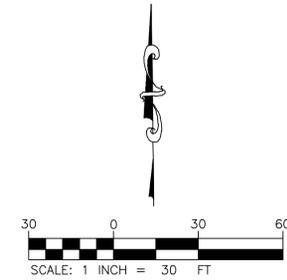


DATA:
 USE: ELECTRIC SUBSTATION
 AREA: 1.35 ACRES
 ZONING: R-7.5 (Δ)



APPROX LOCATION
 PROPOSED OVERHEAD
 12.47KV T&D BY CNGCR

PROPOSED 2-1/2 X 10' CHAIN LINK GATES
 WITH 3 STRAND BARBED WIRE
 ON TOP AT 45° ANGLED OUTWARDS.
 GATES WILL SWING INWARDS.

PROPOSED 12' TALL CHAIN LINK
 FENCE WITH 3 STRAND BARBED WIRE
 ON TOP AT 45° ANGLED OUTWARDS.
 (TYP. ALL SIDES)

20' GRAVEL ROAD
 (SEE DALLAS FIRE
 DEPT SPECIFICATIONS)

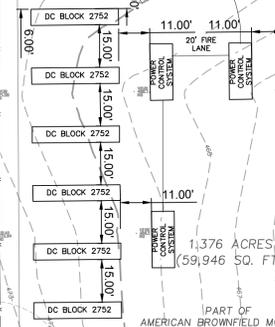
UTILITY OWNED
 POWER POLES
 RECLOSERS
 AUX SERVICE POLE

P5 - POCC (12.47 KV)
 EPS METER POLE
 P4 - ERCOT METER
 P3 - GOAB SWITCH RECLOSER
 P2 - CUSTOMER PRODUCTION METER
 P1 - RELAY ENCLOSURE

REMAINDER OF
 AMERICAN BROWNFIELD MCO, LLC
 DOC. NO. 201200297936, O.P.R.D.C.T.

2 - Parking spaces
 (10'x20')

PROPOSED UNDERGROUND TRENCH
 FOR DRY UTILITIES
 1. 12.47KV CONDUIT
 2. FIBER OPTIC COMMUNICATIONS



1,376 ACRES
 (59,946 SQ. FT.)

NO STRUCTURES OBSERVED AT TIME
 OF SURVEY
 NO ADDRESS OBSERVED AT TIME OF
 SURVEY

TXU GENERATION COMPANY LP, TXU
 MOUNTAIN CREEK COMPANY LP, &
 TXU ELECTRIC DELIVERY COMPANY
 DOC. NO. 200101646353, O.P.R.D.C.T.

REMAINDER OF
 AMERICAN BROWNFIELD MCO, LLC
 DOC. NO. 201200297936, O.P.R.D.C.T.

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - EM - ELECTRIC METER
 - FLM - HANDICAP
 - UCS - GAS METER
 - GV - GAS VALVE
 - FH - FIRE HYDRANT
 - FDC - FIRE DEPARTMENT CONNECTION
 - WM - WATER METER
 - WV - WATER VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - MI - MANHOLE
 - CN - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - CB - CABLE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TLP - TRAFFIC LIGHT POLE
 - UG - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GA - GUY ANCHOR
 - OP - OVERHEAD POWER LINE
 - BW - BARBED WIRE FENCE
 - WIF - WROUGHT IRON FENCE
 - WF - WOOD FENCE
 - CF - CHAINLINK FENCE
 - GP - GATE POST
 - P - PER PLANS
 - APPROX - APPROXIMATE
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - RS - 1/2-INCH CAPPED REBAR STAMPED "WINGROSE" SET
 - H - HIGHBANK
 - S - SIGN
 - PLM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - CTL - CATHODIC TEST LEAD
 - MW - MONITORING WELL
 - PF - PIN FLAG/PAINT MARK
 - TC - TOP OF CURB
 - TOG - TOP OF GRADE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - CMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCF - REINFORCED CONCRETE PIPE
 - TTL - TELEPHONE
 - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FRD - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO - NUMBER
 - PL - PAGE
 - RO/W - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - F.C. - FILM CODE
 - BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - T - TREE/SHRUB
 - CM - CONTROLLING MONUMENT
 - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS

BENCHMARKS

- TEMPORARY BENCHMARK #1
 BEING AN "X" CUT SET IN THE TOP OF CURB LOCATED IN THE WEST RIGHT OF WAY LINE OF SOUTHEAST 14TH STREET, SAID POINT BEING FURTHER LOCATED APPROXIMATELY 110 FEET SOUTHWEST OF A POWER POLE AND APPROXIMATELY 92 FEET SOUTHWEST OF A CHAINLINK FENCE CORNER POST.
 ELEVATION - 479.74'
- TEMPORARY BENCHMARK #2
 BEING AN "X" CUT SET ON THE EDGE OF CONCRETE IN THE EAST RIGHT OF WAY LINE OF SOUTH EAST 14 TH STREET, SAID POINT BEING FURTHER LOCATED APPROXIMATELY 19 FEET SOUTH OF A CHAINLINK FENCE CORNER POST, AND APPROXIMATELY 73 FEET SOUTH OF A POWER POLE.
 ELEVATION - 479.74'

REVISION	DESCRIPTION	DATE

SITE PLAN
 LULLWATER PROJECT 2023-01
 1250 SE 14TH ST,
 DALLAS, TEXAS

DESIGN	DRAWN	CHKD
MP	MP	RS
JOB No. 100482-01-001		
SHEET C1.0		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.