



- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
  - 2) THE PURPOSE OF THIS PLAT IS TO PLAT UNPLATTED TRACT OF LAND IN TO ONE LOT.
  - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
  - 4) ACCORDING TO THE F.I.R.M. NO. 48113C0215K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
  - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) BENCHMARKS:  
WATER DEPARTMENT BENCHMARK SET ON NORTH CONCRETE CURB OF DARTRIDGE DRIVE AND 75 FEET WEST OF THE CENTERLINE OF AUDELIA RD.  
N: 7,008,834.241 E: 2,515,455.576 ELEV.= 555.13  
SQUARE CUT ON CONCRETE STORM SEWER DROP INLET AT NORTHEAST CORNER OF THE INTERSECTION OF BROKEN BOW RD. AND FIELDCREST DR.  
N: 7,006,418.761 E: 2,514,346.719 ELEV.= 486.04
  - 7) EXISTING TREE IS AS SHOWN.

- LEGEND
- M.R.D.C.T.  
D.R.D.C.T.  
O.P.R.D.C.T.  
INST. NO.  
VOL., PG.  
SQ. FT.  
IRF  
"X"  
"CM"
- MAP RECORDS, DALLAS COUNTY, TEXAS  
DEED RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME, PAGE  
SQUARE FEET  
IRON ROD FOUND  
CUT X IN CONCRETE FOUND  
CONTROL MONUMENT
- ASPHALT  
EASEMENT LINE  
BUILDING LINE  
BOUNDARY LINE  
CENTERLINE  
SANITARY SEWER LINE  
STORM SEWER LINE  
GAS LINE  
WATER LINE  
OVERHEAD SERVICE LINE  
OVERHEAD POWER LINE  
WOOD FENCE  
CHAINLINK FENCE  
PIPE RAIL FENCE

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **TYGRA WALNUT HILL, LLC**, is the owner of a 0.477 acre tract of land in City Block 8119 situated in the Joseph Prigmore Survey, Abstract No. 1160, City of Dallas, Dallas County, Texas, being that same tract of land as described in Special Warranty Deed to TYGRA WALNUT HILL, LLC, recorded in Instrument Number 201900215791, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod for the most southerly southeast corner of Lot 1, Block 2/8118, of Highland House Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83130, Page 4890, Deed Records, Dallas County, Texas, same lying in the north right-of-way line of Walnut Hill Lane (F.K.A. Kingsley Road) (100 foot right-of-way);

THENCE North 00 degrees 47 minutes 36 seconds West, departing the said north right-of-way line of said Walnut Hill Lane, along an easterly line of said Lot 1, Block 2/8118, a distance of 154.89 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "5310", said point being an interior corner of said Lot 1, Block 2/8118, also being the northwest corner of said Tygra Walnut Hill tract;

THENCE North 88 degrees 29 minutes 02 seconds East, along a southerly line of said Lot 1, Block 2/818 and the north line of said Tygra Walnut Hill tract, a distance of 134.20 feet to a 1/2 inch iron rod found with a plastic yellow cap stamped "5310", said point an interior corner of said Lot 1, Block 2/8118, also being the northeast corner of said Tygra Walnut Hill tract;

THENCE South 00 degrees 49 minutes 44 seconds East, along an easterly line of said Lot 1, Block 2/8118, also being the easterly line of said Tygra Walnut Hill tract, passing at a distance of 5.00 feet an interior corner of said Lot 1, Block 2/8118, also being the northwest corner of that certain tract of land described in Warranty Deed to William W. Willingham recorded in Volume 85149, Page 3850, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 154.70 feet to a 1/2 inch iron rod found, said point being the southwest corner of said Willingham tract, lying on the said north right-of-way line of Walnut Hill Lane;

THENCE South 88 degrees 24 minutes 06 seconds West, along the said north right-of-way line of Walnut Hill Lane, a distance of 134.30 feet to the POINT OF BEGINNING and containing 20,779 square feet or 0.477 acres of land more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/22/2025)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TYGRA WALNUT HILL, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HIGHLANDS VILLAGE** 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 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
TYGRA WALNUT HILL, LLC

By: \_\_\_\_\_  
James L. Chapman III - Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared James L. Chapman III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL  
HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT  
HIGHLANDS VILLAGE  
LOT 1, BLOCK 1/8119

BEING PART OF CITY BLOCK 8119

SITUATED IN THE

JOSEPH PRIGMORE SURVEY,

ABSTRACT NO. 1160

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S-245-150

ENGINEERING PLAN NO. DP \_\_\_\_\_

DATE: 04/15/2025 / JOB # 2500711-1 / SCALE= 1" = 30' / DRAWN: JAM

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

OWNER  
TYGRA WALNUT HILL, LLC,  
9742 MAPLEHILL DRIVE  
DALLAS, TEXAS 75238  
ATTN: JAMES L. CHAPMAN III

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

