

VICINITY MAP NOT TO SCALE

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas

SURVEYOR NAME

DUNAWAY ASSOCIATES, LP
550 BAILEY STREET - SUITE 400
FORT WORTH, TEXAS 76107
GREG IFFLAND

APPLICANT NAME

LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY. 40208
TED PAYNE

ENGINEER NAME

DUNAWAY ASSOCIATES, LP
550 BAILEY STREET - SUITE 400
FORT WORTH, TEXAS 76107
GREG WESCOTT

OWNER NAME

PD ENGLAND, LTD
1300 N WALTON WALKER BLVD
FORT WORTH, TEXAS 75211
PHILLIP D. ENGLAND

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PD England, LTD, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as THE RIDGE AT LOOP 12, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the streets shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The maintenance of paving on the private streets is the responsibility of the homeowners association. 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

Witness, my hand at Dallas, Texas, this the ___ day of ___, 2024.

PD ENGLAND, LTD

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

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 _____, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ___ day of ___, 2024.

Notary's Signature

SURVEYORS STATEMENT

I, Gregory S. Iffland, 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-8.517 (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 ___ day of ___, 2024

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor
Texas Registration No. 4351
Dunaway Associates, LLP
550 Bailey Avenue - Suite 400
Fort Worth, Texas 76107
(817) 335-1121
giffland@dunaway.com

NOTARY CERTIFICATE

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 Gregory S. Iffland, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ___ day of ___, 2024.

Notary's Signature

PLACE COUNTY RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, Tony Shildt, Chairman or Greg Ruge, Vice Chairman 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.

CITY PLAN FILE NUMBER: S234-135
ENGINEERING NUMBER

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 1 LOT FROM A 15.421 ACRE TRACT OF LAND

PRELIMINARY PLAT OF WALTON WALKER LOT 1 BLOCK 8332

Table with 3 columns: LOT, GROSS, NET. Row 1: 1, 15.421 ACRES, 15.421 ACRES

METES AND BOUNDS DESCRIPTION

BEING a 15.421 acre tract of land situated in the James Horton Survey, Abstract Number 611, Dallas County, Texas, and in Dallas City Blocks 8332 and 8333. Being a part of the tract of land described in the instrument to P. D. England, Ltd recorded in Document Number 20070311791, Official Public Records of Dallas County, Texas, said 15.421 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set in the easterly line of the tract of land described in the instrument to 1200 North Walton Walker LP recorded in Document Number 201400209118, Official Records of Dallas County, Texas for the common corner of said P. D. England, Ltd tract and Lot 16, Block 1/8335, Arcadia Gardens, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 451, Map Records of Dallas County, Texas;

THENCE with the easterly line of said 1200 North Walton Walker LP tract North 13° 38' 15" West a distance of 22.11 feet to a TxDOT 3 inch brass monument found in the easterly right-of-way line of Walton Walker Boulevard (Loop 12) (a variable width right-of-way) for the northerly corner of said 1200 North Walton Walker LP tract;

THENCE with the easterly right-of-way line of Walton Walker Boulevard (Loop 12) the following courses and distances:

North 01° 44' 44" West a distance of 641.80 feet to a TxDOT 3 inch brass monument found for corner;

North 02° 30' 51" East a distance of 26.65 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE departing the easterly right-of-way line of Walton Walker Boulevard (Loop 12), North 88° 31' 45" East a distance of 470.26 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" in the north line of said P. D. England, Ltd tract and the most westerly south line of Anderson & Goodman's Interurban Acre Farms according to the plat recorded in Volume 2, Page 295, Deed Records of Dallas County, Texas;

THENCE with the common line of said P. D. England, Ltd tract and said Anderson & Goodman's Interurban Acre Farms South 70° 03' 10" East a distance of 565.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for the northwesterly corner of the tract of land described in the instrument to the City of Dallas recorded in Volume 2003255, Page 3138, Deed Records of Dallas County, Texas; THENCE departing the common line of said P. D. England, Ltd tract and said Anderson & Goodman's Interurban Acre Farms with the westerly and southerly lines of said City of Dallas tract the following:

South a distance of 16.51 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for the beginning of a non-tangent curve to the right having a radius of 38.50 feet;

Southwesterly along said curve through a central angle of 71° 56' 59" an arc distance of 48.35 feet with a chord bearing of South 47° 55' 06" West and a chord distance of 45.23 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for the end of said curve;

West a distance of 4.02 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

South a distance of 25.28 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

East a distance of 11.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for the point of curvature of a curve to the right having a radius of 38.50 feet;

Southeasterly along said curve through a central angle of 90° 00' 00" an arc distance of 50.48 feet with a chord bearing of South 45° 00' 00" East and a chord distance of 54.45 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for the end of said curve;

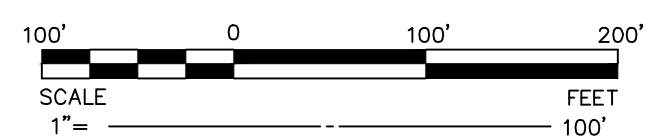
South 00° 00' 15" West a distance of 5.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

South 89° 59' 45" East a distance of 45.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set in the common easterly line of said Anderson & Goodman's Interurban Acre Farms and said P. D. England, Ltd tract for the southeasterly corner of said City of Dallas tract;

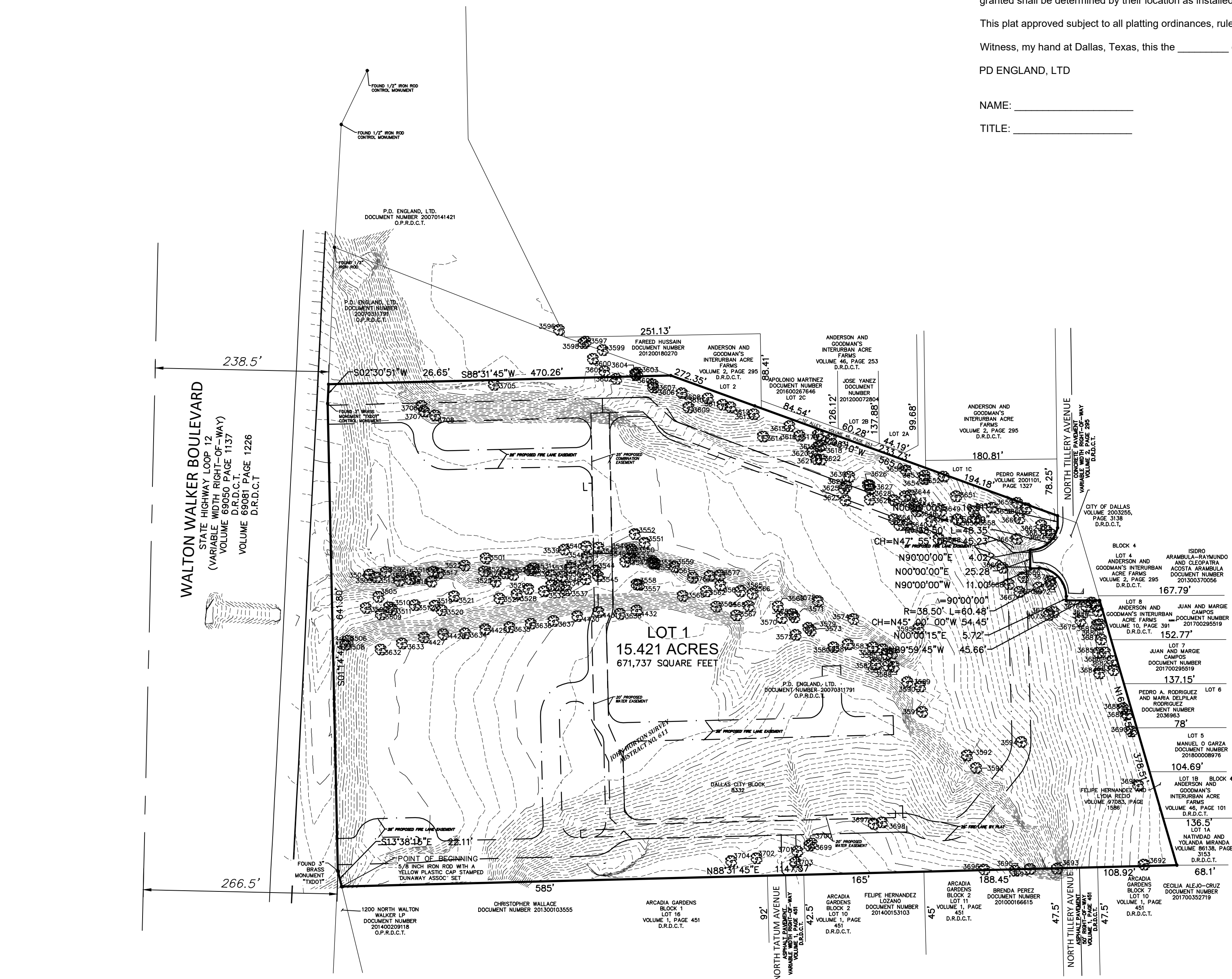
THENCE with the common easterly line of said Anderson & Goodman's Interurban Acre Farms and said P. D. England, Ltd tract South 16° 17' 45" East a distance of 378.51 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set in the common line of said P. D. England, Ltd tract and said Arcadia Gardens for the common corner of said Anderson & Goodman's Interurban Acre Farms and said P. D. England, Ltd tract;

THENCE with the common line of said P. D. England, Ltd tract and said Arcadia Gardens South 88° 31' 45" West a distance of 1,147.37 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 15.421 acres (671,737 square feet) of land;



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



PRELIMINARY PLAT NOTES:

- 1. All visible structures present within the plat boundary at the time of the survey are shown.
2. Site is not located within the City of Dallas Escarpment Zone. However, it is within a federally recognized wetland.
3. No common areas planned for this site.
4. The purpose of this plat is to create 1 lot from a 15.421 acre tract of land.

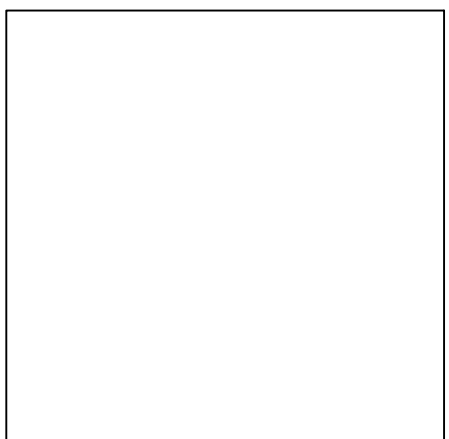
NOTES:

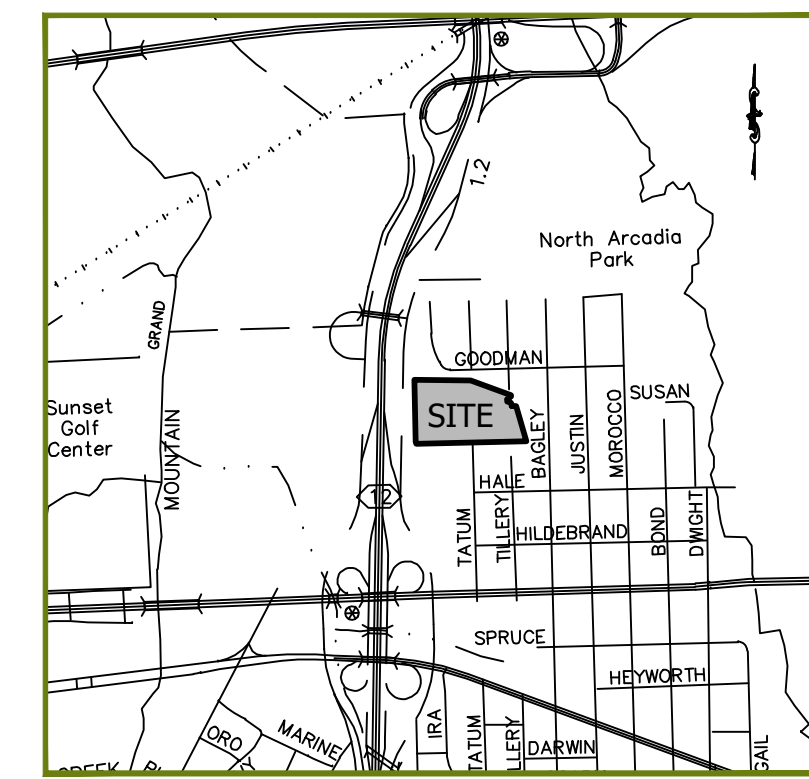
The basis of bearings for this survey is the Texas State Plane Coordinate System (NAD83), North Central Zone. A combined scale factor of 0.99986598 was used for this project.

According to the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 320 of 725, Map Number 48113C0320 J, Map Revised Date: August 23, 2001, the subject property is located in "X" (unshaded), defined as "areas determined to be outside 500-year floodplain". This statement does not reflect any type of flood study by this firm.

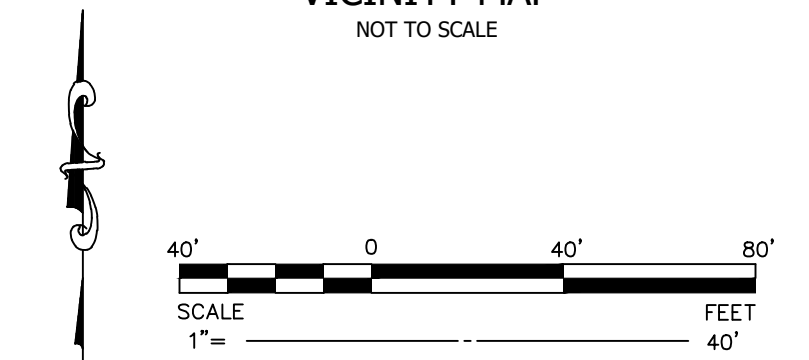
● = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC. LP" SET UNLESS OTHERWISE NOTED

CITY CASE NUMBER:





VICINITY MAP
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SURVEYOR NAME

DUNAWAY ASSOCIATES, LP
550 BAILEY STREET - SUITE 400
FORT WORTH, TEXAS 76107
GREG IFFLAND

APPLICANT NAME

LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY. 40208
TED PAYNE

ENGINEER NAME

DUNAWAY ASSOCIATES, LP
550 BAILEY STREET - SUITE 400
FORT WORTH, TEXAS 76107
GREG WESCOTT

OWNER NAME

PD ENGLAND, LTD
1300 N WALTON WALKER BLVD
FORT WORTH, TEXAS 75211
PHILLIP D. ENGLAND

PRELIMINARY PLAT NOTES:

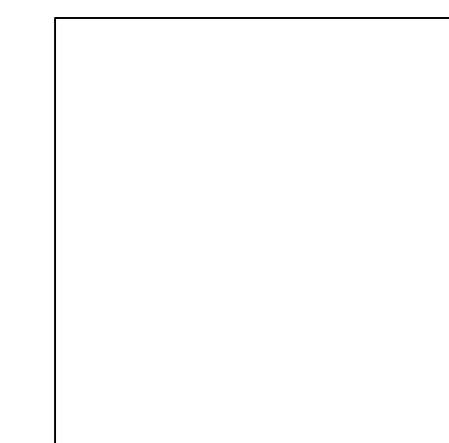
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CITY PLAN FILE NUMBER:
ENGINEERING NUMBER _____

**THE PURPOSE OF THIS PRELIMINARY PLAT IS
TO CREATE 1 LOT FROM A 15.421 ACRE
TRACT OF LAND**

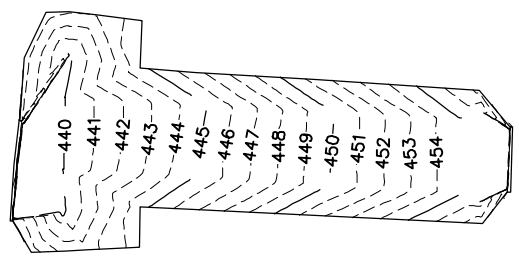
**PRELIMINARY PLAT OF
WALTON WALKER
LOT 1 BLOCK 8332**

CITY CASE NUMBER: .



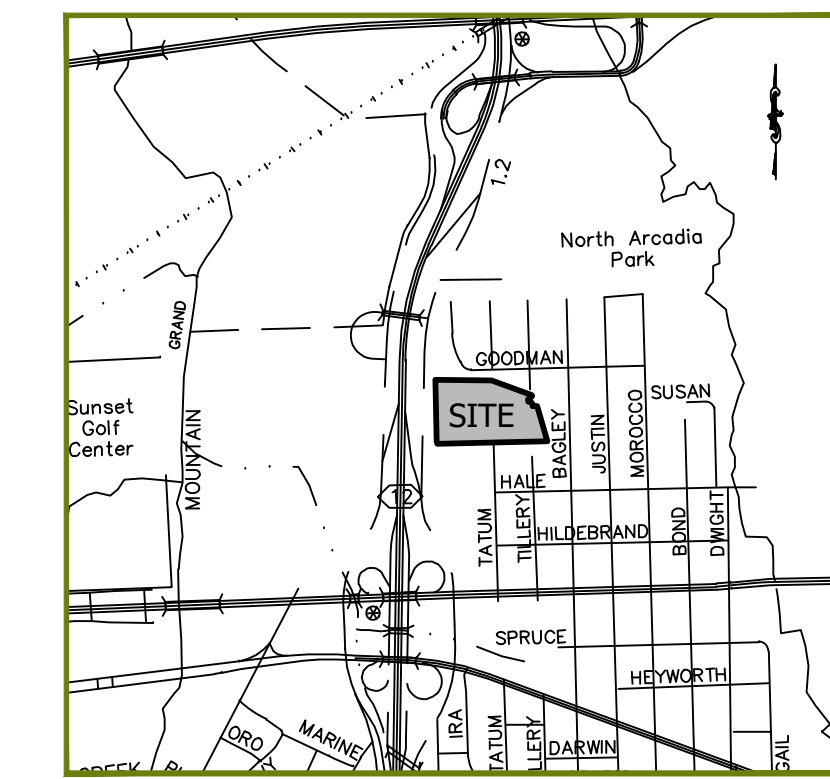
WALTON WALKER BOULEVARD
STATE HIGHWAY LOOP 12
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 88081 PAGE 1137
D.F.C.T.

SHEET 3

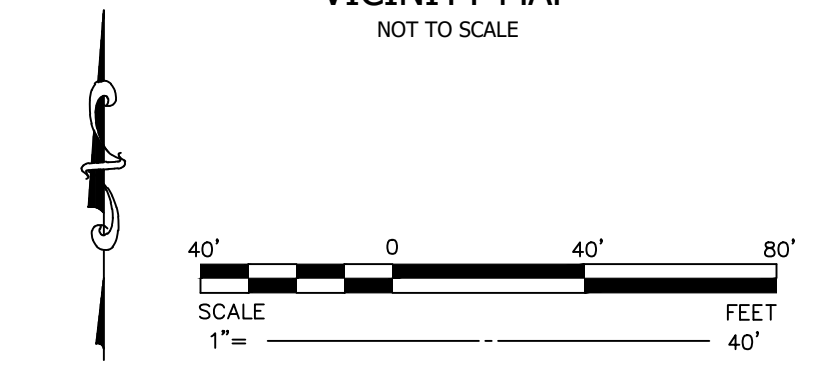




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 GREG WESCOTT

OWNER NAME
 PD ENGLAND, LTD
 1300 N WALTON WALKER BLVD
 FORT WORTH, TEXAS 75211
 PHILLIP D. ENGLAND

TREE TAG	DESCRIPTION
3501	10 inch Live Oak
3502	18.5 (9.5,7.3,3.5) inch American Elm
3503	8.5 (4.3,5.3,2.5) inch American Elm
3504	11.25 (6.4,5.4,2) inch American Elm
3505	14 inch Black Willow
3506	19 (10.5,6.5,5.5,5) inch Western Soapberry
3507	8.25 (6.5,3.5) inch American Elm
3508	12.5 (6.5,6.5,5.5) inch Western Soapberry
3509	11 inch American Elm
3510	19.75 (9.5,6.5,7.5,6.5) inch American Elm
3511	9.75 (8.3,5) inch American Elm
3512	8 (6,4) inch American Elm
3513	13 (7.6,5.5,5) inch Western Soapberry
3514	8 inch Western Soapberry
3515	25.5 (7.6,5.5,5.5,4.5,5.5,5) inch Western Soapberry
3516	10.5 (9,3) inch Western Soapberry
3517	8.5 (7,3) inch Western Soapberry
3518	8.5 inch American Elm
3519	8.5 inch American Elm
3520	11.25 (7,6,2.5) inch Bois D'arc
3521	18 inch Cottonwood
3522	8.75 (6,5,5) inch American Elm
3523	9.5 inch Western Soapberry
3524	10.5 (8,5) inch Western Soapberry
3525	8.5 inch American Elm
3526	15 (11,5,7) inch Black Willow
3527	10.5 (7,7) inch Black Willow
3528	8.5 inch Green Ash
3529	9 (6,6) inch American Elm
3530	16 (9,7,5,6,5) inch Western Soapberry
3531	9.5 (6,5,6) inch Western Soapberry
3532	9 inch Black Willow
3533	8.5 inch Black Willow
3534	22.75 (15,8,5,4,3) inch American Elm
3535	16.75 (13,7,5) inch American Elm
3536	9 inch Black Willow
3537	9 inch Black Willow
3538	15.75 (9,5,6,5,6) inch American Elm
3539	9 inch Live Oak
3540	9 inch Live Oak
3541	16 inch Cottonwood
3542	12 inch Cottonwood
3543	14 inch Black Willow
3544	DEAD
3545	8 inch American Elm
3546	9.5 inch Black Willow
3547	13 (8,8) inch Black Willow
3548	15.5 (10,6,5) inch Black Willow
3549	16 inch Black Willow
3550	13.25 (9,8,5) inch Black Willow

TREE TAG	DESCRIPTION
3551	13.25 (5.5,4.5,4.5,4.2,5) inch Crape Myrtle
3552	11 (4.5,4.5,3.3,2.5) inch Live Oak
3553	12 inch Black Willow
3554	14.75 (10.5,8.5) inch Black Willow
3555	8.5 inch Black Willow
3556	11 inch Black Willow
3557	9 inch Cottonwood
3558	10.25 (6,5,3,5) inch Cottonwood
3559	11 inch Black Willow
3560	12.5 (9,4,3) inch American Elm
3561	10.5 inch Black Willow
3562	10 inch Black Willow
3563	19.25 (9,8,8,4,5) inch Black Willow
3564	16 inch Black Willow
3565	23 (9,5,9,7,5,4,5,6) inch Black Willow
3566	9.75 (5,4,5,3,2) inch Black Willow
3567	8.75 (6,5,5) inch Black Willow
3568	11.25 (9,4,5) inch Black Willow
3569	11.5 (6,6,5) inch Black Willow
3570	13.75 (7,6,5,5,2) inch Black Willow
3571	7.75 (5,5,4,5) inch Black Willow
3572	11.25 (6,5,5,5) inch Black Willow
3573	9.5 (5,3,2,2,2) inch Black Willow
3574	12.5 (8,5,8) inch Cottonwood
3575	8 (5,5,5) inch Western Soapberry
3576	8 inch Black Willow
3577	14.75 (11,7,5) inch Black Willow
3578	8.5 (5,4,5,2,5) inch Black Willow
3579	9.25 (5,5,5,5,2) inch Black Willow
3580	10.5 (4,5,4,5,4,3,5) inch Black Willow
3581	10.75 (6,5,4,5,4) inch Black Willow
3582	10 (7,6) inch Black Willow
3583	9 (6,5,5) inch Black Willow
3584	8.75 (6,5,5) inch Black Willow
3585	8.75 (5,4,5,3) inch Black Willow
3586	10.5 (7,7) inch Black Willow
3587	11.75 (5,4,5,4,2,5,2,5) inch Black Willow
3588	10.25 (5,5,5,2,5,2) inch Black Willow
3589	9.75 (7,5,5) inch Black Willow
3590	10 (8,5,3) inch Cottonwood
3591	8 (6,5,3) inch Cottonwood
3592	11.25 (5,4,3,3,5,2) inch Black Willow
3593	8.25 (6,4,5) inch Black Willow
3594	19.5 (13,5,12) inch Cedar Elm
3595	9.5 (5,5,4,5,3,5) inch Western Soapberry
3596	15.5 inch Hackberry
3597	45.75 (32,27,5) inch Mesquite
3598	12.5 inch Hackberry
3599	14.25 (10,5,7,5) inch Green Ash

TREE TAG	DESCRIPTION
3649	25.5 inch Green Ash
3650	33 inch White Mulberry
3651	12.75 (4,5,4,5,4,2,5,2,5,3) inch Green Ash
3652	20.5 (14,13) inch White Mulberry
3653	14.5 inch White Mulberry
3654	13.5 inch White Mulberry
3655	10 inch Green Ash
3656	19.5 inch White Mulberry
3657	8.5 inch Hackberry
3658	17 inch Gum Bumelia
3659	18.5 (9,5,5,4,4,5) inch White Mulberry
3660	12.5 inch Green Ash
3661	14 inch Hackberry
3662	11.5 inch Hackberry
3663	21 (8,6,2,3,6,7,2) inch Glossy Privet
3664	19 (8,6,5,4,5,2) inch Glossy Privet
3665	9.5 (6,5,3,5,2,5) inch Western Soapberry
3666	10 inch Hackberry
3667	DEAD
3668	12.5 (9,7) inch Green Ash
3669	11.5 inch Western Soapberry
3670	16 (12,8) inch Hackberry
3671	13 inch Hackberry
3672	10.5 inch Hackberry
3673	12.5 (10,5) inch Western Soapberry
3674	9.5 (7,5,4) inch Western Soapberry
3675	9 inch Hackberry
3676	12.5 inch Hackberry
3677	15 inch Mesquite
3678	15 inch Hackberry
3679	12 inch Hackberry
3680	12 inch Hackberry
3681	29 inch Mesquite
3682	16.5 inch Hackberry
3683	12 inch Hackberry
3684	8 inch Hackberry
3685	9 inch Bois D'arc
3686	16 inch Mesquite
3687	13 inch Hackberry
3688	8 inch Hackberry
3689	8 inch Hackberry
3690	14 inch Mesquite
3691	11.5 inch Mesquite
3692	10 (9,2) inch Hackberry
3693	DEAD
3694	25.5 (18,15) inch Hackberry
3695	8 inch Hackberry
3696	8.5 inch Hackberry
3697	10.75 (4,4,3,2,5) inch Bois D'arc
3698	9 inch Hackberry

TREE TAG	DESCRIPTION
3699	12 inch Hackberry
3700	10.25 (6,5,3,5) inch Hackberry
3701	8 inch Hackberry
3702	16.5 (10,5,5,7) inch Hackberry
3703	12.5 inch American Elm
3704	25.5 inch American Elm
3705	9.5 inch Live Oak
3706	18.25 (10,5,10,5,5) inch Western Soapberry
3707	11 inch Western Soapberry
3708	12 (7,5,5) inch Mesquite
4427	8 inch Live Oak
4428	8.5 inch Live Oak
4429	8.5 inch Live Oak
4430	8.5 inch Live Oak
4431	8.5 inch Live Oak
4432	8.5 inch Live Oak

TREE TAG	DESCRIPTION
3600	15.5 inch Hackberry
3601	12 inch Hackberry
3602	13 inch American Elm
3603	17.25 (10,5,9,5,4) inch Hackberry
3604	9.75 (7,5,5) inch Hackberry
3605	10.5 inch Mesquite
3606	9.5 inch Hackberry
3607	8 inch Western Soapberry
3608	13 (11,4) inch Mesquite
3609	8.5 inch Hackberry
3610	9.75 (6,5,5,2) inch Western Soapberry
3611	10.5 (8,5) inch Western Soapberry
3612	13 inch Western Soapberry
3613	14.5 inch Hackberry
3614	18.5 inch Bois D'arc
3615	14.5 inch Hackberry
3616	12.5 inch Hackberry
3617	9 inch Hackberry
3618	13 inch Hackberry
3619	11 inch Hackberry
3620	9 inch Hackberry
3621	10 inch Cedar Elm
3622	9.5 inch Cedar Elm
3623	23.75 (13,7,5,6,5,4,5,3) inch Black Willow
3624	13 inch Green Ash
3625	18 (12,5,11) inch Green Ash
3626	18.5 inch Green Ash
3627	17 inch Green Ash
3628	19 inch Green Ash
3629	22 inch Green Ash
3630	19 inch Green Ash
3631	12 inch Hackberry
3632	11 (4,5,3,5,3,5,3,5,2,5) inch Mesquite
3633	9 inch Live Oak
3634	9.5 inch Live Oak
3635	9 inch Live Oak
3636	9 inch Live Oak
3637	10 inch Live Oak
3638	11 inch Live Oak
3639	16.75 (11,5,10,5) inch Green Ash
3640	11 inch Green Ash
3641	8 inch Green Ash
3642	9.5 inch Green Ash
3643	22 inch Green Ash
3644	27.5 inch Green Ash
3645	26 inch Green Ash
3646	9 (6,5,5) inch Western Soapberry
3647	36.5 (19,18,17) inch White Mulberry
3648	23.5 (18,11) inch Green Ash

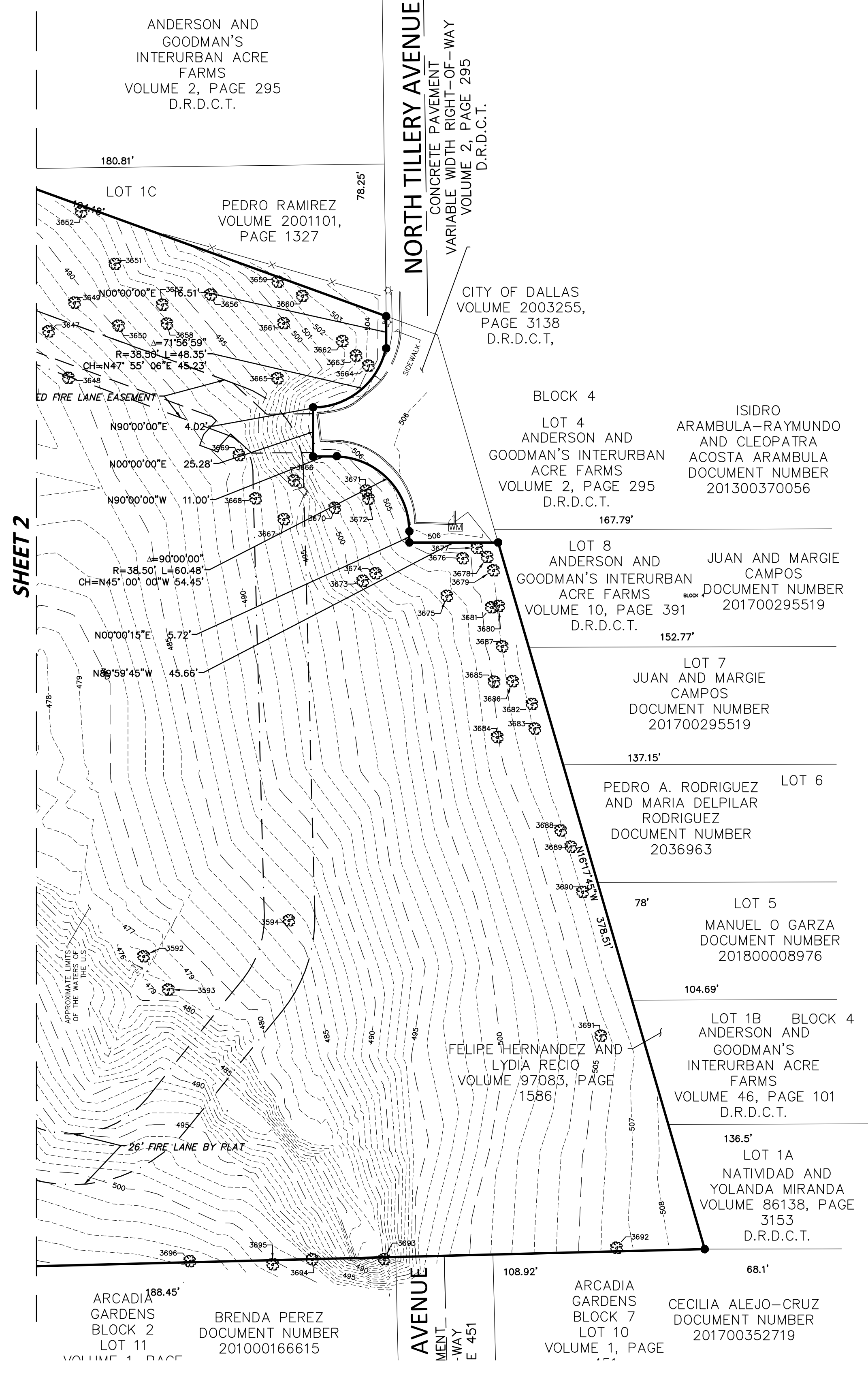
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- All visible structures present within the plat boundary at the time of the survey are shown.
 - Site is not located within the City of Dallas Escarpment Zone. However, it is within a federally recognized wetland.
 - No common areas planned for this site.
 - The purpose of this plat is to create 1 lot from a 15.421 acre tract of land.

CITY PLAN FILE NUMBER:
ENGINEERING NUMBER _____

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 1 LOT FROM A 15.421 ACRE TRACT OF LAND

PRELIMINARY PLAT OF WALTON WALKER LOT 1 BLOCK 8332

CITY CASE NUMBER: _____



SHEET 2

PLOTTED BY: Anton Vasquez ON: Wednesday, June 12, 2024 AT: 8:03 AM RELEASED TO: C:\Users\anton.vasquez\OneDrive\Documents\Projects\Walter Walker - Preliminary Plat.dwg