



LOCATION MAP
(NOT TO SCALE)

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0470K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	FH	FIRE HYDRANT
IRF	IRON ROD FOUND	ICV	IRRIGATION CONTROL VALVE
CIRS	IRON ROD SET w/CAP STAMPED "WAI"	CO	CLEANOUT
CIRF	IRON ROD FOUND w/CAP	AC	AIR CONDITIONER
XCS	"X" CUT IN CONCRETE SET	SB	SIGNAL BOX
XCF	"X" CUT IN CONCRETE FOUND	SP	SIGNAL POLE
PKS	PK NAIL SET	SN	SIGN
PKF	PK NAIL FOUND	SS	SANITARY SEWER
MAG	MAG NAIL WITH SHINER SET	SW	STORM SEWER
PP	POWER POLE	TPAD	TRANSFORMER PAD
GW	GUY WIRE	GM	GAS METER
MH	MANHOLE	GMK	GAS MARKER
WV	WATER VALVE	TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL	TSN	TRAFFIC SIGN
WM	WATER METER	UCC	UNDERGROUND CABLE MARKER
EM	ELECTRIC METER	EB	ELECTRIC BOX
GL	GROUND LIGHT	BILLB	BILLBOARD
CM	CONTROLLING MONUMENT	CC#	COUNTY CLERK'S INSTRUMENT No.
GI	GRATE INLET	LP	LIGHT POLE
IN	INLET	GR	GAS RISER
HC	HANDICAPPED	PM	PAINT MARK
MP	METAL POST	PF	PIN FLAG
MB	MAIL BOX	WP	WOOD POST
BOD	BOIS DE ARC	MP	METAL POST
HAK	HACKBERRY	CB	CHINABERRY
		CED	CEDAR

BENCH MARKS:

- BM #1 - Square cut on T/C ±400 ft North of No. R.O.W. Camp Wisdom on West Curb Westmoreland. ELEVATION - 697.95 feet
- BM #1 - Square cut in B.C. Inlet West side of Westmoreland ±1000 ft No. Camp Wisdom. ELEVATION - 682.69 feet
- BM #1 - Square cut on B.C. of Wanklyn Ct. at Wanklyn St. S.E. Cor. of Intersection. ELEVATION - 682.69 feet

LINE TABLE		
No.	Bearing	Length
L1	S88°59'44"W	126.50'
L2	N88°59'44"E	7.47'
L3	S1°00'16"E	130.41'
L4	S1°00'16"E	285.18'
L5	S88°59'44"W	23.50'

LINE TABLE		
No.	Bearing	Length
L6	S88°59'44"W	100.00'
L7	S1°00'16"E	256.59'
L8	N1°00'16"W	319.45'
L9	S1°00'16"E	69.83'
L10	N88°59'44"E	100.00'

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C1	294°49'53"	50.00'	257.29'	53.85'	N78°46'41"E
C2	265°58'11"	50.00'	232.11'	73.15'	N47°25'52"W

GENERAL NOTES:

- Lot to lot will not be allowed without Engineering Section approval.
- Any structure new or existing may not extend across new property line.
- The purpose of the plat is to create 25 lots subdivision on unplatted land.
- Contours derived from City of Dallas Water Department Benchmarks.
- All existing structure are demolished from the property. New structures are proposed.

PURPOSE OF PLAT : DIVIDE THE LAND INTO 25 SINGLE FAMILY LOTS

DEVELOPER:
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PRELIMINARY PLAT
GRAND JUNCTION ESTATES
LOTS 1 TO LOT 25 BLOCK 6045
5.139 ACRES IN THE GEORGE ALVEY SURVEY,
ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S-189-039