

BEING a tract of land out of the JOHN C. READ SURVEY, ABSTRACT No. 1183, in the City of Grand Prairie, Tarrant County, Texas, and being a portion of that certain tract of land described in Volume 442, Page 703 of the Deed Records of Dallas County, Texas, said tract being more particularly described by metes and bounds as follows:

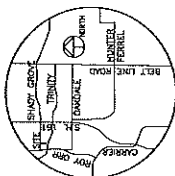
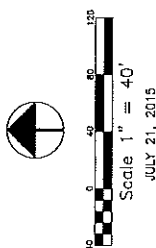
BEGINNING at 1/2" iron rod for the Northwest corner of said McCoy tract, same being the southwest corner of a tract of land described by deed to the City of Grand Prairie, as recorded in Volume 2005161, Page 13132 D.R.C.1.1;

THENCE North 89°15'10" East with the South line of said City of Grand Prairie tract, a distance of 205.51 feet to a 1/2" iron rod in the East line of said McCoy tract;

THENCE South 00°29'44" East, with the East line of said McCoy tract a distance of 578.55 feet to 1/2" iron rod for corner, said point being in the North line of Lot 1, Block 2, of RIVER RIDGE, on Addition to the City of Grand Prairie, Dallas County, Texas according to the Plat recorded in Volume 84033, Page 4966, of the Plat Records of Dallas County, Texas;

THENCE South 88°38'53" West, with the South line of said McCoy tract and the North line of said Lot 1, Block 2, RIVER RIDGE, a distance of 205.53 feet to a 1/2" iron rod for corner;

THENCE North 00°29'44" West, along the West line of said McCoy tract, a distance of 580.72 feet to the POINT OF BEGINNING and containing 2.735 acres of land.

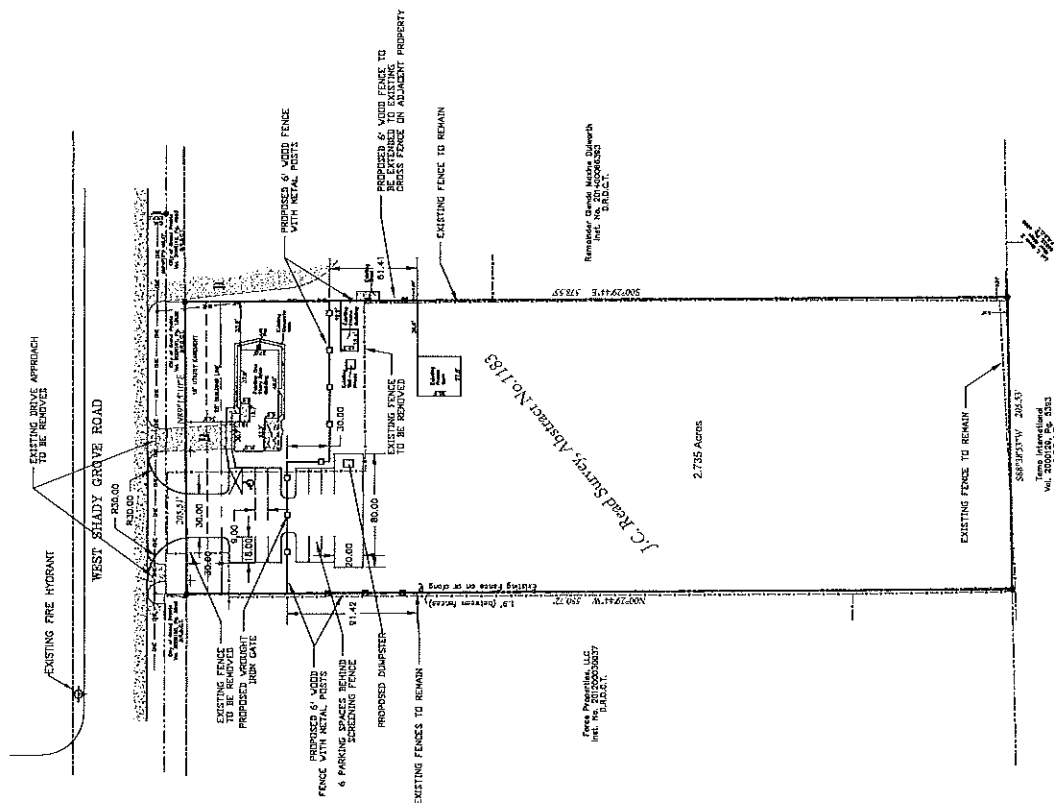


VICINITY MAP
N.T.S.

OWNER/APPLICANT:
1617 SHADY GROVE L.L.C.
P.O. BOX 5303
GRAND PRAIRIE, TEXAS 75053
972-263-3500
972-642-8850 Fax

ENGINEER:
WALTER J. NELSON AND ASSOCIATES
P.E. 0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 642-9119

SITE AREA 118,118 S.F. = 2.7346 ACRES
CURRENT ZONING IS L.I.
MAIN BUILDING IS AN EXISTING BRICK STRUCTURE
EXISTING FRONT PORCH IS 1,694 S.F. AND WILL BE THE OFFICE
EXISTING BARN IS 843 S.F. AND WILL BE STORAGE
EXISTING GARAGE IS 1,000 S.F. AND WILL BE STORAGE
EXISTING WELL HOUSE IS 44 S.F.
PARKING REQUIRED GENERAL OFFICE 1 SPACE PER 325 S.F.
PARKING REQUIRED STORAGE 1 SPACE PER 1000 S.F.
PARKING PROVIDED - 13 SPACES (7 IN FRONT OF FENCE & BEHIND FENCE)
THE SCREENING FENCE
THERE IS NO F.E.M.A. FLOODPLAIN ON THIS PROPERTY



Fence Properties, LLC
Int. No. 20-000000837
0.00 S.F.

Removal: Grand Metro Dismantling
Int. No. 20-000000837
0.00 S.F.

2.735 Acres
Shaded Area
Int. No. 20-000000837
0.00 S.F.

J.C. Read Survey, Abstract No. 1183

SITE PLAN
OFFICE USES
PETERMAN AND ASSOCIATES
LANDSCAPE CONSTRUCTION MANAGEMENT
1617 W. SHADY GROVE ROAD
CASE NO. SU150902/2150903