



BEING all that certain lot, tract or parcel of land situated in the City of Grand Prairie, Dallas County, Texas and being all of Lots 1 and 2, in Block 1 of DURABLE INC. ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas according to the Plat thereof recorded in Volume 85082, Page 2866 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner in the East R.O.W. Line of Roy Orr Boulevard, said pint being the Northwest corner of said Lot 2:

THENCE North 89° 19' 30" East departing the East R.O.W. line of said Roy Orr Boulevard, and along the North line of said Lot 2 a distance of 429.40 feet to a point for corner;

THENCE North 07° 35' 41" East, along the West line of said Lot 2, a distance of 342.80 feet to the northwest corner of said Lot 2;

THENCE North 89° 10' 10" East, along the North line of said Lot 2, a distance of 219.63 feet to the northeast corner of said Lot 2:

THENCE South 00° 38' 57" East, along the East line of said Lot 2, at 461.35 feet passing the common corner of said Lots 1 and 2, in all a distance of 678.35 feet to a point for corner, said point being the southeast corner of said Lot 1;

THENCE South 89° 18' 25" West along the South line of said Lot 1 a distance of 684.44 feet to a point for corner in the East R.O.W. line of said Roy Orr Boulevard, aid point also being the southwest corner of said Lot 1;

THENCE North 02° 58' 06" West, along the East R.O.W. line of aforesaid Roy Orr Boulevard and the West line of said Lot 1, at 217.17 passing the common corner of said Lots 1 & 2 , in all a distance of 339.01 feet to the POINT OF BEGINNING and containing 7.277 acres of land.

SITE AREA - 7.277 ACRES
CURRENT ZONING IS L.I. and P.D. 124

EXISTING BUILDING 9,038 S.F.

PARKING REQUIRED AUTOMOTIVE USES 1 SPACE PER 400 S.F.
PARKING REQUIRED = 9038/400 = 23 SPACES
PARKING PROVIDED = 23 SPACES (all spaces in phase 1)

ALL EXISTING CONCRETE PAVEMENT TO REMAIN. ALL EXISTING ASPHALT PAVEMENT WILL BE REMOVED. ALL PAVEMENT WILL BE CONCRETE.

ACCORDING TO F.E.M.A. FIRM MAP NO 48113C0295L, DATED MARCH 21, 2019. THIS PROPERTY IS IN ZONE X UNSHADED
ZONE X UNSHADED IS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN
ZONE X SHADED IS AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN BUT WITHIN THE LIMITS OF THE 500 YEAR FLOOD PLAIN

LANDSCAPING
LANDSCAPE AREA REQUIRED = 10% OF SITE = 31,697 S.F.
LANDSCAPE AREA PROVIDED = 35,850 S.F. (PHASE 1 = 31,597 S.F.)

PHASE ONE SOUTH SIDE LOT 2
PHASE TWO WEST 2/3 OF LOT 1
PHASE THREE NORTH PORTION OF LOT 2
PHASE FOUR EAST 1/3 OF LOT 1

THE ENTIRE PERIMETER FENCE TO BE CONSTRUCTED IN PHASE 1

TRUCK PARKING PROVIDED PHASE 1	TRUCK PARKING PROVIDED PHASE 2	TRUCK PARKING PROVIDED TOTAL OF ALL PHASES
9 - 12' X 70'	17 - 12' X 34'	35 - 12' X 34'
7 - 12' X 26'	41 - 12' X 40'	97 - 12' X 40'
5 - 12' X 40'	1 - 12' X 53'	1 - 12' X 53'
		30- 12' X 70'
		12 - 12' X 26'
TRUCK PARKING PROVIDED PHASE 3	TRUCK PARKING PROVIDED PHASE 4	176 TOTAL TRUCK SPACES
21 - 12' X 70'	15 - 12' X 34'	
27 - 12' X 40'	31 - 12' X 40'	
3 - 12' X 34'		

SITE PLAN
TRUCKING SERVICES
WITH OUTSIDE PARKING OF
COMPANY TRUCKS AND TRAILERS
HOGAN TRUCK LEASING
3001 ROY ORR BOULEVARD
CITY OF GRAND PRAIRE
DALLAS COUNTY, TEXAS