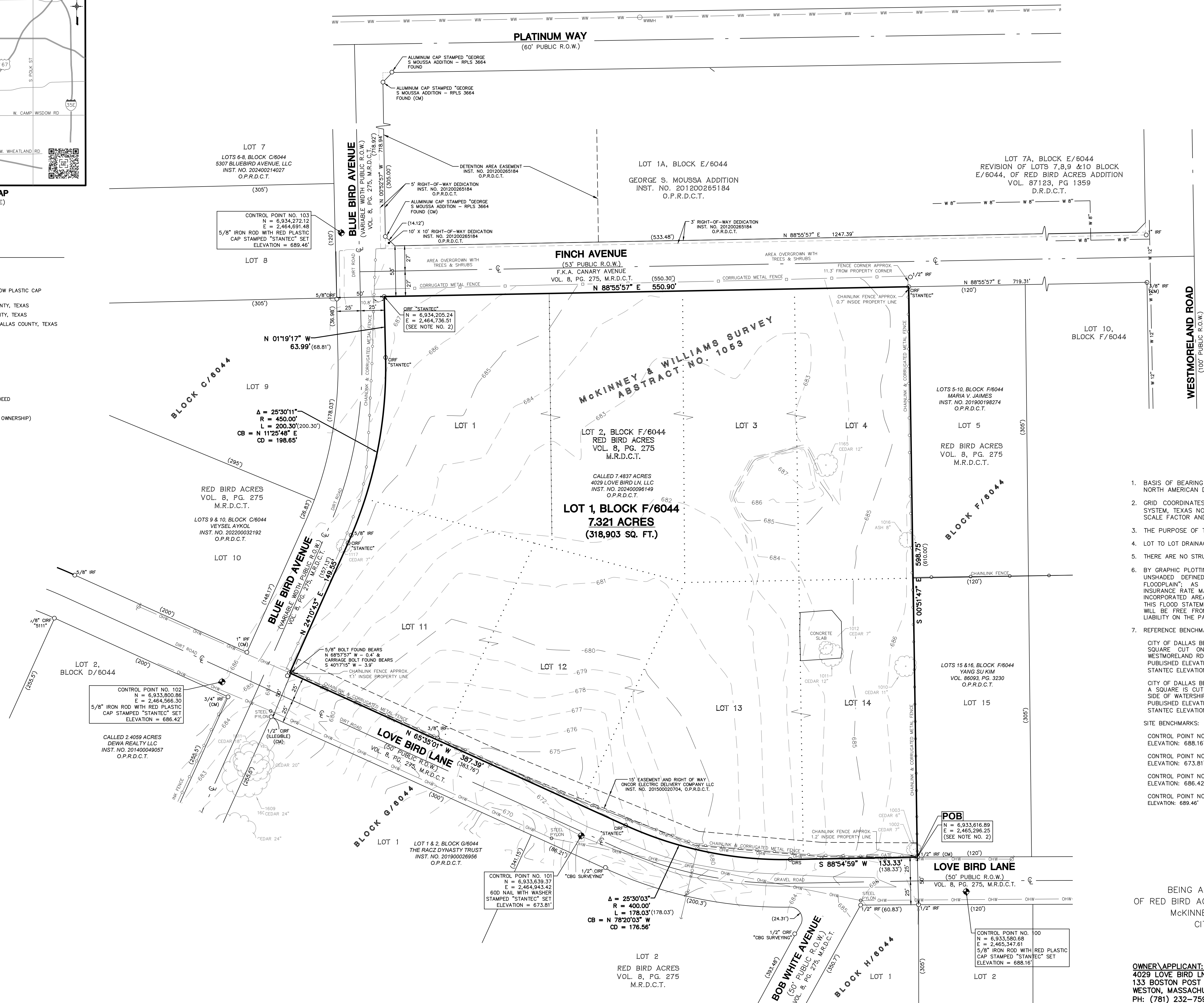




LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CRF	CAPPED IRON ROD FOUND
ORS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
(XXX)	DISTANCES PER RECORD PLAT/DEED
CONC.	CONCRETE
LAND HOOK	(DENOTES COMMON OWNERSHIP)
TREE/CANOPY	
—	SIGN POST
⊕	POWER POLE
— — — — —	CHAIN LINK FENCE
— — — — —	WOOD FENCE
—OH—	OVERHEAD WIRES



GENERAL NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
2. GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (+202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THERE ARE NO STRUCTURES ON THE SITE.
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA," AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0470K, DATED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. HIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. REFERENCE BENCHMARK:

CITY OF DALLAS BENCHMARK 63--N-1
SQUARE CUT ON CENTER CURB RADIUS ON NORTHEAST CORNER OF INTERSECTION OF WESTMORELAND RD. AND WATERSHIP LN.
PUBLISHED ELEVATION: 635.35'
STANTEC ELEVATION: 635.41'

CITY OF DALLAS BENCHMARK 63--P-1
A SQUARE IS CUT ON NOSE OF CONCRETE MEDIUM IN CENTERLINE OF RED BIRD LANE ON WEST SIDE OF WATERSHIP LANE
PUBLISHED ELEVATION: 678.01'
STANTEC ELEVATION: 678.28'

PRELIMINARY PLAT
BLUE ADDITION
LOT 1, BLOCK F/6044

BEING ALL OF LOTS 1-4, AND 11-14, BLOCK F/6044
OF RED BIRD ACRES, RECORDED IN VOLUME 8, PAGE 275, M.R.D.C.T.
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-137
MARCH 27, 2025

OWNER/APPLICANT:
4029 LOVE BIRD LN, LLC
133 BOSTON POST ROAD
WESTON, MASSACHUSETTS 02493
PH: (781) 232-7597
CONTACT: LUIS DIAZ

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS FIRM NO. 10194488