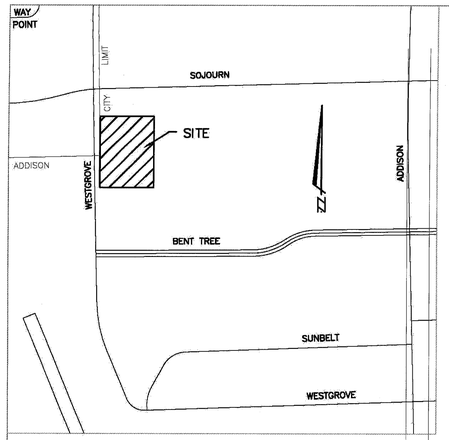
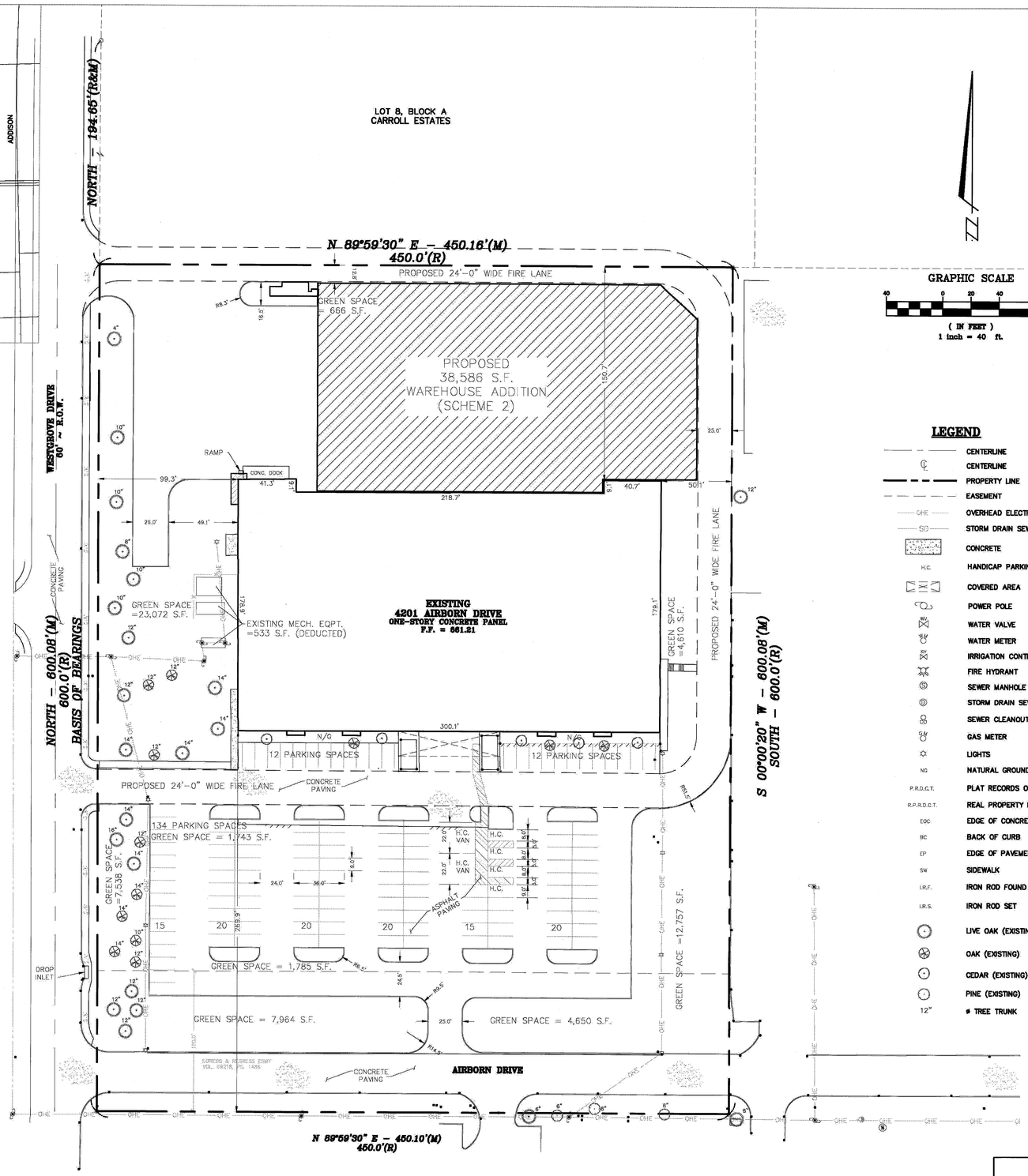


LOCATION MAP
SCALE 1" = 600'



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

	CENTERLINE
℄	CENTERLINE
	PROPERTY LINE
	EASEMENT
OHE	OVERHEAD ELECTRIC LINES
SD	STORM DRAIN SEWER
	CONCRETE
H.C.	HANDICAP PARKING
	COVERED AREA
	POWER POLE
	WATER VALVE
	WATER METER
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	STORM DRAIN SEWER MANHOLE
	SEWER CLEANOUT
	GAS METER
	LIGHTS
NG	NATURAL GROUND
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS
EOC	EDGE OF CONCRETE
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
SW	SIDEWALK
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
	LIVE OAK (EXISTING)
	OAK (EXISTING)
	CEDAR (EXISTING)
	PINE (EXISTING)
12"	ø TREE TRUNK

LAND DESCRIPTION:

Being a tract of land situated in Dallas County, Texas, and being a portion of the William Lomax Survey, Abstract No. 792 and said tract also being a part of Lots 6, 7, and 8 in Block A, of CARROLL ESTATES, an addition in the County of Dallas, Texas, now an addition to the City of Addison, Texas, according to the map thereof recorded in Volume 10, Page 173, Map Records, Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the east line of Westgrove Drive (60 feet wide), also being in the west line of Lot 6, Block A CARROLL ESTATES same iron rod also being the northwest corner of the tract conveyed to Dallas Power and Light Company by deed filed August 5, 1957, in the Deed Records Dallas County, Texas;

THENCE, North 00°00'00" East, along the east line of Westgrove Drive, a distance of 600.00 feet to a 5/8-inch iron rod found on the south line of a 18.258 acre tract conveyed by W. M. Reese to Air Born Inc., by deed dated September 10, 1959, recorded in Volume 69216, Page 1560, Deed Records, Dallas County, Texas;

THENCE, North 89°59'30" East, along said south line a distance of 450.00 feet to 5/8-inch iron rod found for corner;

THENCE, South 00°00'00" West, along a west line of Air Born Inc. tract a distance of 600.00 feet to a 1/2-inch iron rod set on the north line of said Dallas Power and Light Company tract;

THENCE, South 89°59'30" West, along said north line, a distance of 450.00 feet to the **POINT OF BEGINNING** and containing 270,000 square feet or 6.1984 acre of land, more or less;

NOTES:
ADJUSTED GROSS SITE = 257,533 S.F.
GROSS SITE = 270,155 S.F.
TOTAL GREEN REQUIRED = 20%
TOTAL GREEN PROVIDED = 25%
TOTAL GREEN SPACE = 64,252 S.F.
TOTAL PARKING SPACE = 46,251 S.F.
TOTAL GREEN ⊗ PARKING PROVIDED = 7.5%

DATE:	REVISION DESCRIPTION
BY:	
1-2-08	TOPO ADDED
MGB	

SITE PLAN

PORTION OF LOTS 6, 7 & 8 BLOCK A, CARROLL ESTATES

CITY OF ADDISON DALLAS COUNTY TEXAS

DATE: 1-9-08 | SCALE: 1" = 40' | FILE NUMBER: 4221AIR | DATA FILE:

KISTENMACHER ENGINEERING COMPANY, INC.
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
1430 GERONIMO DRIVE, SUITE A2 • EL PASO, TEXAS 79925 • 915-778-4478
6336 GREENVILLE AVE, SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

DRAWN BY: MGB | FIELD BOOK:
CHECKED BY: SJ | SHEET 1 OF 1