

DALLAS COUNTY, TEXAS
 INTERSTATE HIGHWAY 30
 COLORADO
 WESTMORELAND ROAD
 SITE
 UTM 14AP
 MARS50-44T
 NOT TO SCALE

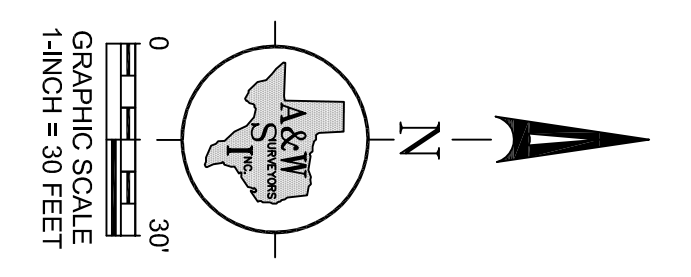
INTERSTATE HIGHWAY NO. 30
 VARIABLE WIDTH RIGHT-OF-WAY

TEXAS TURNPIKE AUTHORITY
 VOLUME 4435, PAGE 307
 D.R.D.C.T.



ABBREVIATIONS	
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
RF	Iron Rod Found

FLOOD ZONE	
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area. It is completely contained in Zone 'X', as shown on the Flood Insurance Rate Map, Community Panel No. 48113C0340J, dated 08-23-01.	



COLORADO BOULEVARD
 VARIABLE WIDTH RIGHT-OF-WAY
 INSTRUMENT NO. 201402256670 - O.P.R.D.C.T.

WESTMORELAND ROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 (COUNTY ROAD NO. 332)

PRELIMINARY, RELEASED 3-23-2016 FOR REVIEW PURPOSES ONLY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET AT ADDITIONAL CORNERS SHOWN HEREON HAVE A 3/4" ALUMINUM DISC ATTACHED TO THE END.
- 2) COORDINATES ARE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) BASIS OF BEARING DETERMINED BY STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011)
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE PLATED LOT.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATED LOT.
- 6) NO STRUCTURES ON SITE.

LEGEND					
● 1/2" IR FOUND	⊗ 4" FOUND	⊗ TELE BOX	⊗ ROLLABOY POST	⊗ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE
○ 1/2" IR SET	⊗ X SET	⊗ CABLE BOX	⊗ SEPTIC COVER	⊗ WATER METER	— ASPHALT
○ 5/8" IR FOUND	⊗ 1" IR FOUND	⊗ SAN SEW. MH.	⊗ ELECTRIC BOX	⊗ GAS METER	— GRAVEL
○ 3/8" IR FOUND	⊗ 1" IR FOUND	⊗ BRICK COLUMN	⊗ IRRIGATION VALVE	⊗ A.C. PAD	— BRICK
○ 6/32 WALL FOUND	⊗ POINTING CORNER	⊗ STONE COLUMN	⊗ WATER VALVE	⊗ TRANS BOX	— BRICK NET WALL
⊗ PR. WALL SET	⊗ CON. MONUMENT	⊗ STORM DRAIN MH.	⊗ FIRE HYDRANT	⊗ CHAINLINK FENCE	— WOOD DECK
⊗ 1/2" IR FOUND	⊗ 3/4" IR FOUND	⊗ SAN SEW. CO.	⊗ LIGHT POLE	⊗ POOL EQUIP.	— BUILDING WALL
					— CONCRETE
					— GAVEL
					— FIRE LINE STRIPE
					— BRICK
					— BRICK NET WALL
					— STONE NET WALL
					— CON. NET WALL
					— WOOD FENCE
					— HIGH BANK LINE
					— FEMAL FLOOD LINE
					— HANDICAP SPACE

A&W SURVEYORS, INC.
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 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1600 WESTMORLAND ROAD ~
 Owner: Kazien Real Estate, Inc.
 ~ 3405 Spectum Boulevard, Richardson, TX 75082 ~
 ~ 972-456-0777 ~
 ~ 972-456-0777 ~
 ~ 972-456-0777 ~

PRELIMINARY PLAT
DENNY'S MARIJUX
LOT 1, BLOCK 7216
 BEING A PLAT OF
 PART OF BLOCK 7216

THACHER V. GRIFFIN SURVEY, ABSTRACT NO. 511
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-159