NOTES:

1. Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
2. The purpose of this plat is to create one lot from two previously platted lots.
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. All improvements on site will be removed.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ASPECT LCS LEASING WP LLC is the owner of a tract of land situated in the Neal McCraney Survey, Abstract No. 996, City of Dallas, Dallas County, Texas and being all of Lots 4B and 4C, City Block No. 5213 1/2, Telesis Addition Revised, an addition to the City of Dallas according to the plat recorded in Volume 84027, Page 2413, Deed Records, Dallas County, Texas, and being all of a called 2.7305 acre tract of land described in Special Warranty Deed to ASPECT LCS LEASING WP LLC, recorded in Instrument No. 201700356313, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Special Warranty Deed to Aspect LCS Leasing WP LLC, recorded in Instrument No. 201700356314 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the southwest corner of said Lot 4C and the southeast corner of a tract of land described in Deed to Dallas Area Rapid Transit, recorded in Volume 88083, Page 4905 of said Deed Records (a 100 foot right-of-way), in the north right-of-way line of Glen Lakes Drive (a variable width right-of-way) Volume 76045, Page 1918 of said Deed Records;

THENCE North 00°25'02" West, departing said north right-of-way line of Glen Lakes Drive, with the west line of said Lot 4C and the east line of said Dallas Area Rapid Transit tract, a distance of 384.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 4C and the southwest corner of part of Lot 5, Block 5213 1/2, Shelby's Suburban Heights Addition, an addition to the City of Dallas according to the plat recorded in Volume 624, Page 6, Map Records, Dallas County, Texas, from which a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found bears South 28°22'00" West, a distance of 0.38 feet;

THENCE North 89°12'35" East, departing said east line of Dallas Area Rapid Transit tract, with the north line of said Lot 4C and the south line of said Lot 5, a distance of 397.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 4C and the northwest corner of Lot 2, Block D/5213, Bank of Texas Walnut Hill Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201600200992 of said Official Public Records;

THENCE South 01°07'35" East, departing said south line of said Lot 5, with the east line of said Lot 4C and the west line of said Lot 2, passing at a distance of 125.00 feet a 5/8" iron rod found for the most northerly southeast corner of said Lot 4C and the northeast corner of said Lot 4B, continuing with the east line of said Lot 4B for a total distance of 384.80 feet to a 1/2" iron rod found for the southeast corner of said Lot 4B, the southwest corner of said Lot 2, in said north right-of-way line of Glen Lakes Drive;

THENCE South 89°12'35" West, with said north right-of-way line of Glen Lakes Drive and the south line of said Lots 4B and 4C, a distance of 401.88 feet to the **POINT OF BEGINNING** and containing 153,725 square feet or 3.5291 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ASPECT LCS LEASING WP LLC**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **ALEXAN WALNUT HILL ADDITION,** 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.

WITNESS, my hand at Dallas, Texas, this the __ day of, _____, 2025 .

By:_____

Name:_____

Title:_____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, 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 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

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 Regulations.

Dated this the _____ day of _____, 2025.

_____
J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

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

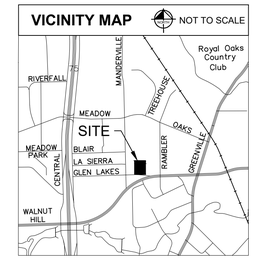
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36



LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
IRFC = IRON ROD WITH CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
BDF = BRASS DISK FOUND
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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
ALEXAN WALNUT HILL ADDITION
LOT 1, BLOCK 5213 1/2

PART OF CITY BLOCK 5213
LOT 4B AND 4C
TELESIS ADDITION REVISED
AND BEING 3.5291 ACRES OUT OF THE
NEAL McCRANEY SURVEY, ABSTRACT NO. 996
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000109 & S245 - 250
WASTEWATER NO. ____-____
PAVING AND DRAINAGE NO. ____-____

OWNER/APPLICANT:
MAPLE MULTI-FAMILY LAND TX, LP
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
PHONE: 214-922-8471
CONTACT: MEGAN SMITH
MEGAN.SMITH@CROWHOLDINGS.COM

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 972-770-1347
CONTACT: CAITLIN BRYAN (BOBB), P.E.
EMAIL: CAITLIN.BRYAN@KIMLEY-HORN.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	ECB	JAD	Sep. 2025	064145084	1 OF 1

DWG NAME: K:\DTD_SURVEY\064145084-ALEXAN WALNUT HILL DALLAS\DWG\064145084-ALEXAN WALNUT HILL DALLAS_PP.DWG PLOTTED BY BEALL, ELIZABETH 9/25/2025 1:39 PM LAST SAVED 9/25/2025 1:39 PM