CITY PLAN COMMISSION **THURSDAY, AUGUST 7, 2025**

RECORD NO.: PLAT-25-000039 (S245-212) **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Westmoreland Road, south of Watership Lane

DATE FILED: July 11, 2025 **ZONING:** TH-2(A)

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 26.954-acres

APPLICANT/OWNER: ADK Westmoreland, LLC, A Delaware Limited Liability Company

REQUEST: An application to create one 26.954-acre lot from a tract of land in City Block 6961 on property located on Westmoreland Road, south of Watership Lane.

SUBDIVISION HISTORY:

1. S189-039 was a request southwest of the present request to create a 25-lot residential subdivision from a 5.136-acre tract of land in City Block 6045 with lots ranging in size from 5,000 to 11,130 square feet in size on property located on Westmoreland Road, north of Camp Wisdom Road. The request was approved on December 13, 2018, and was recorded on February 11, 2022.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request lies in TH-2(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create one 26.954-acre lot.

Staff finds that there is a variation in lot pattern in the adjacent areas *(Refer to the existing area analysis map)*; and the request is in compliance with Section 51A-8.503 and with the requirements of the TH-2(A) Townhouse District therefore, staff recommends approval subject to compliance with the following conditions:

<u>General Conditions:</u>

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submitting the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

15. On the final plat, include a note that the site is within the DNL contour of the airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Right-of way Requirements Conditions:

16. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Floodplain Conditions:

17. Determine the 100-year water surface elevation across this addition.
18. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
19. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
20. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
21. Show natural channel set back from the crest of the natural channel.
22. Set floodway monument markers and provide documentation.
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Transportation Conditions:

24. Plans must comply with the Traffic Barrier requirements per SEC. 51A-8.618.
25. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

26. Submit a completed Final Plat Checklist and All Supporting Documentation.
27. Show recording information on all existing easements within 150' of property.
28. Show correct format of Surveyor' Statement in Final Plat.
29. Fire Access cannot be shown on the final plat unless recorded by separate instrument.

Dallas Water Utilities Conditions:

30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

31. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

33. The capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

Streetlight/ Street Name Coordinator/ GIS, Lot & Block Conditions:

34. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis may be required to support the submitted street lighting plan.

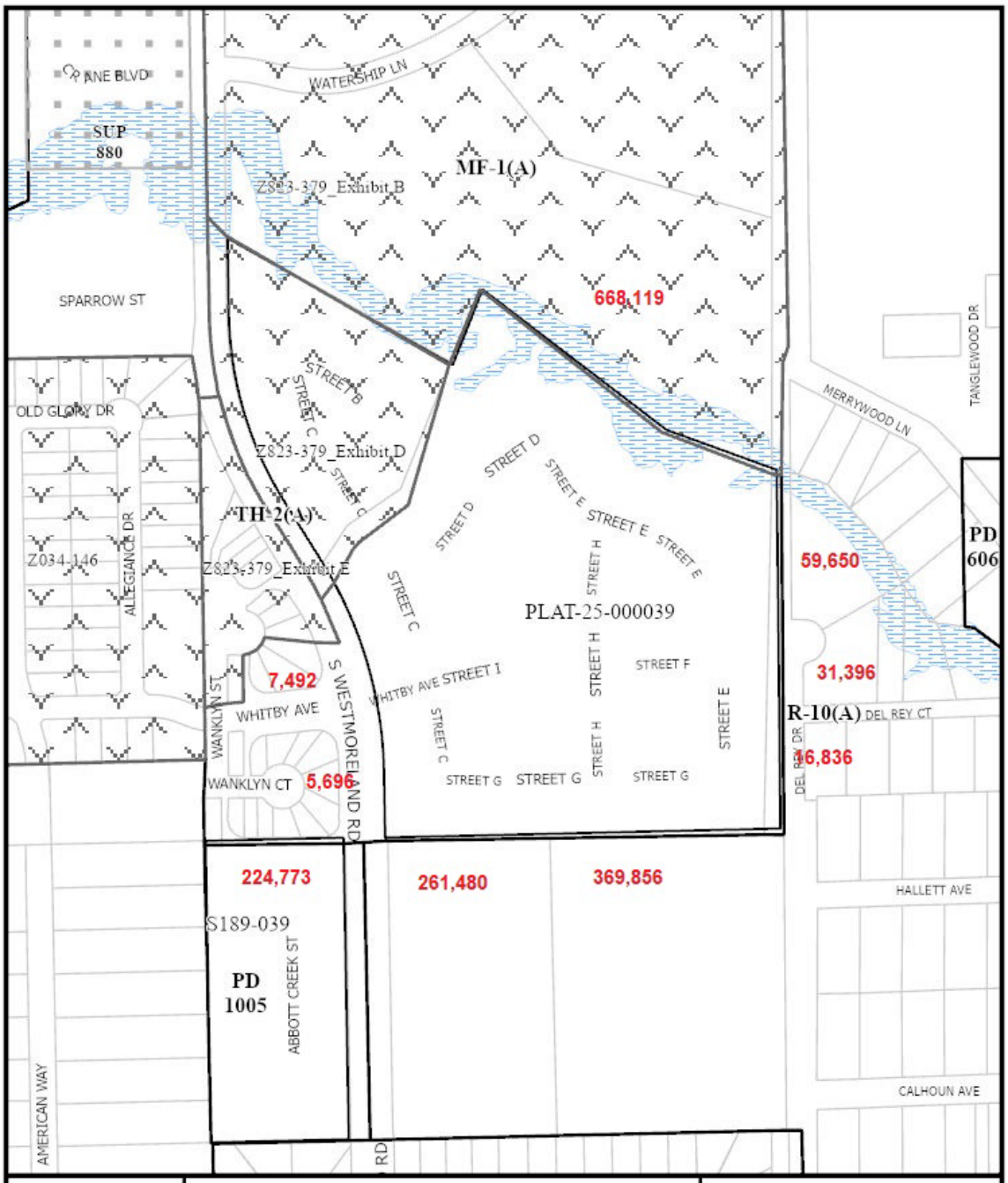
35. On the final plat, change "S. Westmoreland Road (AKA Westmoreland Avenue)".

36. On the final plat, change "Del Ray Court" to "Del Ray Drive".

37. On the final plat, change "Withby Avenue" to "Whitby Avenue".

38. On the final plat, identify the property as Lot 1 in City Block 2/6045.

ALL AREAS ARE IN SQUARE FEET



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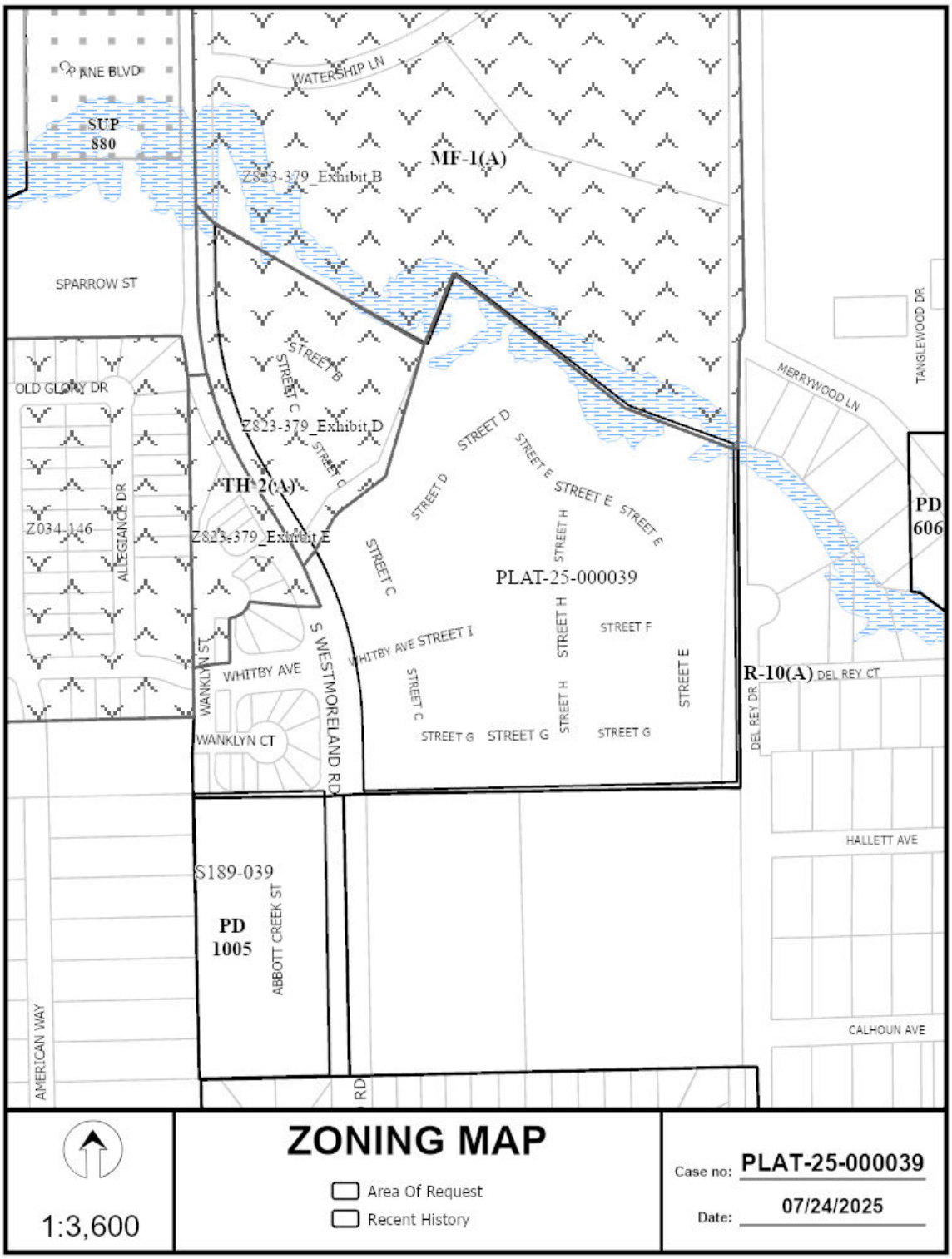
EXISTING AREA ANALYSIS MAP

Area Of Request

Recent History

Case no: PLAT-25-000039

Date: 07/24/2025


ANE BLVD
SUP 880
WATERSHIP LN
MF-1(A)
Z823-379_Exhibit B
SPARROW ST
OLD GLORY DR
STREET B
STREET C
Z823-379_Exhibit D
TH-2(A)
Z034-146
ALLEGIANCE DR
Z823-379_Exhibit E
STREET D
STREET E
STREET H
PLAT-25-000039
STREET F
WHITBY AVE
STREET I
WANKLYN ST
S WESTMORELAND RD
WANKLYN CT
STREET G
STREET E
MERRYWOOD LN
TANGLEWOOD DR
PD 606
R-10(A)
DEL REY CT
DEL REY DR
HALLETT AVE
S189-039
PD 1005
ABBOTT CREEK ST
AMERICAN WAY
CALHOUN AVE
RD
1:3,600
ZONING MAP
Area Of Request
Recent History
Case no: PLAT-25-000039
Date: 07/24/2025

1:3,600

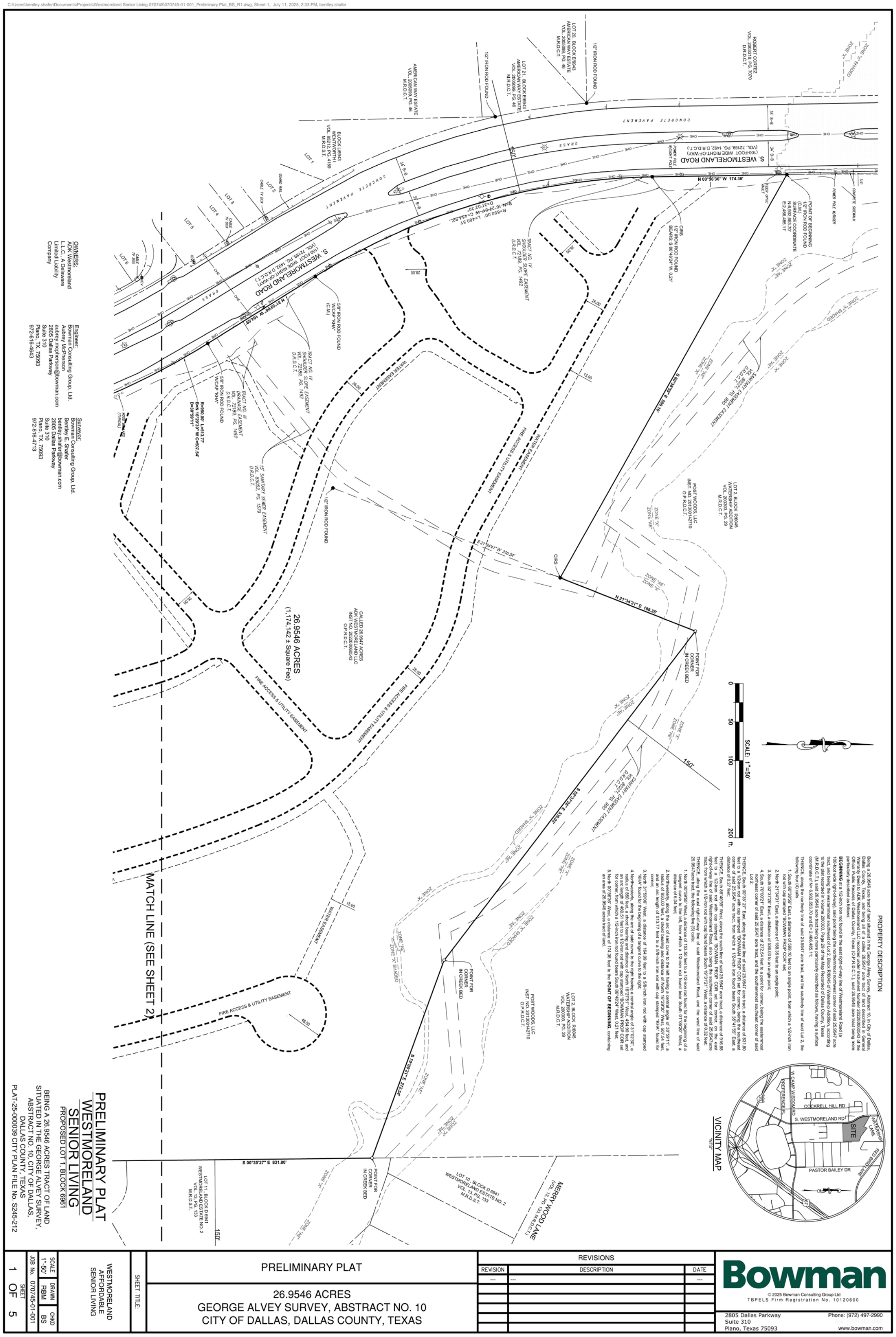
AERIAL MAP

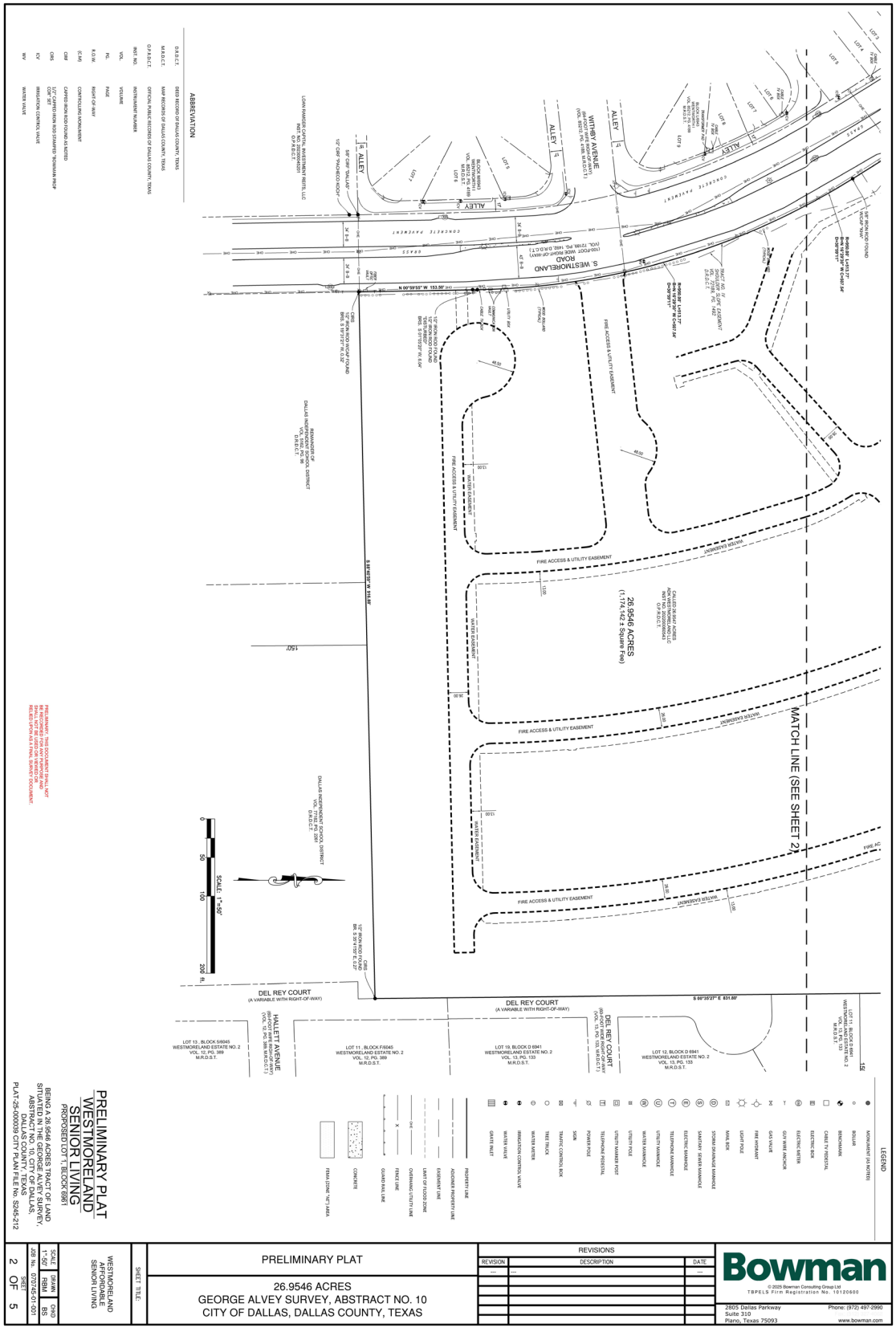
Area Of Request

Recent History

Case no: PLAT-25-000039

Date: 07/24/2025


PRELIMINARY PLAT
26.9546 ACRES
GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS
REVISIONS
REVISION
DESCRIPTION
DATE
Bowman
© 2025 Bowman Consulting Group Ltd
TBPELS Firm Registration No. 10120600
2805 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com
SHEET TITLE:
WESTMORELAND AFFORDABLE SENIOR LIVING
SCALE 1"=50'
DRAWN RBM
CHKD BS
JOB No. 070745-01-001
SHEET 1 OF 5
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
MATCH LINE (SEE SHEET 2)
26.9546 ACRES
(1,174,142 ± Square Feet)
S. WESTMORELAND ROAD
PROPERTY DESCRIPTION
VICINITY MAP
SCALE: 1"=50'
FIRE ACCESS & UTILITY EASEMENT
MERRY WOOD LANE


PRELIMINARY PLAT
WESTMORELAND
SENIOR LIVING
PROPOSED LOT 1, BLOCK 6981
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
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE LOAN ON VERIFIED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
WESTMORELAND AFFORDABLE SENIOR LIVING
SHEET TITLE
PRELIMINARY PLAT
26.9546 ACRES
GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS
REVISIONS
REVISION
DESCRIPTION
DATE
Bowman
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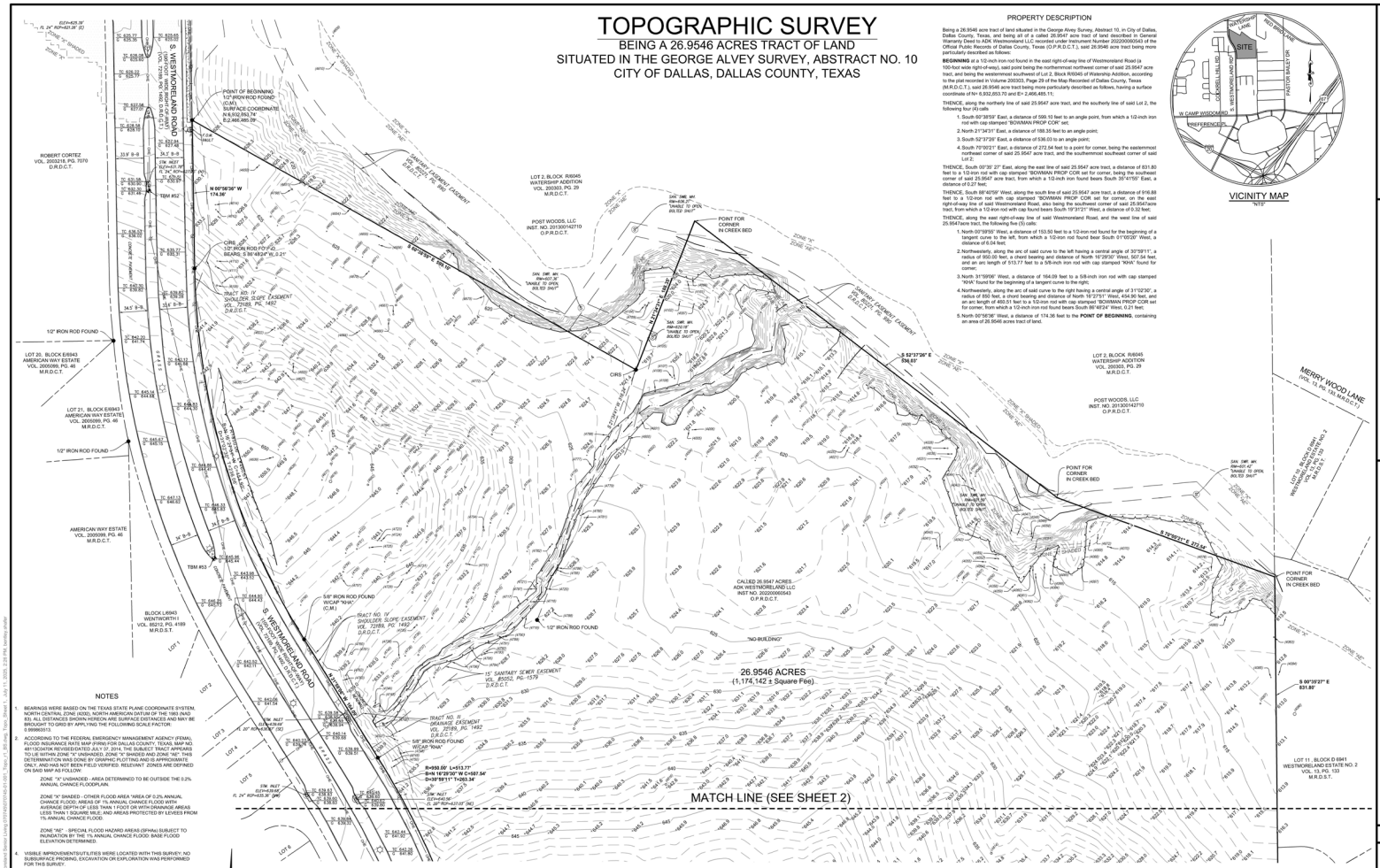
TBPELS Firm Registration No. 10120600
2805 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com
SCALE 1"=50'
DRAWN RBM
CHKD BS
JOB No. 07074S-01-001
SHEET 2 OF 5
ABBREVIATION
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
R.O.W. RIGHT-OF-WAY
(C.M) CONTROLLING MONUMENT
CIRF CAPPED IRON ROD FOUND (AS NOTED)
CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
ICV IRRIGATION CONTROL VALVE
WV WATER VALVE
LEGEND
MONUMENT (AS NOTED)
BOLLAR
BENCHMARK
CABLE TV PEDESTAL
ELECTRIC BOX
ELECTRIC METER
GUY WIRE ANCHOR
GAS VALVE
FIRE HYDRANT
LIGHT POLE
MAIL BOX
STORM DRAINAGE MANHOLE
SANITARY SEWER MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
UTILITY MANHOLE
WATER MANHOLE
UTILITY POLE
UTILITY MARKER POST
TELEPHONE PEDESTAL
POWER POLE
SIGN
TRAFFIC CONTROL BOX
TREE TRUNK
WATER METER
IRRIGATION CONTROL VALVE
WATER VALVE
GRATE INLET
PROPERTY LINE
ADJOINS PROPERTY LINE
EASEMENT LINE
LIMIT OF FLOOD ZONE
OVERHEAD UTILITY LINE
FENCE LINE
GUARD RAIL LINE
CONCRETE
FEMA ZONE "AE" AREA
MATCH LINE (SEE SHEET 2)
26.9546 ACRES
(1,174,142 ± Square Feet)
FIRE ACCESS & UTILITY EASEMENT
WATER EASEMENT
DEL REY COURT
(A VARIABLE WITH RIGHT-OF-WAY)
HALLETT AVENUE
(WHICH WIDTH WAS FORMERLY VOL. 10, PG. 386 M.R.D.C.T.)
WITTBY AVENUE
(WHICH WIDTH WAS FORMERLY VOL. 9036, PG. 1, M.R.D.C.T.)
S. WESTMORELAND ROAD
(VARIOUS WIDTH)
ALLEY
CONCRETE PAVEMENT
GRASS
S 00°10'27" E 831.69'
S 89°49'30" W 916.87'
N 00°59'55" W 153.50'
SCALE 1"=50'
0
50
100
200 ft.

TOPOGRAPHIC SURVEY

BEING A 26.9546 ACRES TRACT OF LAND
SITUATED IN THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS



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 202000060543 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:

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 26.9547 acre tract, and being the westernmost southwest of Lot 2, Block R/6045 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 26.9547 acre tract, and the southerly line of said Lot 2, the following four (4) calls

1. South 00°38'55" 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 189.35 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 26.9547 acre tract, and the southernmost southeast corner of said Lot 2;

THENCE, South 00°33' 27" East, along the east line of said 25.9547 acre tract, a distance of 831.80 feet to a 1/2-inch 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-inch 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 25.9547 acre tract, from which a 1/2-inch rod with cap found bears South 16°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-inch rod found for the beginning of a tangent curve to the left, from which a 1/2-inch rod found bear South 01°00'20" West, a distance of 6.04 feet;
2. Northwesterly, along the arc of said curve to the left having a central angle of 33°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 "RHA" 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 "RHA" 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 465.01 feet to a 5/2-inn rod with cap stamped "BOWMAN PROP COR set for corner, from which a 1/2-inch iron rod found bears South 86°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.

VICINITY MAP
"NTS"

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: 0.999863573.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 48113C0470K REVISED/DATED JULY 17, 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 752073.
8. DALLAS CENTRAL APPRAISAL DISTRICT ACCOUNT NUMBER 00000049742000000.

SCALE: 1"=50'

0 50 100 200 ft.

BENCHMARK NOTES

BENCHMARKS:
ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS SURVEY MARKER:
63–P–1
ELEVATION=678.07' NAVD88, (NVD7–88) (GEOID–18)
A SQUARE IS CUT ON NOSE OF CONCRETE MEDIUM IN CENTERLINE OF RED BIRD LANE ON WEST SIDE OF WATERSHIP LANE.

63–W–1
ELEVATION=698.87' NAVD88, (NVD7–88) (GEOID–18)
SQUARE CUT ON THE NORTH NOSE OF THE NORTH ENTRANCE TO BROADMOOR APARTMENTS AT SOUTH INVESTOR DR.

** SEE LEGEND ON SHEET NO. 2 **

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.

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
Texas Board of Professional Engineers Firm Registration No. TBPELS F-14309
2905 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 491-2566
www.bowmanat.com

REVISIONS		
REVISION	DESCRIPTION	DATE
—	—	—

TOPOGRAPHIC SURVEY
26.9546 ACRES
GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET TITLE:
TOPOGRAPHIC SURVEY

SCALE	DRAWN	CHKD
1"=50'	RBM	BS

JOB No. 070745-01-001

SHEET 3 OF 5

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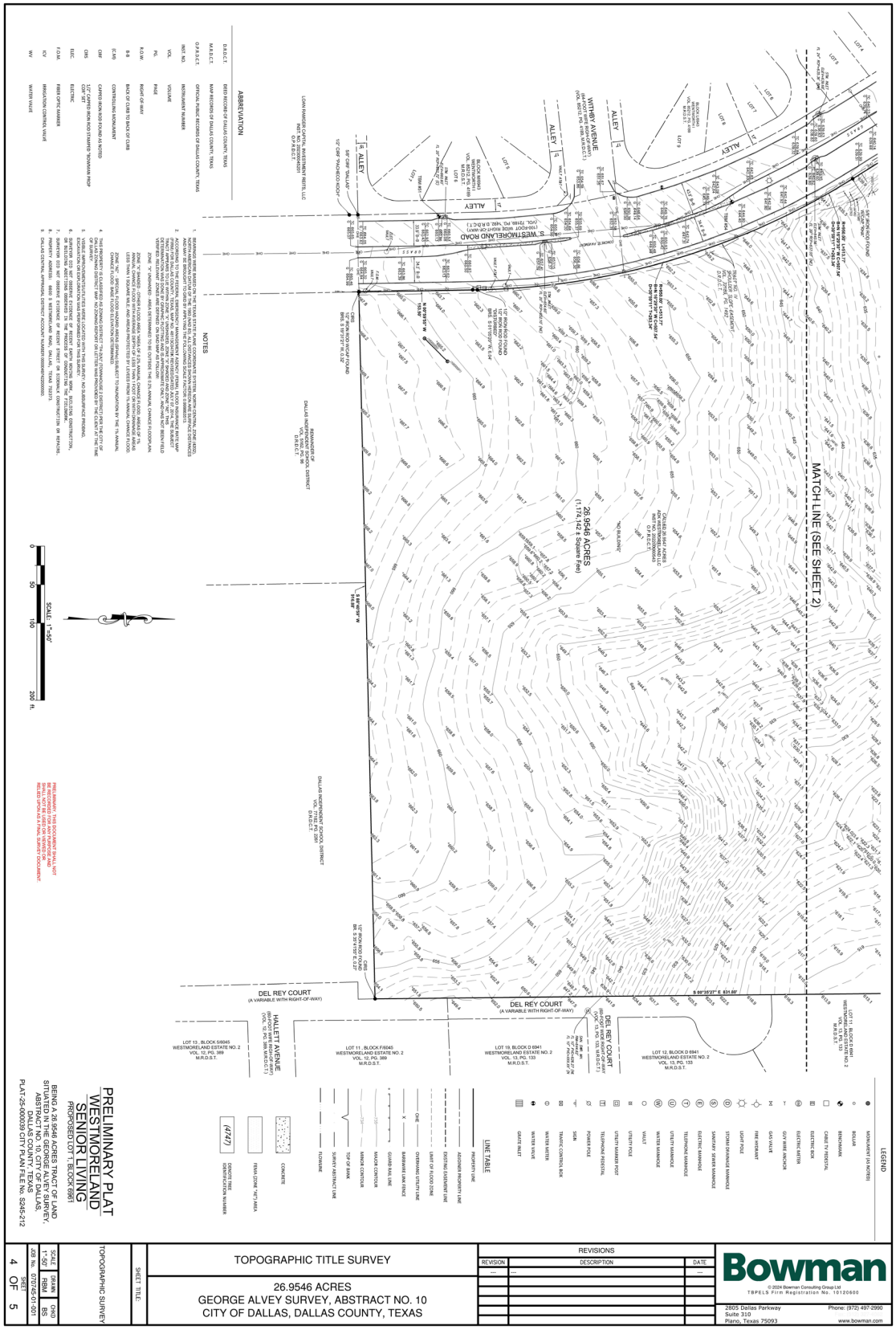
City Plan Commission Date: 08/07/2025 33(j) PLAT-25-000039 (S245-212)



ABBREVIATION

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(INST. NO.)	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
B/B	BACK OF CURB TO BACK OF CURB
(C.M)	CONTROLLING MONUMENT
CIRF	CAPPED IRON ROD FOUND AS NOTED
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP CORNER" SET
ELEC.	ELECTRIC
F.O.M.	FIBER OPTIC MARKER
ICV	IRRIGATION CONTROL VALVE
WV	WATER VALVE

NOTES

1. NORTH AMERICAN DATUM OF THE 1983 (NAD 83) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID COORDINATES OF THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) APPEARS TO LIE WITHIN ZONE "X" (UNSHADED) ZONE "X" (SHADED) AND ZONE "AE", THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ZONE "X" (SHADED) AND ZONE "AE", THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ZONE "X" (SHADED) AND ZONE "AE", THE SUBJECT VERIFIED BUILDING 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 - AREA DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
   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 SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED.
3. THIS PROPERTY IS CLASSIFIED AS ZONED DISTRICT "PD 366" (TOWNHOUSE) DISTRICT PER THE CITY OF DALLAS ZONING DISTRICT MAP. NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.
4. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. SURVEYOR DID NOT OBSERVE EVIDENCE OF BUILDING CONSTRUCTION.
6. THE BUILDING RESTRICTIONS SHOWN HEREON IS THE PRESUME OF "CONTRACTING" THE FOLLOWING.
7. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. FLOOD ZONE DETERMINATION: BASED ON FEMA FIRM MAP NO. 48113C0045J, DATED 07/17/2012.
9. DALLAS CENTRAL APPRAISAL DISTRICT ACCOUNT NUMBER(S) 00000600000000.

LEGEND

MONUMENT (AS NOTED)
BOLLAR
BENCHMARK
CABLE TV PEDESTAL
ELECTRIC BOX
ELECTRIC METER
GUY WIRE ANCHOR
GAS VALVE
FIRE HYDRANT
LIGHT POLE
STORM DRAINAGE MANHOLE
SANITARY SEWER MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
UTILITY MANHOLE
WATER MANHOLE
VAULT
UTILITY POLE
UTILITY MARKER POST
TELEPHONE PEDESTAL
POWER POLE
SIGN
TRAFFIC CONTROL BOX
WATER METER
WATER VALVE
GRATE INLET

LINE TABLE

PROPERTY LINE
ADJOINER PROPERTY LINE
EXISTING EASEMENT LINE
LIMIT OF FLOOD ZONE
CHE — OVERHEAD UTILITY LINE
X — BARBWIRE LINK FENCE
GUARD RAIL LINE
MAJOR CONTOUR
MINOR CONTOUR
TOP OF BANK
SURVEY ABSTRACT LINE
FIGURE

CONCRETE
FRAM (ZONE "AE") AREA
(4747) DIGGER TIME IDENTIFICATION NUMBER

PRELIMINARY PLAT
WESTMORELAND SENIOR LIVING

PROPOSED LOT 1, BLOCK 6/8061

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

TOPOGRAPHIC SURVEY

SHEET TITLE

TOPOGRAPHIC TITLE SURVEY

26.9546 ACRES
GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVISIONS

REVISION	DESCRIPTION	DATE
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SCALE	DRAWN	CHKD
1"=50'	RBM	BS
JOB No.	07D745-01-001	
SHEET		
4 OF 5		

Bowman
© 2024 Bowman Consulting Group Ltd
TBPELS Firm Registration No. 10120600
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Phone: (972) 497-2990
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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. 48113C0470K 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 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. 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 25.9547 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:

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 R/8045 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= 2,486,485.11;

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°36' 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°59'05" 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 86°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 of 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 XXXXXXXXXXXXXX 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. 6986

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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

OWNERS:
ADK Westmoreland L.L.C., A Delaware Limited Liability Company

Engineer:
Bowman Consulting Group, Ltd.
Aubrey McPherson
aubrey.mcpherson@bowman.com
2805 Dallas Parkway
Suite 310
Plano, TX. 75093
972-616-4843

Surveyor:
Bowman Consulting Group, Ltd.
Bentley E. Shafer
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2805 Dallas Parkway
Suite 310
Plano, TX. 75093
972-616-4713

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

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REVISIONS

REVISION	DESCRIPTION	DATE

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