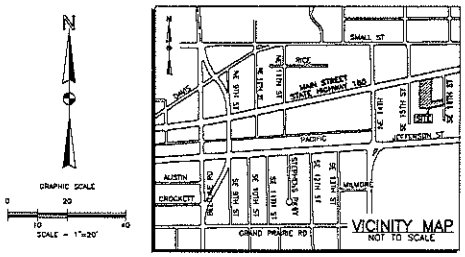
Exhibit "A"



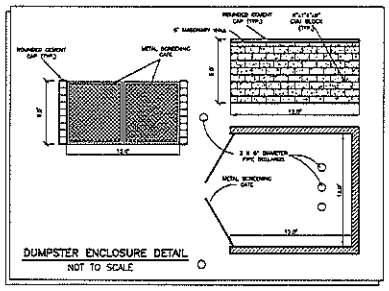
The locations of existing utilities shown on these plans are approximate. it is the responsibility of the Contractor to locate and verify in the field any utilities that may conflict with his construction. At least 24 hours prior to beginning construction in the vicinity of underground utilities, notify the applicable Utility Companys: 1-800-DIG TESS

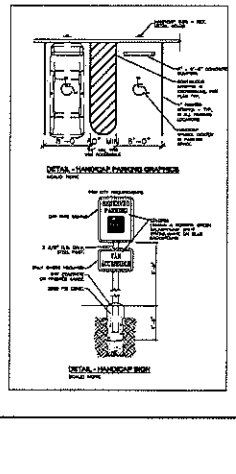
C.M. ~ Denotes Controlling Monuments. Controlling monuments are from previous survey on property recorded in Vol. 2003190, Pg. 6851, and Vol. 2002160, Pg. 4883, D.R./D.C.T.

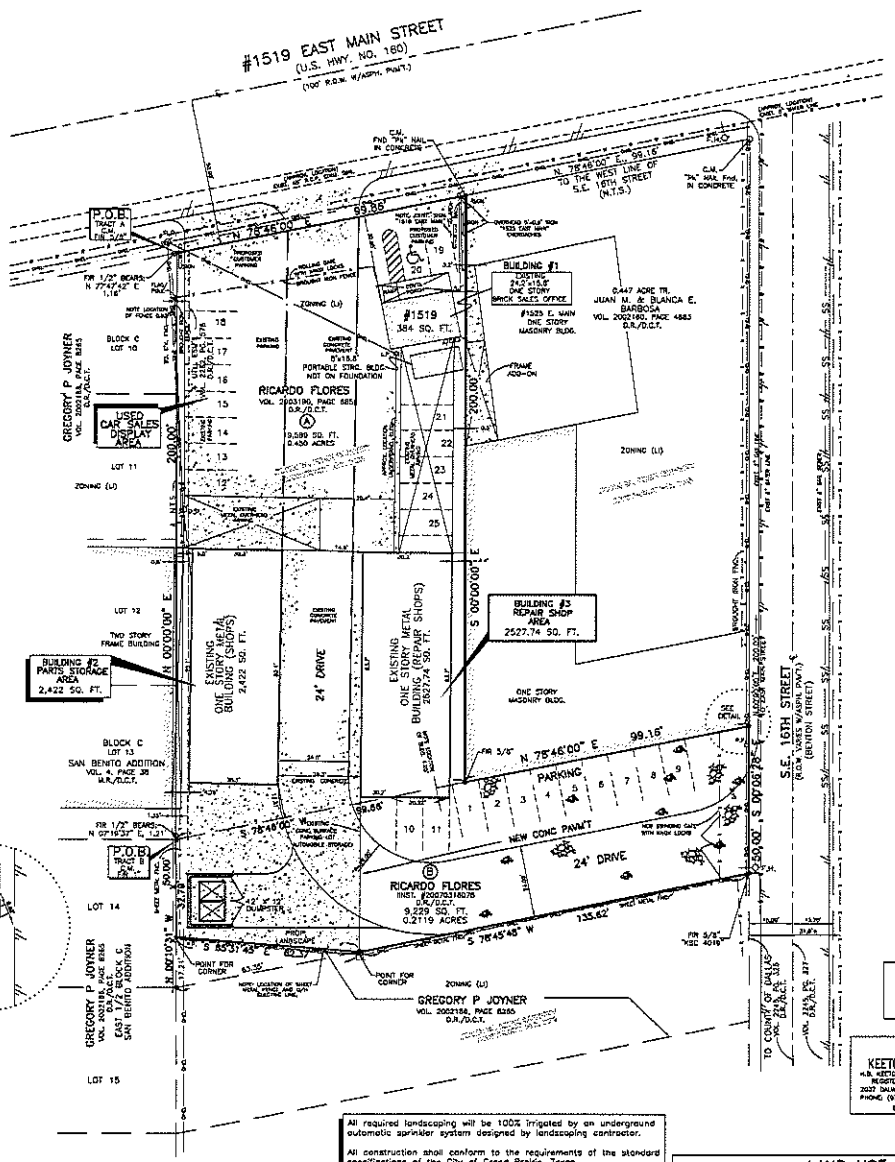
Basis of Bearing according to the Deed recorded in Volume 94077, Page 2032, D.R./D.C.T.

LEGEND

OVERHEAD DOORS
TRAFFIC FLOW
SUP AREA OUTLINE
CL ~ CENTER LINE
FH ~ FIRE HYDRANT
LP ~ LIGHT POLE
PP ~ POWER POLE
OHEL ~ OVERHEAD ELEC. LINE
AREA A= AUTO
AREA S= STORAGE
FENCE LINE
ANC. ~ POWER POLE ANCHOR
FIR ~ FOUND IRON ROD







NOTES:

C.M. ~ Denotes Controlling Monuments. Controlling monuments are from previous survey on property owned by Larry Hart, south of this property.

Basis of Bearing according to the Deed recorded in Volume 94077, Page 2032, D.R./D.C.T.

I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113c 0455, Suffix J, Map Effective Date: August 23, 2001, Zone X, and it appears that no part of the subject property lies in any special flood hazard area.

Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. zoning classification indicated on this plat reflect zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated

LEGAL DESCRIPTION:

TRACT A

BEING a tract or parcel of land out of the J.W. Kirk Survey, Abstract No. 726, and being the same tract or parcel of land conveyed by Warranty Deed dated: February 4, 1997, from O.H. Hickman to F.R. Petty, and recorded in Volume 2782, Page 494, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for corner in the south line of East Main Street (U.S. Highway 180) (100 foot wide right of way), and being the northeast corner of Lot 10, Block C, San Benito Addition, an Addition to the City of Grand Prairie, according to the Plat or Map thereof recorded in Volume 4, Page 38, Map Records of Dallas County, Texas, from which a 1/2 inch iron rod found bears: S. 77°47'42" W., 1.18 feet;

THENCE N. 78°46'00" E., with the south line of said East Main Street for a distance of 99.86 feet to a "Pk" nail found in concrete pavement for corner;

THENCE S. 00°00'00" E., with a line that is N. 78°46'00" E., 99.86 feet of and parallel to the east line of said San Benito Addition, for a distance of 200.00 feet to a 5/8 inch iron rod found with cap marked "KSC 4019" in concrete for corner, from which the southwest corner of a masonry one story building, #1525 E. Main Street bears: North, 0.54 feet;

THENCE S. 78°46'00" W., with a line that is 200.00 feet south of and parallel to the south line of said East Main Street for a distance of 99.86 feet to a 1 inch inch iron rod found, in the east line of said San Benito Addition, from which a 1/2 inch iron rod found bears: N. 07°19'37" E., 1.21 feet;

THENCE N. 00°00'00" E., with the east line of said San Benito Addition, for a distance of 200.00 feet to the **Point of Beginning** and containing 19,589 square feet or 0.450 of an acre of land more or less.

TRACT B

BEING a tract or parcel of land in the J.W. Kirk Survey, Abstract No. 726, situated in the City of Grand Prairie, Dallas County, Texas and being the same tract of land described in the Deed from Greg D. Joyner to Juan Barbosa and recorded in Instrument No. 20000345417, of the Deed records of Dallas County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a one inch diameter iron rod found at the southwest corner of a 0.450 acre tract of land conveyed to Ricardo Flores by Deed recorded in Volume 2003190, Page 6851, of the Deed Records of Dallas County, Texas and being S. 00°00'00" E., 200.00 feet from a 5/8 inch iron rod found at he northwest corner of said Flores Tract and in the south line of East Main Street (U.S. Hwy 180) (100 foot right-of-way) and said **Point of Beginning** being in the east line of Block C, San Benito Addition, an Addition to the City of Grand Prairie, according to the Plat thereof Recorded in Volume 4, Page 38, of the Deed Records of Dallas County, Texas;

THENCE North 78°46'00" East., with the north line of said Barbosa Tract and with the south line of said Ricardo Flores Tract, for a distance of 99.86 feet to a 5/8 inch iron rod found for the southeast corner of said Flores Tract;

THENCE North 78°46'00" East., with the north line of said Barbosa Tract and with the south line of a tract of land described in deed to Juan M. and Blanca E. Barbosa, recorded in Volume 2002160, Page 4883, of the Deed Records of Dallas County, Texas, for a distance of 99.16 feet to a point for corner, said point being located under an existing masonry building, and being in the west line of S.E. 16TH Street (variable width right-of-way);

THENCE South 00°06'28" East., with the east line of said Barbosa Tract and with the west line of said S.E. 16TH Street, for a distance of 50.00 feet to a 5/8 inch iron rod found for the southeast corner of said Barbosa Tract, and being the northeast corner of a tract of land described in deed to Edith Irene Main Joyner, recorded in volume 2001008, Page 2410, of the Deed Records of Dallas County, Texas;

THENCE South 78°45'45" West., with the south line of said Barbosa Tract and with the north line of said Edith Irene Main Joyner tract, for a distance of 135.62 feet to a point for corner;

THENCE North 85°31'45" West., generally with an old sheet metal fence, for a distance of 62.37 feet to a point for corner in the east line of said San Benito Addition;

THENCE North 00°10'31" West., with the west line of said Barbosa Tract and with the east line of said San Benito Addition for a distance of 32.79 feet to the **Point of Beginning** and containing 9,229 square feet or 0.212 of an acre of land more or less.

I, **M.S. (STEVE) KEETON**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision, and there are no encroachments, conflicts, or protrusions except as shown.

"PRELIMINARY, TO BE RECORDED FOR ANY PURPOSES"

M.S. (Steve) Keeton
Registered Professional Land Surveyor
Registration No. 4019

NOTES:
I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0455, Suffix L, Map Date: 7-7-2014, Zone X and it appears that no part of the subject tract lies in any special flood hazard area.

NOTES:
NO SALVAGE OR STORAGE OF INOPERABLE VEHICLES WILL BE ALLOWED ON THIS SITE

NOTES:
ALL GATES TO HAVE KNOX PADLOCKS AN EMERGENCY ACCESS BOX (KNOX) SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING.

All required landscaping will be 100% irrigated by an underground automatic sprinkler system designed by landscaping contractor.

All construction shall conform to the requirements of the standard specifications of the City of Grand Prairie, Texas.

PARKING TABLE				
EMPLOYEE PRK. SPACES	CUSTOMER PRK. SPACES	HANDI/CAP SPACES	TOTAL PARKING SPACES	TOTAL REQUIRED SPACES
3 SPACES	6 SPACES	1 SPACE	25 SPACES	14 SPACES

LAND USE:
PRIMARILY USED CAR SALES & SERVICE
HOURS of OPERATION ~ 8 - 6 MONDAY - SATURDAY

OWNER/AGENT
RICARDO FLORES
2301 Idlewild Drive
Arlington, Texas 76014

PREPARED BY
KEETON SURVEYING COMPANY
M.S. KEETON
M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0943 FAX: (972) 647-0134
E-MAIL: ssk4019@sbcglobal.net

SITE PLAN - SPECIFIC USE

ON SITE AUTOMOBILE SERVICE and SALES
0.562 ACRE IN THE
JOHN W. KIRK SURVEY
ABSTRACT NO. 726
CITY of GRAND PRAIRIE, DALLAS CO. TEXAS
CASE NO. SU091001/S150504
JANUARY 29, 2009
SEPTEMBER 11, 2015
OCTOBER 20, 2015, OCTOBER 27, 2015

S:\KJA\1-2015-PROJECTS\TOMES SITE PLAN\19SITEASTMAIN#2-2015.DWG