

6. The purpose of this plat is to create 400 residential lots and 4 common area lots.

Association (HOA).

8. TxDOT approval may be required for any driveway modification or new access point(s).

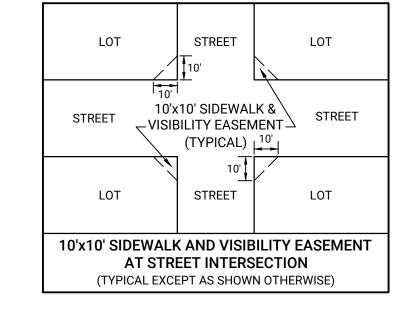
7. State Plane Coordinate System, North Texas Central Zone 4202, North America Datum of 1983. Adjustment realization 1986.

9. Lots ending with an "X" are non-residential lots. maintenance of "X" lots shall be the responsibility of the Home Owners



NOT TO SCALE

	LEGEND
IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
LS&DE	LANDSCAPE & DRAINAGE EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
OPRKCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
DRKCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
PRKCT	PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS



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.

THE PURPOSE OF THIS PLAT IS TO CREATE 400 RESIDENTIAL LOTS & 5 COMMON AREA LOTS OUT OF THE EXISTING 92.919 ACRE TRACT.

PRELIMINARY PLAT **WALDEN POND SOUTH**

92.919 ACRES 400 RESIDENTIAL LOTS 5 COMMON AREA LOTS SITUATED IN THE

SAMUEL SMITH SURVEY, ABSTRACT NO. 450

CITY OF DALLAS ETJ KAUFMAN COUNTY, TEXAS CITY OF DALLAS FILE NO. S212-114

CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20683 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081 TELEPHONE - (214)-484-7055 PROJECT NO. 2019003-01S

1800 VALLEY VIEW LANE, STE. 300 FARMERS BRANCH, TEXAS 75234 PHONE: (469) 892-7200 JIMMIE D. NICHOLS

CONTACT: TREVOR KOLLINGER

104.48

107.87

151.13

282.74

63.62

322.01

62.05

164.53

62.05

129.39

RPLS OF RECORD: REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184 EMAIL: JNichols@Barraza-Group.com

MM FORNEY 92, LLC

DATE February 2022

PAGE 1 OF 4

MATCH LINE - SEE SHEET 1

6900 SF

57,50 SF 5750 SF 5750 SF

5750 SF | 6900 SF | 🕎

5750 SF 5750 SF 5750 SF

6325 SF

13,623 SF

S45°09'07"W 1478.19'

6325 SF

5750 SF 5750 SF 5750 SF

BLOOMSBURY LANE

HOOD POND STREET

5750 SF | 5750 SF

HAWTHORNE STREET

6325 SF

5750 SF 5750 SF 5750 SF

5750 SF 5750 SF 5750 SF

HANSCOM STREET

N44°02'03"E 270.00' (TOTAL)

6325 SF 6325 SF

N44°02'03"E 575.03'

6325 SF 6325 SF 6325 SF

N44*02'03"E 370.03' SHINERS STREET

6900 SF

6900 SF

CALLED 5.61 ACRES

VOL. 6334, PG. 231

INST. NO. 2020-06971

9775 SF

8625 SF

MM FORNEY 92, LLC,

CALLÉD 93.15 ACRES

*V*OL. 6641, PG. 225

INST. NO. 2020-32375 DRKCT

7.327 AC

319,145 SF

BLOOMSBURY LANE

5750 SF | 5750 SF | 5750 SF | 5750 SF | 5750 SF

N44*02'03"E 510.00' HOOD ROND STREET

32

22

∖ 18

7558 SF

A-AFFORDABLE BOAT, RV, &

MINI STORAGE-FORNEY, LLC.

CALLED 17.696 ACRES

VOL. 6218, PG. 473

INST. NO. 2019-29770

OLD MANSE ROAD

8842/\$F

62.83' 62.00' 72.00'

7533 SF

115.00' - - - - 115.00' - -



25

26

27

28

29

30

33

37

41

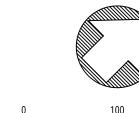
42

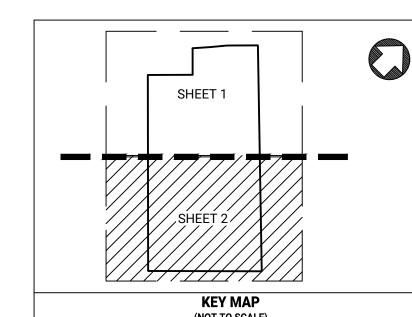
45

47

N44°02'03"E 150.Q2'

(P)





NOT TO SCALE IRF IRON ROD FOUND

> CIRS 5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET LS LANDSCAPE EASEMENT

LEGEND

UTILITY EASEMENT DRAINAGE EASEMENT VISIBILITY EASEMENT

WALL MAINTENANCE EASEMENT WLE WATER LINE EASEMENT

SSE SANITARY SEWER EASEMENT LS&DE LANDSCAPE & DRAINAGE EASEMENT BL BUILDING LINE

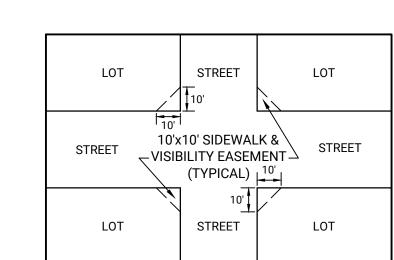
RP RADIUS POINT HOA HOME OWNERS ASSOCIATION

ROW RIGHT-OF-WAY VOL., PG. VOLUME, PAGE DOC. NO. DOCUMENT NUMBER

INST. NO. INSTRUMENT NUMBER OPRKCT OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

DRKCT DEED RECORDS, KAUFMAN COUNTY, TEXAS PRKCT PLAT RECORDS. KAUFMAN COUNTY, TEXAS

PRKCT PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS



AT STREET INTERSECTION (TYPICAL EXCEPT AS SHOWN OTHERWISE)

10'x10' SIDEWALK AND VISIBILITY EASEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE 400 RESIDENTIAL LOTS & 5 COMMON AREA LOTS OUT

P R E L I M I N A R Y THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT **WALDEN POND SOUTH**

OF THE EXISTING 92.919 ACRE TRACT.

92.919 ACRES 400 RESIDENTIAL LOTS 5 COMMON AREA LOTS SITUATED IN THE

SAMUEL SMITH SURVEY, ABSTRACT NO. 450 CITY OF DALLAS ETJ

KAUFMAN COUNTY, TEXAS CITY OF DALLAS FILE NO. S212-114



TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20683 RICHARDSON, TEXAS 75081 TELEPHONE - (214)-484-7055

CONSULTING GROUP, LLC 801 EAST CAMPBELL ROAD, STE. 650 PROJECT NO. 2019003-01S DATE February 2022

(NOT TO SCALE) JOHN KEITH COOK & CHRISTIE L. COOK CALLED 64.945 ACRES VOL. 1266, PG. 662 DRKCT (REVOCABLE TRANSFER ON DEATH DEED) RACHAEL RENEE COOK - MERRITT VOL. 5459, PG. 16 (INST. NO. 2017-0021599) DRKCT **CURVE TABLE** CURVE # | DELTA | RADIUS | CH. BEARING | CH. LENGTH | LENGTH C1 023°56'42" 250.00 N33°12'55"W 103.72' C2 024°43'23" 250.00 N33°36'16"W C3 090°00'00" 40.50 S00°57'57"E C4 144°18'53" 60.00 S26°11'30"W C5 270°00'00" 60.00 S89°02'03"W C6 090°00'00" 40.50 N89°02'03"E C7 | 157°06'53" 60.00 N89°02'03"E C8 090°00'00" 205.00 N00°57'57"W C9 090°00'00" 39.50 C10 157°06'53" 60.00 N00°57'57"W C11 090°00'00" 39.50 N89°02'03"E C12 123°33'28" 60.00 N72°15'21"E

GENERAL NOTES:

- 1. Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- 2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances.

NEXMETRO OAKRIDGE, LP

CALLED 18.3997 ACRES

VOL. 6173, PG. 434

(INST. NO. 2019-0025817) DRKCT

LOT 1, BLOCK A

SILVER SPRINGS AT FORNEY

CAB. 3, SLIDE 194 & 195

MEADOW RIDGE FARM, LP,

REMAINDER OF

CALLED 165.948 ACRES

VOL. 3528, PG. 128

INST. NO. 2009-01524

LONE STAR GAS COMPANY EASMENT (APPROX. LOCATION)

VOL. 206, PG. 628 RPRKCT

11

15

20

12,540 SF

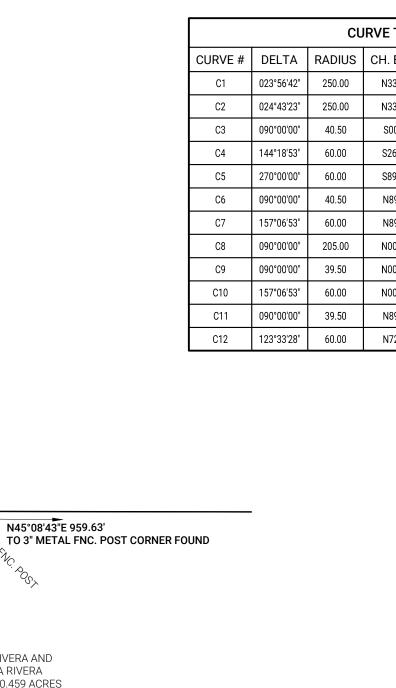
10,263 SF

6633 SF

7097 SF

| ₱RKCT

- 3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.
- 4. All existing structures within the boundaries of this plat are to be removed.
- 5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
- 6. The purpose of this plat is to create 400 residential lots and 4 common area lots.
- 7. State Plane Coordinate System, North Texas Central Zone 4202, North America Datum of 1983. Adjustment realization 1986.
- 8. TxDOT approval may be required for any driveway modification or new access point(s).
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TO 3" METAL FNC. POST CORNER FOUND

ELIAS RIVERA AND MARIA RIVERA CALLED 30.459 ACRES VOL. 1354, PG. 386 DRKCT

> OWNER: MM FORNEY 92, LLC CONTACT: TREVOR KOLLINGER 1800 VALLEY VIEW LANE, STE. 300 FARMERS BRANCH, TEXAS 75234

107.04'

57.28'

114.23' 84.85'

57.28'

117.61'

289.91'

55.86'

117.61'

55.86'

105.74'

63.62

164.53

62.05

129.39

PHONE: (469) 892-7200 RPLS OF RECORD: JIMMIE D. NICHOLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184 EMAIL: JNichols@Barraza-Group.com NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS MM Forney 92, LLC is the owner of that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, according to deed to MM Forney 92, LLC recorded in Volume 6641, Page 225, of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found on the southeasterly right-of-way line of Farm-to-Market Road No. 548 (variable width right-of-way) located at the westernmost corner of said MM Forney, 92 LLC tract, and the north corner of that certain called 5.10 acre tract of land described in deed to Good Luck Exxon, Inc. recorded in Volume 6336, Page 384, DRKCT;

THENCE South 44°54'46" East, with the southwest line of said MM Forney, 92 tract, and the northeast line of said Good Luck Exxon tract, a distance of 34.83 feet to a capped iron rod stamped "RHODES" found for corner at the new right-of-way line of Farm-to-Market Road No. 548 and the **POINT OF BEGINNING**, said iron rod being the beginning of a curve to the left;

THENCE northeasterly with said right-of-way line of Farm-to-Market Road No. 548 according to deeds to the State of Texas recorded as Parcel 28, recorded in Volume 7243, Page 202, DRKCT, Parcel 30, recorded in Volume 7242, Page 586, DRKCT, and Parcel 31, recorded in Volume 6894, Page 174, DRKCT, and with said curve which has a central angle of 03°55'28", a radius of 6570.00 feet, a chord which bears North 40°29'34" East, a distance of 449.93 feet, and an arc distance of 450.02 feet to a 5/8" capped iron rod found for corner;

THENCE North 44°42'29" East, with said southeasterly right-of-way line of Farm-to-Market Road No. 548, a distance of 401.82 feet to a steel fence post found for corner, from which a 1/2-inch iron rod with cap stamped "RCSI" found at the called north corner of said MM Forney 92, LLC tract, and the west corner of that certain called 64.945 acre tract of land described in deed to John Keith Cook and Christie L. Cook recorded in Volume 1266, Page 662, DRKCT, bears North 38°58'25" West, a distance of 0.95 feet;

THENCE South 45°57'58" East, with the northeast line of said MM Forney 92, LLC tract, and the southwest line of said John Keith Cook and Christie L. Cook tract, a distance of 2943.18 feet to a 3-inch metal fence corner post found for corner, from which a 3-inch metal fence corner post found at the east corner of said John Keith Cook and Christie L. Cook tract bears North 45°08'43" East, a distance of 959.63 feet:

THENCE South 45°09'07" West, with the southeast line of said MM Forney 92, LLC tract, a distance of 1478.19 feet to a 3/8-inch iron rod found for corner, from which a 60d nail found at the called west corner of that certain called 5.61 acre tract of land described in deed to Cristina Mendez bears South 45°00'20" West, a distance of 21.93 feet;

THENCE North 45°06'48" West, with the called southwest line of said MM Forney 92, LLC tract, and generally along Reeder Road (County Road No. 219 - a partially dedicated right-of-way), a distance of 2552.51 feet to a mag nail found for corner at the south corner of said Good Luck Exxon, Inc. tract, from which a 60d nail found at the original west corner of said Good Luck Exxon, Inc. tract bears North 45°06'48" West, a distance of 380.57 feet;

THENCE North 44°43'09" East, with the southeast line of said Good Luck Exxon, Inc. tract, a distance of 583.18 feet to a 1/2-inch iron rod found for corner at the east corner of said Good Luck Exxon, Inc. tract;

THENCE North 44°59'11" West, with the southwest line of said MM Forney 92, LLC tract, and the northeast line of said Good Luck Exxon, Inc. tract, a distance of 346.07 feet to the **POINT OF BEGINNING** and containing 92.919 acres of land.

OWNER'S DEDICATION §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM Forney 92, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Walden Pond South, an addition to Kaufman County, Texas, and do hereby dedicate in fee simple any streets, alleys, common areas, and floodway management areas shown thereon to Walden Pond Fresh Water Supply District. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas, floodway management areas, and of paving on the streets is the responsibility of Walden Pond Fresh Water Supply District. The maintenance of paving on the utility 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. The easements shown shall be for Walden Pond Fresh Water Supply District's exclusive use, provided, however, that at the sole and exclusive discretion of the District and subject to its written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the District's use thereof. If approved by Walden Pond Fresh Water Supply District, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Walden Pond Fresh Water Supply District to use said easements 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 floodway easements shown on this plat are hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Notwithstanding the general easement language recited above, the detention & retention area easements shown on this plat are hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION & RETENTION 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 THIS ___ DAY OF _____, 2022.

MM Forney 92, LLC

Mehrdad Moayedi Manager and Member

STATE OF TEXAS § COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, MANAGER AND MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF ______, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _

Floodway Easement Statement

The existing water courses, creek or creeks described as Floodway Easement traversing along the limits of this addition, will remain as an open channel at all times and will be maintained by Walden Pond Fresh Water Supply District of Kaufman County (the District). The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined, unless approved by the Directors of Sustainable Development and Construction and Water Utilities; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The District shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the District to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat. Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

Detention & Retention Area Statement

The proposed detention & retention area(s) within the limits of this addition, will remain as detention & retention areas to the line and grade shown on the plans at all times and will be maintained by Walden Pond Fresh Water Supply District of Kaufman County (the

The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention & Retention Areas, unless approved by the Directors of Sustainable Development and Construction and Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention & Retention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The District shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the District to alleviate any undesirable conditions, which may occur.

The Detention & Retention Areas, as in the case of all detention areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention & Retention Areas or the subdivision storm drainage system.

The Detention & Retention Areas serving the plat are shown by the Detention & Retention Area Easement Lines as shown on the plat.

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

I, Jimmie D. Nichols, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Jimmie D. Nichols, RPLS Texas Registered Professional Land Surveyor No. 5184

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 JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF ______, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

OWNER:

RPLS OF RECORD:

MM FORNEY 92, LLC

PHONE: (469) 892-7200

JIMMIE D. NICHOLS

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 5184

EMAIL: JNichols@Barraza-Group.com

CONTACT: TREVOR KOLLINGER

1800 VALLEY VIEW LANE, STE. 300

FARMERS BRANCH, TEXAS 75234

MY COMMISSION EXPIRES: __

PRELIMINARY RELIED UPON AS A FINAL SURVEY DOCUMENT

THE PURPOSE OF THIS PLAT IS TO CREATE 400 RESIDENTIAL LOTS & 5 COMMON AREA LOTS OUT

OF THE EXISTING 92.919 ACRE TRACT

PRELIMINARY PLAT **WALDEN POND SOUTH**

92.919 ACRES 400 RESIDENTIAL LOTS **5 COMMON AREA LOTS** SITUATED IN THE SAMUEL SMITH SURVEY, ABSTRACT NO. 450

CITY OF DALLAS ETJ KAUFMAN COUNTY, TEXAS

CITY OF DALLAS FILE NO. S212-114



TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20683 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081 TELEPHONE - (214)-484-7055 PROJECT NO. 2019003-01S DATE February 2022

PAGE 3 OF 4

GENERAL NOTES:

properties.

Association (HOA).

(NAD83-2011). All distances are surface distances.

4. All existing structures within the boundaries of this plat are to be removed.

6. The purpose of this plat is to create 507 residential lots and 8 common area lots.

8. TxDOT approval may be required for any driveway modification or new access point(s).

1. Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.

2. Bearings shown and recited hereon are based upon the Texas Coordinate System of 1983, North Central Zone No. 4202

5. Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining

7. State Plane Coordinate System, North Texas Central Zone 4202, North America Datum of 1983. Adjustment realization 1986.

9. Lots ending with an "X" are non-residential lots, maintenance of "X" lots shall be the responsibility of the Home Owners

3. All Utility Easements and Drainage Easements within this platted property are created by this plat, unless otherwise noted.

AR	EA TABLE		AR	EA TABLE		AR	EA TABLE		
LOT	AREA (AC)	AREA (SF)	LOT	AREA (AC)	AREA (SF)	LOT	AREA (AC)	AREA (SF)	
BLOCK A LOT 1	0.1320	5,750	BLOCK B LOT 1	0.1291	5,625	BLOCK C LOT 1	0.1717	7,479	Ī
BLOCK A LOT 1X	11.5966	505,147	BLOCK B LOT 1X	0.2439	10,623	BLOCK C LOT 2	0.1056	4,600	Ī
BLOCK A LOT 2	0.1056	4,600	BLOCK B LOT 2	0.1148	5,000	BLOCK C LOT 3	0.1056	4,600	Ī
BLOCK A LOT 3	0.1056	4,600	BLOCK B LOT 2X	0.6377	27,779	BLOCK C LOT 4	0.1320	5,750	Ī
BLOCK A LOT 4	0.1056	4,600	BLOCK B LOT 3	0.1205	5,250	BLOCK C LOT 5	0.1320	5,750	Ī
BLOCK A LOT 5	0.1056	4,600	BLOCK B LOT 4	0.1205	5,250	BLOCK C LOT 6	0.1056	4,600	Ī
BLOCK A LOT 6	0.1056	4,600	BLOCK B LOT 5	0.1205	5,250	BLOCK C LOT 7	0.1056	4,600	Ī
BLOCK A LOT 7	0.1056	4,600	BLOCK B LOT 6	0.1205	5,250	BLOCK C LOT 8	0.1717	7,479	Ī
BLOCK A LOT 8	0.1056	4,600	BLOCK B LOT 7	0.1205	5,250				Ī
BLOCK A LOT 9	0.1056	4,600	BLOCK B LOT 8	0.1205	5,250				Ī
BLOCK A LOT 10	0.1056	4,600	BLOCK B LOT 9	0.1205	5,250				ľ
BLOCK A LOT 11	0.1056	4,600	BLOCK B LOT 10	0.1205	5,250				Ī
BLOCK A LOT 12	0.1056	4,600	BLOCK B LOT 11	0.1205	5,250				ľ
BLOCK A LOT 13	0.1056	4,600	BLOCK B LOT 12	0.1205	5,250				r
BLOCK A LOT 14	0.1056	4,600	BLOCK B LOT 13	0.1205	5,250				r
BLOCK A LOT 15	0.1056	4,600	BLOCK B LOT 14	0.1205	5,250				r
BLOCK A LOT 16	0.1056	4,600	BLOCK B LOT 15	0.1205	5,250				r
BLOCK A LOT 17	0.1056	4,600	BLOCK B LOT 16	0.1205	5,250				r
BLOCK A LOT 18	0.1056	4,600	BLOCK B LOT 17	0.1205	5,250				L
BLOCK A LOT 19	0.1056	4,600	BLOCK B LOT 18	0.1205	5,250				
BLOCK A LOT 20	0.1056	4,600	BLOCK B LOT 19	0.1205	5,250				
BLOCK A LOT 21	0.1056	4,600	BLOCK B LOT 20	0.1205	5,250				
BLOCK A LOT 22	0.1056	4,600	BLOCK B LOT 21	0.1205	5,250				
BLOCK A LOT 23	0.1056	4,600	BLOCK B LOT 22	0.1205	5,250				
BLOCK A LOT 24	0.1056	4,600	BLOCK B LOT 23	0.1205	5,250				
BLOCK A LOT 25	0.1056	4,600	BLOCK B LOT 24	0.1205	5,250				
BLOCK A LOT 26	0.1056	4,600	BLOCK B LOT 25	0.1435	6,251				
BLOCK A LOT 27	0.1074	4,678	BLOCK B LOT 26	0.1435	6,251				
BLOCK A LOT 28	0.1717	7,479	BLOCK B LOT 27	0.1435	6,251				
BLOCK A LOT 29	0.1056	4,600	BLOCK B LOT 28	0.1435	6,251				
BLOCK A LOT 30	0.1056	4,600	BLOCK B LOT 29	0.1435	6,251				
BLOCK A LOT 31	0.1320	5,750	BLOCK B LOT 30	0.1435	6,251				
BLOCK A LOT 32	0.1188	5,175	BLOCK B LOT 31	0.1435	6,251				
BLOCK A LOT 33	0.1056	4,600	BLOCK B LOT 32	0.1435	6,251				
BLOCK A LOT 34	0.1056	4,600	BLOCK B LOT 33	0.1435	6,251				
BLOCK A LOT 35	0.1056	4,600	BLOCK B LOT 34	0.1435	6,251				
BLOCK A LOT 36	0.1056	4,600	BLOCK B LOT 35	0.1435	6,251				
BLOCK A LOT 37	0.1056	4,600	BLOCK B LOT 36	0.1435	6,251				
BLOCK A LOT 38	0.1056	4,600	BLOCK B LOT 37	0.1435	6,251				
BLOCK A LOT 39	0.1056	4,600	BLOCK B LOT 38	0.1435	6,251				
BLOCK A LOT 40	0.1056	4,600	BLOCK B LOT 39	0.1435	6,251				
BLOCK A LOT 41	0.1056	4,600	BLOCK B LOT 40	0.1435	6,251				
BLOCK A LOT 42	0.1056	4,600	BLOCK B LOT 40	0.1435	6,251				
BLOCK A LOT 43		4,600	BLOCK B LOT 42		6,251				
	0.1056	· ·		0.1435					
BLOCK A LOT 45	0.1056	4,600	BLOCK BLOT 43	0.1435	6,251				
BLOCK A LOT 45	0.1056	4,600	BLOCK BLOT 44	0.1435	6,251				
BLOCK A LOT 46	0.1056	4,600	BLOCK BLOT 45	0.1435	6,251				
BLOCK A LOT 47	0.1056	4,600	BLOCK B LOT 46	0.1435	6,251				
BLOCK A LOT 48	0.1381	6,015	BLOCK B LOT 47	0.1890	8,233				

AR	EA TABLE		AR	EA TABLE		AR	EA TABLE		AR	EA TABLE		AR	EA TABLE		ARI	EA TABLE	_	AR	EA TABLE	
	AREA (AC)	AREA (SF)	LOT	AREA (AC)	AREA (SF)															
.OT 1	0.1717	7,479	BLOCK D LOT 1	0.1320	5,750	BLOCK E LOT 1	0.1320	5,750	BLOCK F LOT 1	0.1320	5,750	BLOCK G LOT 1	0.1717	7,479	BLOCK H LOT 1	0.1717	7,479	BLOCK LOT 1	0.1320	5,750
.OT 2	0.1056	4,600	BLOCK D LOT 2	0.1056	4,600	BLOCK E LOT 2	0.1056	4,600	BLOCK F LOT 2	0.1056	4,600	BLOCK G LOT 2	0.1056	4,600	BLOCK H LOT 2	0.1056	4,600	BLOCK LOT 2	0.1056	4,600
.OT 3	0.1056	4,600	BLOCK D LOT 3	0.1056	4,600	BLOCK E LOT 3	0.1056	4,600	BLOCK F LOT 3	0.1056	4,600	BLOCK G LOT 3	0.1056	4,600	BLOCK H LOT 3	0.1056	4,600	BLOCK LOT 3	0.1056	4,600
.OT 4	0.1320	5,750	BLOCK D LOT 4	0.1056	4,600	BLOCK E LOT 4	0.1056	4,600	BLOCK F LOT 4	0.1056	4,600	BLOCK G LOT 4	0.1056	4,600	BLOCK H LOT 4	0.1056	4,600	BLOCK I LOT 4	0.1056	4,600
.OT 5	0.1320	5,750	BLOCK D LOT 5	0.1056	4,600	BLOCK E LOT 5	0.1056	4,600	BLOCK F LOT 5	0.1056	4,600	BLOCK G LOT 5	0.1056	4,600	BLOCK H LOT 5	0.1056	4,600	BLOCK I LOT 5	0.1056	4,600
.OT 6	0.1056	4,600	BLOCK D LOT 6	0.1056	4,600	BLOCK E LOT 6	0.1056	4,600	BLOCK F LOT 6	0.1056	4,600	BLOCK G LOT 6	0.1056	4,600	BLOCK H LOT 6	0.1056	4,600	BLOCK I LOT 6	0.1056	4,600
OT 7	0.1056	4,600	BLOCK D LOT 7	0.1056	4,600	BLOCK E LOT 7	0.1056	4,600	BLOCK F LOT 7	0.1056	4,600	BLOCK G LOT 7	0.1056	4,600	BLOCK H LOT 7	0.1056	4,600	BLOCK I LOT 7	0.1056	4,600
.OT 8	0.1717	7,479	BLOCK D LOT 8	0.1056	4,600	BLOCK E LOT 8	0.1056	4,600	BLOCK F LOT 8	0.1056	4,600	BLOCK G LOT 8	0.1056	4,600	BLOCK H LOT 8	0.1056	4,600	BLOCK LOT 8	0.1056	4,600
			BLOCK D LOT 9	0.1320	5,750	BLOCK E LOT 9	0.1320	5,750	BLOCK F LOT 9	0.1056	4,600	BLOCK G LOT 9	0.1056	4,600	BLOCK H LOT 9	0.1056	4,600	BLOCK I LOT 9	0.1056	4,600
			BLOCK D LOT 10	0.1320	5,750	BLOCK E LOT 10	0.1320	5,750	BLOCK F LOT 10	0.1056	4,600	BLOCK G LOT 10	0.1056	4,600	BLOCK H LOT 10	0.1056	4,600	BLOCK I LOT 10	0.1056	4,600
			BLOCK D LOT 11	0.1056	4,600	BLOCK E LOT 11	0.1056	4,600	BLOCK F LOT 11	0.1056	4,600	BLOCK G LOT 11	0.1056	4,600	BLOCK H LOT 11	0.1056	4,600	BLOCK I LOT 11	0.1320	5,750
			BLOCK D LOT 12	0.1056	4,600	BLOCK E LOT 12	0.1056	4,600	BLOCK F LOT 12	0.1056	4,600	BLOCK G LOT 12	0.1056	4,600	BLOCK H LOT 12	0.1584	6,900	BLOCK I LOT 12	0.1980	8,625
			BLOCK D LOT 13	0.1056	4,600	BLOCK E LOT 13	0.1056	4,600	BLOCK F LOT 13	0.1056	4,600	BLOCK G LOT 13	0.1056	4,600	BLOCK H LOT 13	0.1584	6,900	BLOCK I LOT 13	0.1320	5,750
			BLOCK D LOT 14	0.1056	4,600	BLOCK E LOT 14	0.1056	4,600	BLOCK F LOT 14	0.1056	4,600	BLOCK G LOT 14	0.1056	4,600	BLOCK H LOT 14	0.1320	5,750	BLOCK I LOT 14	0.1320	5,750
			BLOCK D LOT 15	0.1056	4,600	BLOCK E LOT 15	0.1056	4,600	BLOCK F LOT 15	0.1056	4,600	BLOCK G LOT 15	0.1056	4,600	BLOCK H LOT 15	0.1320	5,750	BLOCK I LOT 15	0.1320	5,750
			BLOCK D LOT 16	0.1056	4,600	BLOCK E LOT 16	0.1056	4,600	BLOCK F LOT 16	0.1320	5,750	BLOCK G LOT 16	0.1056	4,600	BLOCK H LOT 16	0.1320	5,750	BLOCK I LOT 16	0.1320	5,750
			BLOCK D LOT 17	0.1056	4,600	BLOCK E LOT 17	0.1056	4,600	BLOCK F LOT 17	0.1320	5,750	BLOCK G LOT 17	0.1056	4,600	BLOCK H LOT 17	0.1320	5,750	BLOCK I LOT 17	0.1320	5,750
			BLOCK D LOT 18	0.1320	5,750	BLOCK E LOT 18	0.1320	5,750	BLOCK F LOT 18	0.1056	4,600	BLOCK G LOT 18	0.1320	5,750	BLOCK H LOT 18	0.1320	5,750	BLOCK I LOT 18	0.1320	5,750
									BLOCK F LOT 19	0.1056	4,600	BLOCK G LOT 19	0.1320	5,750	BLOCK H LOT 19	0.1320	5,750	BLOCK I LOT 19	0.2244	9,775
									BLOCK F LOT 20	0.1056	4,600	BLOCK G LOT 20	0.1056	4,600	BLOCK H LOT 20	0.1320	5,750			
									BLOCK F LOT 21	0.1056	4,600	BLOCK G LOT 21	0.1056	4,600	BLOCK H LOT 21	0.1320	5,750			
									BLOCK F LOT 22	0.1056	4,600	BLOCK G LOT 22	0.1056	4,600	BLOCK H LOT 22	0.1717	7,479			
									BLOCK F LOT 23	0.1056	4,600	BLOCK G LOT 23	0.1056	4,600						
									BLOCK F LOT 24	0.1056	4,600	BLOCK G LOT 24	0.1056	4,600						
									BLOCK F LOT 25	0.1056	4,600	BLOCK G LOT 25	0.1056	4,600						
									BLOCK F LOT 26	0.1056	4,600	BLOCK G LOT 26	0.1056	4,600						
									BLOCK F LOT 27	0.1056	4,600	BLOCK G LOT 27	0.1056	4,600						
									BLOCK F LOT 28	0.1056	4,600	BLOCK G LOT 28	0.1056	4,600						
															1					

BLOCK F LOT 29 0.1056 4,600 BLOCK G LOT 29 0.1056 4,600 BLOCK F LOT 30 0.1056 4,600 BLOCK G LOT 30 0.1056 4,600 BLOCK F LOT 31 0.1056 4,600 BLOCK G LOT 31 0.1056 4,600

BLOCK F LOT 32 0.1320 5,750 BLOCK G LOT 32 0.1056 4,600 BLOCK G LOT 33 0.1056 4,600

BLOCK O LOT 36 0.1729

BLOCK O LOT 37 0.2030 8,842

BLOCK G LOT 34 0.1056 4,600 BLOCK G LOT 35 0.1056 4,600 BLOCK G LOT 36 0.1717 7,479

LOCK JUST 1 0.1980 8.62 BLOCK KLOT1 0.197 7.479 BLOCK LLOT1 0.1971 7.479 BLOCK LLOT1 0.1984 6.900 BLOCK NLOT1 0.1984 6.900 BLOCK NLOT2 0.1320 5.760 BLOCK NLOT2 0.1320 5.760 BLOCK NLOT3 0.1320 5.76	AREA TABLE			AR	REA TABLE		AREA TABLE			AREA TABLE			AREA TABLE											
Ministry 1	LOT	AREA (AC)	AREA (SF)	LOT	AREA (AC)	AREA (SF)	LOT	AREA (AC)	AREA (SF															
Minimum Mini	BLOCK J LOT 1	0.1980	8,625	BLOCK K LOT 1	0.1717	7,479	BLOCK L LOT 1	0.1717	7,479	BLOCK M LOT 1	0.1584	6,900	BLOCK N LOT 1	0.1584	6,900	BLOCK O LOT 1	0.1584	6,900	BLOCK P LOT 1	0.1841	8,020	BLOCK Q LOT 1	0.1584	6,900
Martin 1948	BLOCK J LOT 2	0.1320	5,750	BLOCK K LOT 2	0.1320	5,750	BLOCK L LOT 2	0.1320	5,750	BLOCK M LOT 1X	0.3480	15,160	BLOCK N LOT 2	0.1320	5,750	BLOCK O LOT 1X	7.3266	319,145	BLOCK P LOT 2	0.1767	7,696	BLOCK Q LOT 2	0.1320	5,750
Ministry 1988 1988 1989 198	BLOCK J LOT 3	0.1320	5,750	BLOCK K LOT 3	0.1320	5,750	BLOCK L LOT 3	0.1320	5,750	BLOCK M LOT 2	0.1452	6,325	BLOCK N LOT 3	0.1320	5,750	BLOCK O LOT 2	0.1320	5,750				BLOCK Q LOT 3	0.1320	5,750
Ministry 1988 198	BLOCK J LOT 4	0.1320	5,750	BLOCK K LOT 4	0.1320	5,750	BLOCK L LOT 4	0.1320	5,750	BLOCK M LOT 3	0.1452	6,325	BLOCK N LOT 4	0.1320	5,750	BLOCK O LOT 3	0.1320	5,750				BLOCK Q LOT 4	0.1320	5,750
Martin 1986	BLOCK J LOT 5	0.1320	5,750	BLOCK K LOT 5	0.1320	5,750	BLOCK L LOT 5	0.1320	5,750	BLOCK M LOT 4	0.1452	6,325	BLOCK N LOT 5	0.1320	5,750	BLOCK O LOT 4	0.1320	5,750				BLOCK Q LOT 5	0.1584	6,900
MOCKLICATION CARRON CARR	BLOCK J LOT 6	0.1320	5,750	BLOCK K LOT 6	0.1320	5,750	BLOCK L LOT 6	0.1320	5,750	BLOCK M LOT 5	0.1452	6,325	BLOCK N LOT 6	0.1320	5,750	BLOCK O LOT 5	0.1320	5,750				BLOCK Q LOT 6	0.1584	6,900
MOCKLOTA 0.786 0.786 0.786 0.00KLOTA 0.186 0.00KLOTA	BLOCK J LOT 7	0.1320	5,750	BLOCK K LOT 7	0.1320	5,750	BLOCK L LOT 7	0.1320	5,750	BLOCK M LOT 6	0.1452	6,325	BLOCK N LOT 7	0.1320	5,750	BLOCK O LOT 6	0.1320	5,750				BLOCK Q LOT 7	0.1320	5,750
MOCK 1071 0 1080 0 1090 0 10	BLOCK J LOT 8	0.2244	9,775	BLOCK K LOT 8	0.1320	5,750	BLOCK L LOT 8	0.1320	5,750	BLOCK M LOT 7	0.1452	6,325	BLOCK N LOT 8	0.1320	5,750	BLOCK O LOT 7	0.1320	5,750				BLOCK Q LOT 8	0.1320	5,750
COCK 10 11 12 13 13 13 13 13 13	BLOCK J LOT 9	0.2244	9,775	BLOCK K LOT 9	0.1320	5,750	BLOCK L LOT 9	0.1320	5,750	BLOCK M LOT 8	0.1452	6,325	BLOCK N LOT 9	0.1320	5,750	BLOCK O LOT 8	0.1320	5,750				BLOCK Q LOT 9	0.1320	5,750
INCOL COT 19 1330 COT	BLOCK J LOT 10	0.1320	5,750	BLOCK K LOT 10	0.1584	6,900	BLOCK L LOT 10	0.1584	6,900	BLOCK M LOT 9	0.2053	8,944	BLOCK N LOT 10	0.1320	5,750	BLOCK O LOT 9	0.1320	5,750				BLOCK Q LOT 10	0.1584	6,900
LOCK LICT 13 S 1339 S 1500 S 15	BLOCK J LOT 11	0.1320	5,750	BLOCK K LOT 11	0.1584	6,900	BLOCK L LOT 11	0.1584	6,900	BLOCK M LOT 10	0.1452	6,325	BLOCK N LOT 11	0.1320	5,750	BLOCK O LOT 10	0.1320	5,750						
100X 10T14 0.1320 5.780 5.00K 10T14 0.1320 5.780 5.00K 10T14 0.1320 5.780 5.00K 10T14 0.1320 5.780 5.00K 10T14 0.1320 5.780 5.00K 10T14 0.1320 5.780 5.00K 10T14 0.1320 5.00K 10T14 0.1320 5.780	BLOCK J LOT 12	0.1320	5,750	BLOCK K LOT 12	0.1320	5,750	BLOCK L LOT 12	0.1320	5,750	BLOCK M LOT 11	0.1452	6,325	BLOCK N LOT 12	0.1320	5,750	BLOCK O LOT 11	0.1320	5,750						
LOCK LIGHT 6 0.1308 5.750 BLOCK KLOTT 6 0.1308 5.750 BLOCK LIGHT 6 0.1308 5	BLOCK J LOT 13	0.1320	5,750	BLOCK K LOT 13	0.1320	5,750	BLOCK L LOT 13	0.1320	5,750	BLOCK M LOT 12	0.1452	6,325	BLOCK N LOT 13	0.1320	5,750	BLOCK O LOT 12	0.1320	5,750						
LOCK LOT 19 0.1940 0.950 0.050 0.1940	BLOCK J LOT 14	0.1320	5,750	BLOCK K LOT 14	0.1320	5,750	BLOCK L LOT 14	0.1320	5,750	BLOCK M LOT 13	0.1452	6,325	BLOCK N LOT 14	0.1320	5,750	BLOCK O LOT 13	0.1320	5,750						
BLOCK KLOT 19	BLOCK J LOT 15	0.1320	5,750	BLOCK K LOT 15	0.1320	5,750	BLOCK L LOT 15	0.1320	5,750	BLOCK M LOT 14	0.1452	6,325	BLOCK N LOT 15	0.1320	5,750	BLOCK O LOT 14	0.1320	5,750						
BLOCK NLOT 16 0 1320 5.750 BLOCK LLOT 19 0 1320 5.750 BLOCK LLOT 19 0 1320 5.750 BLOCK NLOT 29 0 1320	BLOCK J LOT 16	0.1980	8,625	BLOCK K LOT 16	0.1320	5,750	BLOCK L LOT 16	0.1320	5,750	BLOCK M LOT 15	0.1584	6,900	BLOCK N LOT 16	0.1739	7,573	BLOCK O LOT 15	0.1320	5,750						
BLOCK KLOT 19 0 1320 5.780 BLOCK LLOT 19 0 1320 5.790 BLOCK LLOT 29 0.1717 7.479 BLOCK KLOT 20 0.1717 7.479 BLOCK LLOT 20 0.1717 7.479 BLOCK NLOT 20 0.1320 5.790 BLOCK OLOT 20 0.132				BLOCK K LOT 17	0.1320	5,750	BLOCK L LOT 17	0.1320	5,750				BLOCK N LOT 17	0.1739	7,573	BLOCK O LOT 16	0.1320	5,750						
BLOCK KLOT 20 0 1717 7.479 BLOCK LLOT 20 0 1717 7.479 BLOCK NLOT 21 0.1320 5.750 BLOCK OLOT 19 0.1320 5.750 BLOCK NLOT 22 0.1320 5.750 BLOCK OLOT 20 0.1320 5.750 BLOCK NLOT 23 0.1320 5.750 BLOCK OLOT 21 0.1885 7.340 BLOCK NLOT 23 0.1320 5.750 BLOCK OLOT 21 0.1885 7.340 BLOCK NLOT 24 0.1320 5.750 BLOCK OLOT 22 0.2879 12.540 BLOCK NLOT 25 0.1320 5.750 BLOCK OLOT 22 0.2866 10.283 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 22 0.1523 6.633 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1620 7.097 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1620 7.097 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1620 7.097 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1620 7.097 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1620 7.097 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1620 7.097 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1640 7.182 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1640 7.182 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 25 0.1640 7.182 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 26 0.1641 7.182 BLOCK NLOT 28 0.1320 5.750 BLOCK OLOT 27 0.1644 7.182 BLOCK NLOT 30 0.1320 5.750 BLOCK OLOT 30 0.2668 11.628 BLOCK NLOT 30 0.1320 5.750 BLOCK OLOT 30 0.2668 11.628 BLOCK NLOT 30 0.1320 5.750 BLOCK OLOT 30 0.2668 11.628 BLOCK NLOT 30 0.1640 6.900 BLOCK OLOT 30 0.2668 11.628				BLOCK K LOT 18	0.1320	5,750	BLOCK L LOT 18	0.1320	5,750				BLOCK N LOT 18	0.1320	5,750	BLOCK O LOT 17	0.1320	5,750						
BLOCK N LOT 24 0.1320 5.750 BLOCK O LOT 20 0.1320 5.750 BLOCK O LOT 20 0.1320 5.750 BLOCK N LOT 22 0.1320 5.750 BLOCK O LOT 22 0.2679 BLOCK O LOT 23 0.2536 10.268 BLOCK N LOT 24 0.1320 5.750 BLOCK O LOT 25 0.1523 6.633 BLOCK N LOT 26 0.1320 5.750 BLOCK O LOT 25 0.1628 7.097 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 25 0.1627 7.130 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 25 0.1627 7.130 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 25 0.1627 7.130 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK N LOT 28 0.1320 5.750 BLOCK O LOT 25 0.1671 6.645 BLOCK N LOT 28 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 25 0.1571 6.645 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 30 0.2680 11.628 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 30 0.2680 11.628 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 30 0.2680 11.628 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 30 0.2680 11.628 BLOCK O LOT 30 0.2680 11.6				BLOCK K LOT 19	0.1320	5,750	BLOCK L LOT 19	0.1320	5,750				BLOCK N LOT 19	0.1320	5,750	BLOCK O LOT 18	0.1320	5,750						
BLOCK NLOT 22 0.1320 5.750 BLOCK O LOT 21 0.1685 7.340 BLOCK NLOT 24 0.1320 5.750 BLOCK O LOT 22 0.2879 12.540 BLOCK NLOT 24 0.1320 5.750 BLOCK O LOT 23 0.286 10.283 BLOCK NLOT 25 0.1320 5.750 BLOCK O LOT 24 0.1523 6.633 BLOCK NLOT 25 0.1320 5.750 BLOCK O LOT 24 0.1523 6.633 BLOCK NLOT 26 0.1320 5.750 BLOCK O LOT 25 0.1629 7.097 BLOCK NLOT 27 0.1320 5.750 BLOCK O LOT 26 0.1627 7.150 BLOCK NLOT 28 0.1320 5.750 BLOCK O LOT 26 0.1627 7.150 BLOCK NLOT 28 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK NLOT 29 0.1320 5.750 BLOCK O LOT 28 0.1571 6.845 BLOCK NLOT 30 0.1320 5.750 BLOCK O LOT 29 0.3127 13.623 BLOCK NLOT 31 0.1320 5.750 BLOCK O LOT 30 0.2869 11.628 BLOCK NLOT 31 0.1320 5.750 BLOCK O LOT 32 0.1629 0.1628 BLOCK NLOT 32 0.1584 6.900 BLOCK O LOT 33 0.1606 6.996 BLOCK NLOT 33 0.1584 7.613 BLOCK O LOT 33 0.1748 7.613 BLOCK O LOT 33 0.1748 7.613				BLOCK K LOT 20	0.1717	7,479	BLOCK L LOT 20	0.1717	7,479				BLOCK N LOT 20	0.1320	5,750	BLOCK O LOT 19	0.1320	5,750						
BLOCK N LOT 23 0.1320 5.750 BLOCK O LOT 22 0.2879 12,540 BLOCK N LOT 24 0.1320 5.750 BLOCK O LOT 23 0.2356 10.263 BLOCK N LOT 25 0.1320 5.750 BLOCK O LOT 24 0.1523 6.833 BLOCK N LOT 25 0.1320 5.750 BLOCK O LOT 25 0.1629 7.097 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 25 0.1629 7.130 BLOCK N LOT 28 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK N LOT 28 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK N LOT 29 0.1320 5.750 BLOCK O LOT 26 0.1571 0.845 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 29 0.3127 13.623 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 30 0.2669 11.628 BLOCK N LOT 31 0.1320 5.750 BLOCK O LOT 32 0.1571 0.845 BLOCK N LOT 32 0.1584 6.900 BLOCK O LOT 33 0.2669 11.628 BLOCK N LOT 33 0.1748 7.613 BLOCK O LOT 33 0.1748 7.613								-		•			BLOCK N LOT 21	0.1320	5,750	BLOCK O LOT 20	0.1320	5,750						
BLOCK N LOT 24 0.1320 5.750 BLOCK O LOT 23 0.2356 10.263 BLOCK N LOT 25 0.1320 5.750 BLOCK O LOT 24 0.1523 6.833 BLOCK N LOT 26 0.1320 5.750 BLOCK O LOT 25 0.1629 7.097 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 26 0.1637 7.130 BLOCK N LOT 28 0.1320 5.750 BLOCK O LOT 26 0.1637 7.130 BLOCK N LOT 29 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK N LOT 29 0.1320 5.750 BLOCK O LOT 28 0.1571 6.845 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 29 0.127 13.623 BLOCK N LOT 31 0.1320 5.750 BLOCK O LOT 30 0.2698 11.628 BLOCK N LOT 32 0.1584 6,900 BLOCK O LOT 30 0.1606 6.995 BLOCK N LOT 32 0.1584 6,900 BLOCK O LOT 31 0.1606 6.995 BLOCK O LOT 32 0.1576 6.864													BLOCK N LOT 22	0.1320	5,750	BLOCK O LOT 21	0.1685	7,340						
BLOCK N LOT 25 0.1320 5.750 BLOCK O LOT 24 0.1523 6.833 BLOCK N LOT 26 0.1320 5.750 BLOCK O LOT 25 0.1629 7.097 BLOCK N LOT 27 0.1320 5.750 BLOCK O LOT 26 0.1637 7.130 BLOCK N LOT 28 0.1320 5.750 BLOCK O LOT 27 0.1644 7.162 BLOCK N LOT 29 0.1320 5.750 BLOCK O LOT 28 0.1571 6.845 BLOCK N LOT 30 0.1320 5.750 BLOCK O LOT 28 0.1571 6.845 BLOCK N LOT 31 0.1320 5.750 BLOCK O LOT 29 0.3127 13,623 BLOCK N LOT 31 0.1320 5.750 BLOCK O LOT 30 0.2669 11,628 BLOCK N LOT 32 0.1584 6.900 BLOCK O LOT 31 0.1606 6.995 BLOCK O LOT 33 0.1748 7.613 BLOCK O LOT 34 0.2269 9.882													BLOCK N LOT 23	0.1320	5,750	BLOCK O LOT 22	0.2879	12,540						
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																BLOCK O LOT 35	0.1735	7,557						



THE PURPOSE OF THIS PLAT IS TO

CREATE 400 RESIDENTIAL LOTS & 5 COMMON AREA LOTS OUT OF THE EXISTING 92.919 ACRE TRACT.

PRELIMINARY PLAT **WALDEN POND SOUTH**

92.919 ACRES 400 RESIDENTIAL LOTS 5 COMMON AREA LOTS SITUATED IN THE SAMUEL SMITH SURVEY, ABSTRACT NO. 450 CITY OF DALLAS ETJ

KAUFMAN COUNTY, TEXAS CITY OF DALLAS FILE NO. S212-114



MM FORNEY 92, LLC

PHONE: (469) 892-7200

JIMMIE D. NICHOLS

RPLS OF RECORD:

CONTACT: TREVOR KOLLINGER 1800 VALLEY VIEW LANE, STE. 300

FARMERS BRANCH, TEXAS 75234

REGISTERED PROFESSIONAL

EMAIL: JNichols@Barraza-Group.com

LAND SURVEYOR NO. 5184

CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538 TBPE FIRM REG. NO. 20683 801 EAST CAMPBELL ROAD, STE. 650 RICHARDSON, TEXAS 75081 TELEPHONE - (214)-484-7055 PROJECT NO. 2019003-01S DATE February 2022

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