









# TOPOGRAPHIC SURVEY

Being a 26.9546 acre tract of land situated in the George Alvey Survey, Abstract 10, in City of Dallas, Dallas County, Texas, and being all of a called 26.9547 acre tract of land described in General Warranty Deed to ADK Westmoreland LLC recorded under Instrument Number 202200060543 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 26.9546 acre tract being more particularly described as follows:

THENCE, along the northerly line of said 25.9547 acre tract, and the southerly line of said Lot 2, the following four (4) calls

- THENCE, South 00°35' 27" East, along the east line of said 25.9547 acre tract, a distance of 831.80 feet to a 1/2-iron rod with cap stamped "BOWMAN PRCP COR set for corner, being the southeast corner of said 25.9547 acre tract, from which a 1/2-inch iron found bears South 35°41'55" East, a distance of 0.27 feet;

THENCE, along the east right-of-way line of said Westmoreland Road, and the west line of said 25.547-acre tract, the following five (5) calls:



REVISIONS	DESCRIPTION
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# TOPOGRAPHIC SURVEY

26.9546 ACRES

# TOPOGRAPHIC SURVEY

SCALE

## WESTMORELAND SENIOR LIVING

BEING A 26.9546 ACRES TRACT OF LAND  
SITUATED IN THE GEORGE ALVEY SURVEY,  
ABSTRACT NO. 10, CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
PLAT-25-000039 CITY PLAN FILE No. S245-211

PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE AND  
SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT

**BENCHMARKS:**  
ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS SURVEY MARKER:  
**63-P-1**  
ELEVATION=678.01' NAVD88, (NVDT-88) (GEOID-18)  
A SQUARE IS CUT ON NOSE OF CONCRETE MEDIUM IN CENTERLINE OF RED BIRD  
LANE ON WEST SIDE OF WATERSHIP LANE.

\*\* SEE LEGEND ON SHEET NO. 2 \*\*

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF THE 1983 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999863513.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS, MAP NO. 48113C0470 REVISED/DATED JULY 31, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" UNSHADED, ZONE "X" SHADED AND ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOW:

ZONE "X" UNSHADED - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" SHADED - OTHER FLOOD AREA \*AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATION DETERMINED.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

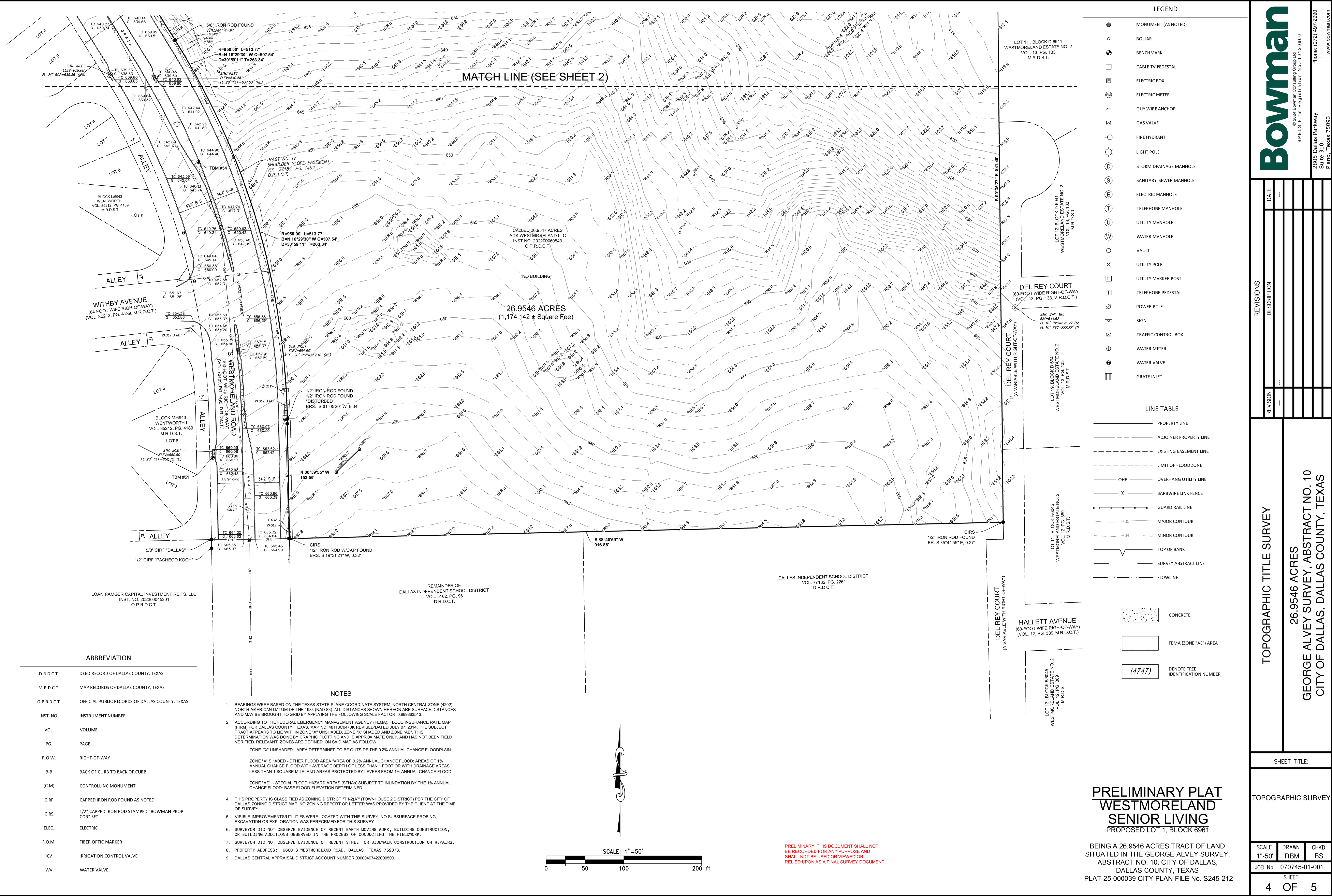
6. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. PROPERTY ADDRESS: 6600 S WESTMORELAND ROAD, DALLAS, TEXAS  
752373.

8. DALLAS CENTRAL APPRAISAL DISTRICT ACCOUNT NUMBER  
00000497422000500.

[illegible]







- NOTES
1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF THE 1983 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999863513.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS, MAP NO. 48110C0470R, REVISED/DATED JULY 07, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" UNSHADED, ZONE "X" SHADED AND ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:  

ZONE "X" UNSHADED - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" SHADED - OTHER FLOOD AREA "AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATION DETERMINED.

4. THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY FILE NUMBER 23000220455, EFFECTIVE DATE OCTOBER 12, 2023 AND ISSUED DATE NOVEMBER 10, 2023.

5. THIS PROPERTY IS CLASSIFIED AS ZONING DISTRICT "TH-2/A" (TOWNHOUSE 2 DISTRICT) PER THE CITY OF DALLAS ZONING DISTRICT MAP; NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.

6. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

7. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

9. PROPERTY ADDRESS: 6600 S WESTMORELAND ROAD, DALLAS, TEXAS 752373.

10. DALLAS CENTRAL APPRAISAL DISTRICT ACCOUNT NUMBER 00000497422000500.

11. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE 26.9546 ACRE LOT.
- SCHEDULE B ITEMS
- TITLE REPORT NOTE:
- ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 55434, EFFECTIVE DATE SEPTEMBER 2, 2024, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY BOWMAN CONSULTING GROUP.
- EASEMENTS AND RIGHTS-OF-WAY:
- 14.B. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company

Purpose: As provided in said document

Recording Date: December 18, 1935

Recording No: In Volume 1910, Page 458, Deed Records, Dallas County, Texas

SURVEYOR NOTE: Based on the legal description contained in the record document, this item is a blanket easement and affects the surveyed property.

14.C. Easement, right of way Agreement by and between City of Dallas and Alvin V. Graff, as set out in Judgment Under Cause No. CC-71-1867-c, filed September 27, 1972, recorded in Volume 72189, Page 1492, Deed Records, Dallas County, Texas.

SURVEYOR NOTE: Based on the legal description contained in the record document, this item affects the surveyed property and is shown hereon.

14.D. Easement, Right of Way Agreement by and between City of Dallas and Alvin V. Graff, as set out in Judgment Under Cause No. CC-80-8897-b, filed November 11, 1980, recorded in Volume 80221, Page 990, Deed Records, Dallas County, Texas.

SURVEYOR NOTE: Based on the legal description contained in the record document, this item affects the surveyed property and is shown hereon.

14.E. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Dallas

Purpose: As provided in said document

Recording Date: March 14, 1985

Recording No: In Volume 85052, Page 1579, Deed Records, Dallas County, Texas

SURVEYOR NOTE: Based on the legal description contained in the record document, this item affects the surveyed property and is shown hereon.
- PROPERTY DESCRIPTION
- Being a 26.9546 acre tract of land situated in the George Alvey Survey, Abstract 10, in City of Dallas, Dallas County, Texas, and being all of a called 26.9547 acre tract of land described in General Warranty Deed to ADK Westmoreland LLC recorded under Instrument Number 20220060543 of the Official Public Records of Dallas County, Texas (O.F.R.D.C.T.), said 26.9546 acre tract being more particularly described as follows:
- BEGINNING** at a 1/2-inch iron rod found in the east right-of-way line of Westmoreland Road (a 100-foot wide right-of-way), said point being the northernmost northwest corner of said 25.9547 acre tract, and being the westernmost southwest of Lot 2, Block RV6045 of Watership Addition, according to the plat recorded in Volume 200303, Page 29 of the Map Recorded of Dallas County, Texas (M.R.D.C.T.), said 26.9546 acre tract being more particularly described as follows, having a surface coordinate of N= 6,932,653.70 and E= 2,466,485.11;
- THENCE**, along the northerly line of said 25.9547 acre tract, and the southerly line of said Lot 2, the following four (4) calls
1. South 60°38'59" East, a distance of 599.10 feet to an angle point, from which a 1/2-inch iron rod with cap stamped "BOWMAN PROP COR" set;

2. North 21°34'31" East, a distance of 188.35 feet to an angle point;

3. South 52°37'26" East, a distance of 536.03 to an angle point;

4. South 70°00'21" East, a distance of 272.54 feet to a point for corner, being the easternmost northeast corner of said 25.9547 acre tract, and the southernmost southeast corner of said Lot 2;
- THENCE**, South 00°35' 27" East, along the east line of said 25.9547 acre tract, a distance of 831.80 feet to a 1/2-iron rod with cap stamped "BOWMAN PROP COR set for corner, being the southeast corner of said 25.9547 acre tract, from which a 1/2-inch iron found bears South 35°41'55" East, a distance of 0.27 feet;
- THENCE**, South 88°40'59" West, along the south line of said 25.9547 acre tract, a distance of 916.88 feet to a 1/2-iron rod with cap stamped "BOWMAN PROP COR set for corner, on the east right-of-way line of said Westmoreland Road, also being the southwest corner of said 25.9547acre tract, from which a 1/2-iron rod with cap found bears South 19°31'21" West, a distance of 0.32 feet;
- THENCE**, along the east right-of-way line of said Westmoreland Road, and the west line of said 25.9547acre tract, the following five (5) calls:
1. North 00°59'55" West, a distance of 153.50 feet to a 1/2-iron rod found for the beginning of a tangent curve to the left, from which a 1/2-iron rod found bear South 01°05'20" West, a distance of 6.04 feet;

2. Northwesterly, along the arc of said curve to the left having a central angle of 30°59'11", a radius of 950.00 feet, a chord bearing and distance of North 16°29'30" West, 507.54 feet, and an arc length of 513.77 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

3. North 31°59'06" West, a distance of 164.09 feet to a 5/8-inch iron rod with cap stamped "KHA" found for the beginning of a tangent curve to the right;

4. Northwesterly, along the arc of said curve to the right having a central angle of 31°02'30", a radius of 850 feet, a chord bearing and distance of North 16°27'51" West, 454.90 feet, and an arc length of 460.51 feet to a 1/2-iron rod with cap stamped "BOWMAN PROP COR set for corner, from which a 1/2-inch iron rod found bears South 88°48'24" West, 0.21 feet;

5. North 00°56'36" West, a distance of 174.36 feet to the **POINT OF BEGINNING**, containing an area of 26.9546 acres tract of land.
- NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
- THAT, ADK Westmoreland L.L.C., acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein designating the herein described property as Westmoreland Senior Living an addition to the City Of Dallas, Dallas County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.
- All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.
- This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.
- WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2025
- \_\_\_\_\_  
Managing Member  
ADK Westmoreland L.L.C.
- STATE OF TEXAS            §  
  
COUNTY OF \_\_\_\_\_            §
- BEFORE ME, the undersigned authority, on this day personally appeared XXXXXXXXXXXXXXX known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.
- GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2025 .  
NOTARY SEAL (Ink Stamp Only)
- Notary Public in and for the State of Texas
- SURVEYOR'S CERTIFICATE
- THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THE CORNER MONUMENT SHOWN HEREON WERE PROPERLY PLACED AND THEIR LOCATIONS WERE CONFIRMED UNDER MY DIRECT SUPERVISION.  
DATE OF PLAT OR MAP: JULY 7, 2025
- PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- BENTLEY SHAFER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6888
- PLACE COUNTY  
RECORDING LABEL HERE
- CERTIFICATE OF APPROVAL

I, Tony Shiddig, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
  
Secretary
- PRELIMINARY PLAT  
WESTMORELAND  
SENIOR LIVING  
PROPOSED LOT 1, BLOCK 6961
- BEING A 26.9546 ACRES TRACT OF LAND  
SITUATED IN THE GEORGE ALVEY SURVEY,  
ABSTRACT NO. 10, CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
PLAT-25-000039 CITY PLAN FILE No. S245-212
- Bowman

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TBPCLS Firm Registration No. 13120600

2805 Dallas Parkway  
Suite 310  
Plano, Texas 75093

Phone: (972) 497-2990  
www.bowman.com
- | REVISIONS | DESCRIPTION | DATE |  |  |  |  |  |  |  |
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- PRELIMINARY PLAT

26.9546 ACRES

GEORGE ALVEY SURVEY, ABSTRACT NO. 10  
CITY OF DALLAS, DALLAS COUNTY, TEXAS
- SHEET TITLE:
- WESTMORELAND  
AFFORDABLE  
SENIOR LIVING
- | SCALE                 | DRAWN | CHKD |
|-----------------------|-------|------|
| 1"=                   | RBM   | BS   |
| JOB No. 070745-01-001 |       |      |
| SHEET                 |       |      |
| 5                     | OF    | 5    |