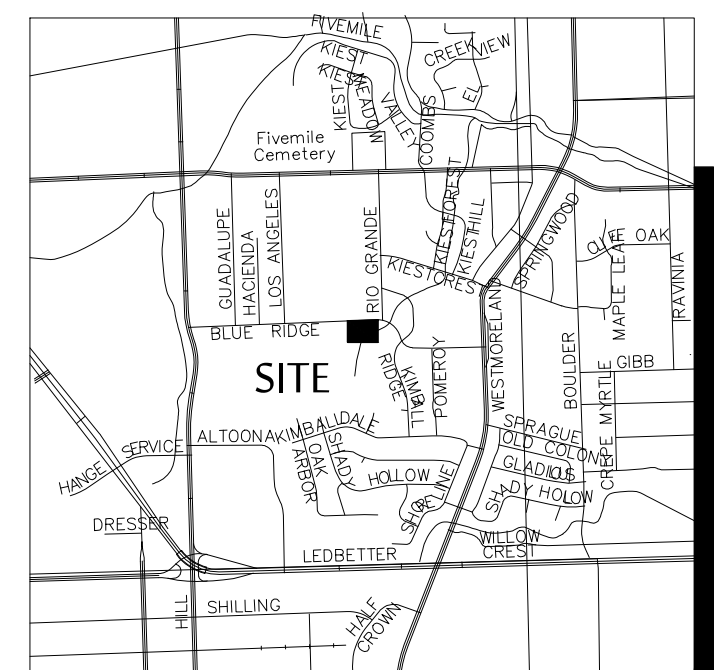
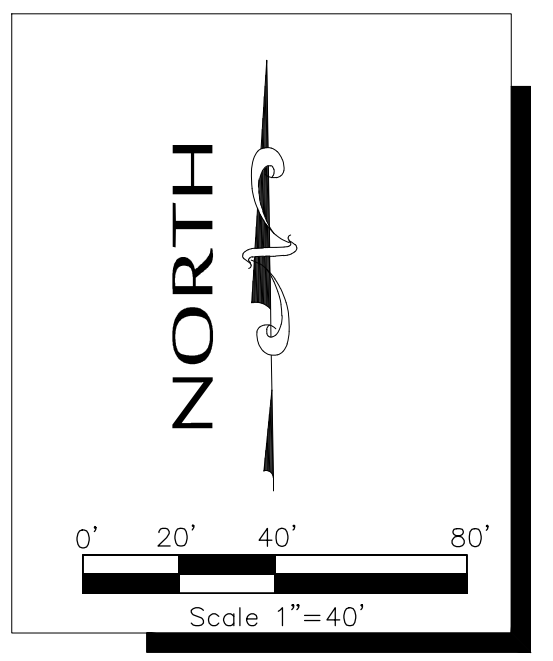


**FLOOD NOTE**  
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0460K, dated July 7, 2014, this property is within Flood Zone X.

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.



**SITE MAP (N.T.S)**

| LOT NO. | BLOCK | AREA(SQ. FT.) |
|---------|-------|---------------|
| 1       | 6960  | 8206          |
| 2       | 6960  | 8206          |
| 3       | 6960  | 8206          |
| 4       | 6960  | 9438          |
| 5       | 6960  | 9967          |
| 6       | 6960  | 9923          |
| 7       | 6960  | 8628          |
| 8       | 6960  | 8813          |
| 9       | 6960  | 10019         |
| 10      | 6960  | 7887          |
| 11      | 6960  | 7800          |

| LOT NO.     | BLOCK | AREA(SQ. FT.) |
|-------------|-------|---------------|
| 12          | 6960  | 7800          |
| 13          | 6960  | 9786          |
| 14          | 6960  | 9537          |
| 15          | 6960  | 10098         |
| 16          | 6960  | 9383          |
| 17          | 6960  | 9611          |
| 18          | 6960  | 9232          |
| 19          | 6960  | 8330          |
| 20          | 6960  | 9751          |
| COMMON AREA | 6960  | 21574         |

|  |                                     |
|--|-------------------------------------|
| TOTAL NUMBER OF LOTS                     | 20 RESIDENTIAL + 1 COMMON AREA      |
| TOTAL LOT AREA                           | 248,060 SQ.FT.                      |
| COMMON AREA                              | 21,574 SQ.FT.                       |
| R-10 LOT AREA REQUIRED                   | 10,000 SQ.FT.                       |
| ALLOWED LOT AREA REDUCTION (25%) PER LOT | 2,500 SQ.FT.                        |
| MINIMUM LOT AREA ALLOWED                 | 7,500 SQ.FT.                        |
| SMALLEST LOTS                            | 7,800 SQ.FT.                        |
| TOTAL REDUCTION ALLOWED                  | 18,192 SQ.FT. <math>< 21,574</math> |

- GENERAL NOTES:**
- Lot to lot drainage 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 20 lots subdivision & One Common Area.
  - Contours derived from City of Dallas Water Department Benchmarks.
  - No existing structure on the property. New structures are proposed.

| No. | Delta      | Radius | Length  | CH.L   | CH.B        |
|-----|------------|--------|---------|--------|-------------|
| C1  | 90°00'00"  | 36.50' | 57.33'  | 51.62' | S45°28'29"E |
| C2  | 90°00'00"  | 36.50' | 57.33'  | 51.62' | N44°31'31"E |
| C3  | 169°55'17" | 50.00' | 148.28' | 99.61' | S53°24'10"E |
| C4  | 168°32'43" | 50.00' | 147.08' | 99.50' | N47°20'45"E |

| No. | Bearing     | Length  |
|-----|-------------|---------|
| L1  | S0°28'29"E  | 185.72' |
| L2  | N89°31'31"E | 308.96' |
| L3  | N0°28'29"W  | 185.72' |
| L4  | S0°28'29"E  | 195.72' |
| L5  | N89°31'31"E | 328.96' |
| L6  | N0°28'29"W  | 195.72' |
| L7  | S0°28'29"E  | 188.67' |
| L8  | N89°31'31"E | 281.74' |
| L9  | N0°28'29"W  | 181.91' |

- NOTES :**
- No concentrated stormwater flow greater than 10 cfs will be allowed to enter the right of way at any location.
  - No lot to lot stormwater drainage will be allowed.
  - All garage door set-backs to be min. 30 ft. from front yard property lines.
  - 5' private retaining wall maintenance easement is dedicated on lots on the non retained side.
  - All common area lots to be permanently owned and maintained by a homeowners association established prior to construction of the first lot.
  - Prior to issuance of each and every building permit, a grading plan shall be submitted that demonstrates conformance with the site grading for this subdivision.
  - All new utilities will be installed under-ground.
  - All commercial dumpsters shall be constructed, placed, screened and maintained in accordance with chapter 32 of the code of ordinance.
  - Any plan to use water injection or any other chemical injections for any purpose shall be reviewed and approved by the CIP/Engineering Department prior to any application at the Site.

**PURPOSE OF PLAT : DIVIDE THE LAND INTO 20 SINGLE FAMILY LOTS & ONE COMMON AREA**

**Developer:**  
AAA Pro Services  
4102 Crest Ridge Dr.  
Irving, TX-75061  
(491) 422-5944  
aaaproservices@hotmail.com

**Engineer:** S.I.Abed  
Principal, DDC, INC.  
Tel: 214-868-9320  
Fax: 1-866-531-8263  
Email: abed.ddc@gmail.com  
abed@ddc-engineering.com  
FIRM REGISTRATION: 10790

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l.lueker@winkelmann.com  
FIRM REGISTRATION: 10086600

**PRELIMINARY PLAT**  
**BLUE RIDGE ESTATES**  
LOT 1 TO LOT 20, BLOCK 6960  
A COMMUNITY UNIT DEVELOPMENT  
5.695 ACRES IN THE W. M. CROW SURVEY,  
ABSTRACT NO. 298  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
CITY PLAT FILE NO. S167-275 1 OF 2

| ABBREVIATION LEGEND |                           | ABBREVIATION LEGEND |                          |
|---------------------|---------------------------|---------------------|--------------------------|
| ASBR                | DEFINITION                | FH                  | FIRE HYDRANT             |
| IRRF                | IRON ROD FOUND            | SN                  | SIGN                     |
| IRRF                | IRON ROD SET              | SS                  | SANITARY SEWER           |
| CIRS                | w/CAP STAMPED "WAI"       | SW                  | STORM SEWER              |
| CIRF                | IRON ROD FOUND w/CAP      | TPAD                | TRANSFORMER PAD          |
| XCS                 | "X" CUT IN CONCRETE SET   | GM                  | GAS METER                |
| XCF                 | "X" CUT IN CONCRETE FOUND | TSN                 | TRAFFIC SIGN             |
| PKS                 | PK NAIL SET               | UGC                 | UNDERGROUND CABLE MARKER |
| PKF                 | PK NAIL FOUND             | EB                  | ELECTRIC BOX             |
| WAG                 | MAG NAIL WITH SHINER SET  | L.P                 | LIGHT POLE               |
| PP                  | POWER POLE                | PM                  | PAINT MARK               |
| GW                  | GLY WIRE                  | PF                  | PIN FLAG                 |
| MH                  | MANHOLE                   | WP                  | WOOD POST                |
| WV                  | WATER VALVE               | MP                  | METAL POST               |
| TP                  | TELEPHONE PEDESTAL        | CM                  | CONTROLLING MONUMENT     |
| WM                  | WATER METER               |                     |                          |

**BENCH MARKS:**  
BM #1 - Square cut in top of concrete curb, south curb line of Blue Ridge Boulevard, ±13.6 feet west of the centerline of Lampasas Avenue.  
ELEVATION - 655.89 feet  
  
BM #2 - "X" cut in center of concrete sidewalk, south side of Blue Ridge Boulevard, ±35.5 feet west of the centerline of La Playa Drive and ±21.6 feet south of the centerline of Blue Ridge Boulevard.  
ELEVATION - 639.19 feet  
  
CITY BENCHMARK:  
BM #13 - Square cut in Top Curb of Radius Northeast Corner of Hacienda Dr. & Blue Ridge Blvd. Intersection.  
ELEVATION - 668.04 feet  
N:6,941,528.732  
E:2,464,292.502