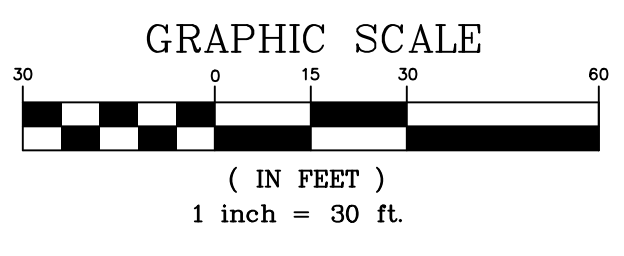
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

**PRELIMINARY PLAT**  
**WALNUT HILL KINGSLEY CENTER**  
**LOT 1R, BLOCK C/8051**  
 A REPLAT OF LOT 1, BLOCK C/8051  
 B.B. OWEN SUBDIVISION  
 A.G. COLLINS SURVEY, ABSTRACT NO. 329  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-161  
 ENGINEERING PLAN NO. \_\_\_\_\_

**LEGEND**

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		X-FENCE
	POWER POLE		WATER VALVE		CONCRETE		FENCE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD



JOB NO.:	19-0914	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	SHEET
DATE:	05/20/2020		
FIELD DATE:	05/18/2020	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
SCALE:	1" = 30'		
FIELD:	N.T.K.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN:	J.B.W.		
CHECKED:	T.R.M.	tmanikin@peisersurveying.com	1
		FIRM No. 100999-00	Member Since 1977