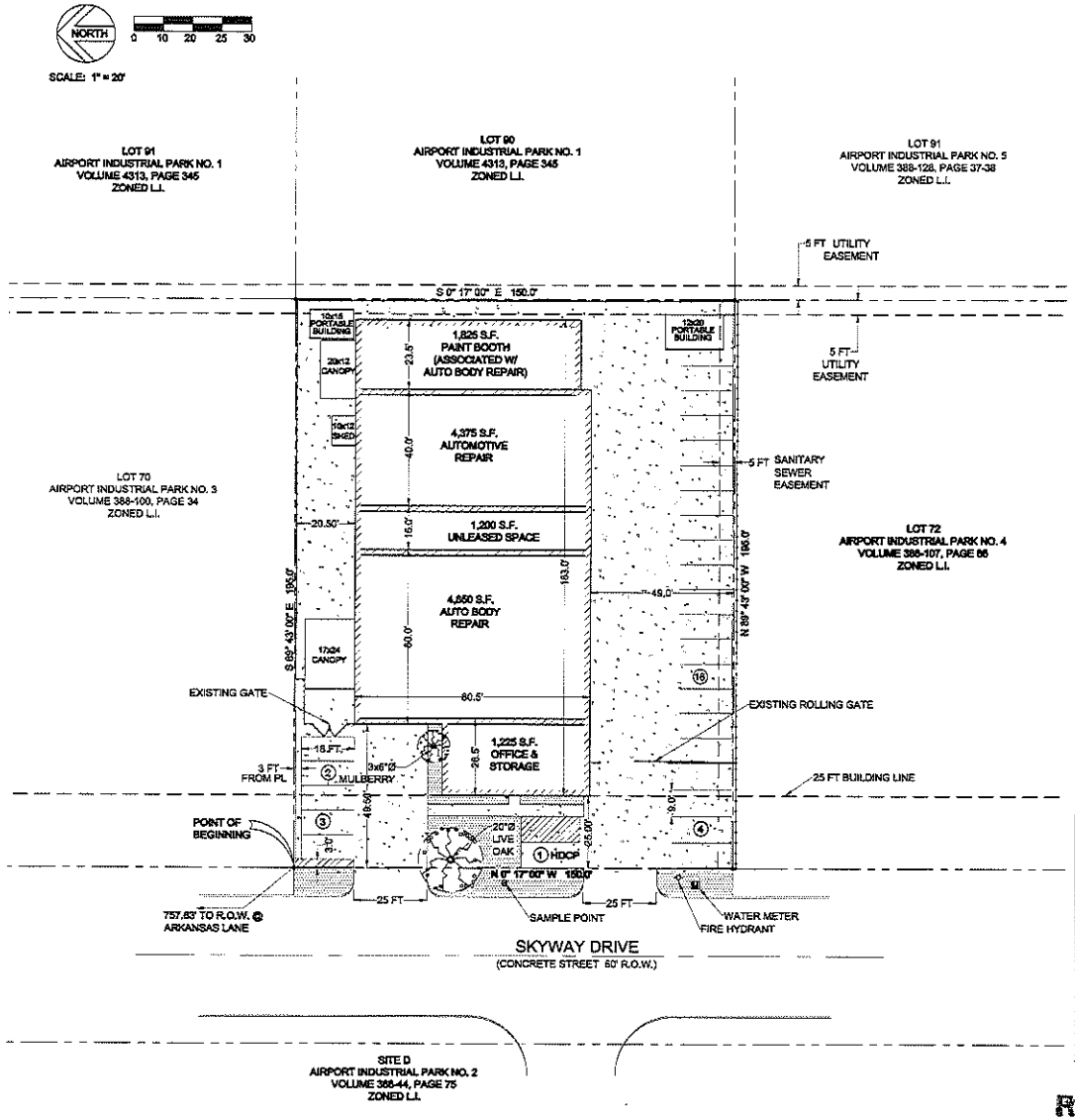


LEGAL DESCRIPTION

BEING ALL OF LOT 71, AIRPORT INDUSTRIAL PARK NO.3, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-100, PAGE 34, M.R.T.C.T. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

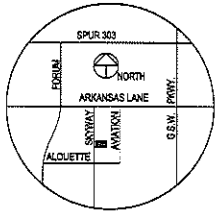
BEGINNING AT A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 71. SAID POINT BEING SOUTH 00 DEGREES 17 MINUTES EAST A DISTANCE OF 757.63 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS LANE (100' R.O.W.) AND SKYWAY DRIVE (60' R.O.W.);

THENCE SOUTH 89 DEGREES 43 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 71 A DISTANCE OF 195.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 71;

THENCE SOUTH 00 DEGREES 17 MINUTES EAST, ALONG THE EAST LINE OF SAID LOT 71, A DISTANCE OF 150.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 71;

THENCE NORTH 89 DEGREES 43 MINUTES WEST, ALONG THE SOUTH LINE OF SAID LOT 71, A DISTANCE OF 195.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 71. SAID POINT BEING IN THE EAST R.O.W. LINE OF SAID SKYWAY DRIVE;

THENCE NORTH 00 DEGREES 17 MINUTES WEST A DISTANCE: OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,250.23 SQUARE FEET OR 0.6714 ACRES OF LAND.



VICINITY MAP
N.T.S.

SITE AREA 29,250 S.F. = 0.6714 ACRES

BUILDING IS EXISTING

EXISTING BUILDING TOTAL AREA = 12,250 S.F.	
BUILDING USES (BY S.F.):	
AUTOMOTIVE BODY SHOP REPAIR	= 4,850 S.F.
AUTOMOTIVE BODY PAINTING	= 1,825 S.F.
AUTOMOTIVE MECHANICAL REPAIR	= 4,375 S.F.
BUILDING UNLEASED AREA	= 1,200 S.F.

- THERE IS NO F.E.M.A. FLOOD PLAIN ON OR ADJACENT TO THIS PROPERTY
- ALL PAVEMENT IS EXISTING
- ALL PARKING SPACES ARE EXISTING

SITE LANDSCAPING

EXISTING OPEN/LAWN AREA = 845 SF

EXISTING SITE TREES
1 LIVE OAK — 20"Ø CALIPER
1 MULBERRY — 3x6"Ø CALIPER

PARKING ANALYSIS

REQUIREMENT
AUTO SERVICE/REPAIR 1 PER 400 S.F.

CALCULATION
BUILDING AREAS 12,250 / 400 = 31 SPACES

CUSTOMER PARKING @ 4+1 HNDCP = 5 TOTAL
SERVICE VEHICLES @ 16 TOTAL
EMPLOYEE PARKING @ 2 TOTAL
AUTO DISPLAY @ 3 TOTAL

TOTAL SITE SPACES REQUIRED = 31

TOTAL SITE SPACES PROVIDED = 26

ENVIRONMENTAL NOTES

1. OCCUPANTS MUST MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ENVIRONMENTAL.
2. OCCUPANTS MUST MAINTAIN COMPLIANCE WITH CITY ORDINANCE AUTOMOTIVE RELATED BUSINESS REGULATIONS.
3. OCCUPANTS MUST PRACTICE ALL BEST MANAGEMENT PRACTICES LISTED IN ITS STORM WATER POLLUTION PREVENTION PLAN.

LEGEND

EXISTING CONCRETE PAVING	
EXISTING OPEN/LAWN AREA	
EXISTING 6 FT CHAIN LINK FENCE	
EXISTING METAL PANEL FENCE	
PROPERTY LINE	

OWNER/APPLICANT:
HIEU V. HA
2808 MARTSY CT
ARLINGTON, TX 76014
(817) 235-6046

ENGINEER:
EZZELL & ASSOCIATES
FIRM REG. - F-4775
2211 TEXAS DRIVE
IRVING, TEXAS 75062
(972) 756-0781
ezzellassoc@gmail.com

STATE OF TEXAS
JOE W. EZZELL
5400
REGISTERED PROFESSIONAL ENGINEER
08/17/2015

SUP SITE PLAN
IMPORT AUTO CENTER, INC.
2621 Skyway Drive
Grand Prairie, Texas 75052
Lot 71, Airport Industrial Park, No.3

CURRENT ZONING LIGHT INDUSTRIAL
PROPOSED ZONING LIGHT INDUSTRIAL

CASE NO. SU151006

RECEIVED
SEP 30 2015
PLANNING DEPARTMENT

Exhibit "A"