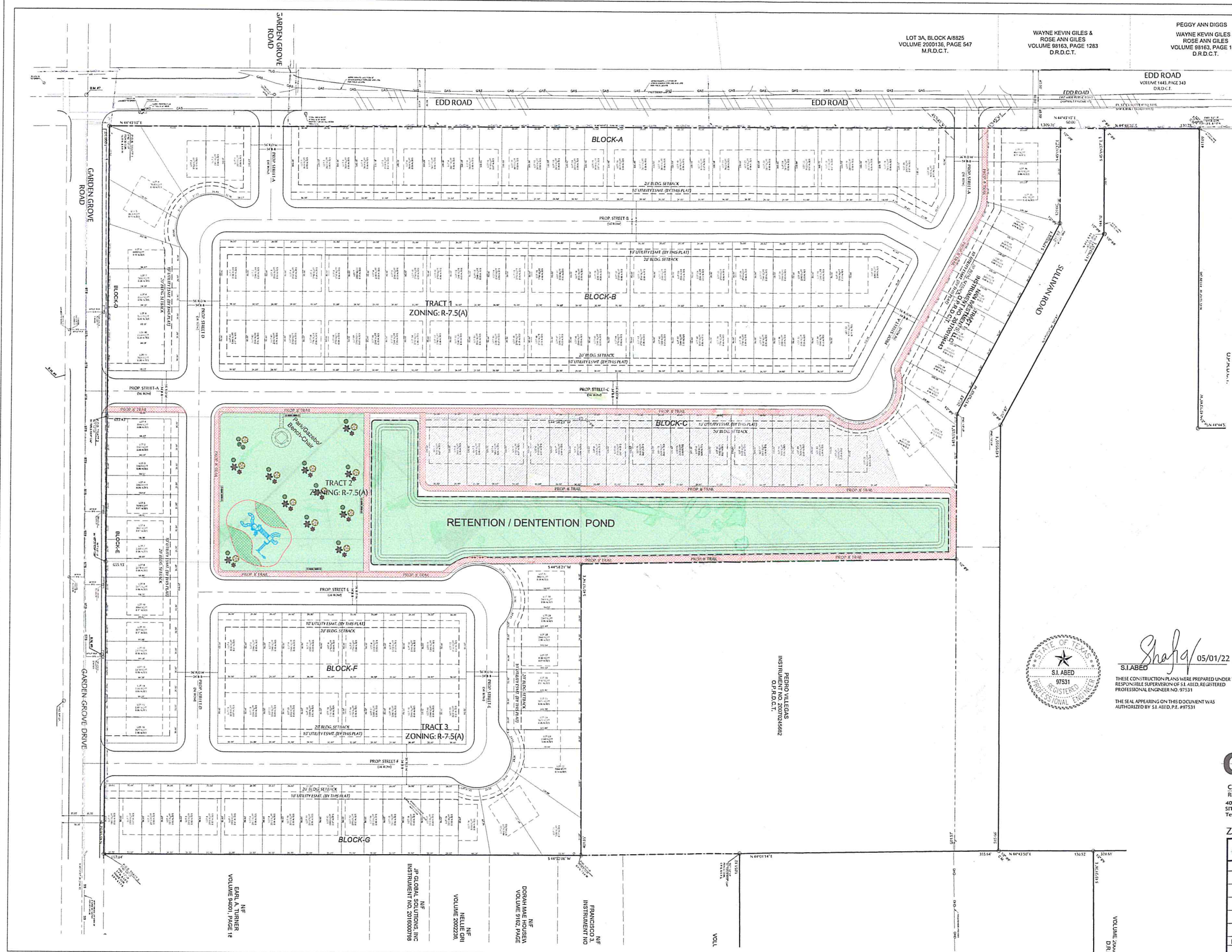
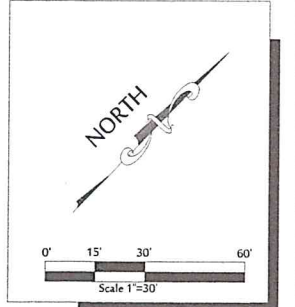




VICINITY MAP (N.T.S.)
MAPSCO NO: 68-D



LAND INFORMATION	
Existing Zoning	R 7.5
City Block	BLOCK-6045
Total Site Area	22.946 Ac (999,511 sq. ft.)
Lot Sizes	No. of Lots
2340 SQ.FT.MIN.	212
Front Setback	Min. 20'(EXCEPT 10' AT EYE BROW)
Side Setback	5'-10'
Rear Setback	5'
PARK & POND	2.60Ac(113,316sq.ft.)
Preferred Elderly Living	22 Homes
8' Trail	

BENCHMARKS:

1.BM #1-BENCHMARK IS AN X-CUT ON THE EAST EDGE OF THE SIDEWALK RUNNING ALONG THE WEST LINE OF THE PROPERTY AND IS 7.5' SW OF THE 1/2-INCH IRON ROD FOUND FOR THE INTERSECTION OF THE EAST LINE OF WALTON WALKER BLVD AND THE SOUTH LINE OF EXCHANGE SERVICE DRIVE. ELEV: 679.39'

2.BM#2-BENCHMARK IS AN X-CUT ON THE EAST EDGE OF THE SIDEWALK RUNNING ALONG THE WEST LINE OF THE PROPERTY AND IS LOCATED ACROSS FROM THE 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE PROPERTY. BENCHMARK IS 6-FEET W/SW OF SAID IRON. ELEV: 673.16'

3.BM#3-BENCHMARK IS AN X-CUT ON THE BACK OF CURB ON THE CENTER OF THE CURB RETURN AT THE NEC OF THE PROPERTY. BENCHMARK IS 11.5' N/E OF THE 1/2-INCH IRON ROD FOUND AT THE NEC OF THE PROPERTY. ELEV: 678.99'

4.CITY BENCHMARK-MAPSCO-63-A-1 HACIENDA DR.-BLUE RIDGE BLVD. SQUARE CUT IN TOP CURB CENTER OF RADIUS NORTHEAST CORNER OF INTERSECTION N: 6,941,528.732 E. 2,464,292.502 ELEV. 668.040



Shafiq 05/01/22
S.I. ABED
THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF S.I. ABED, REGISTERED PROFESSIONAL ENGINEER NO. 97531
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY S.I. ABED, P.E. #97531

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.
CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
REGISTRATION # 10970
400 CHISHOLM PLACE, SUITE 310, PLANO, TX 75075.
SITE OFFICE: 503 WADE COURT, EULESS, TX, 76039.
Tel: 214-868-9320 Email: abed.ddc@gmail.com

ZONING CASE NO: Z-212-187

SD&C PID: XXXX		CITY FILE NO.: S XXX-XXX	
CONCEPTUAL SITE PLAN-PD FOR RESIDENTIAL USE			
1028 EDD ROAD, DALLAS, TX, 75233			
FROM S. WESTMORELAND RD. TO OHANA PL			
DEPARTMENT OF PUBLIC WORKS			
CITY OF DALLAS, TEXAS			
DESIGN:	DRAWN	DATE	FILE
S.I. ABED	S.A.	APRIL 2019	DPXXXX
		NUMBER	SHEET
		XXXX	01