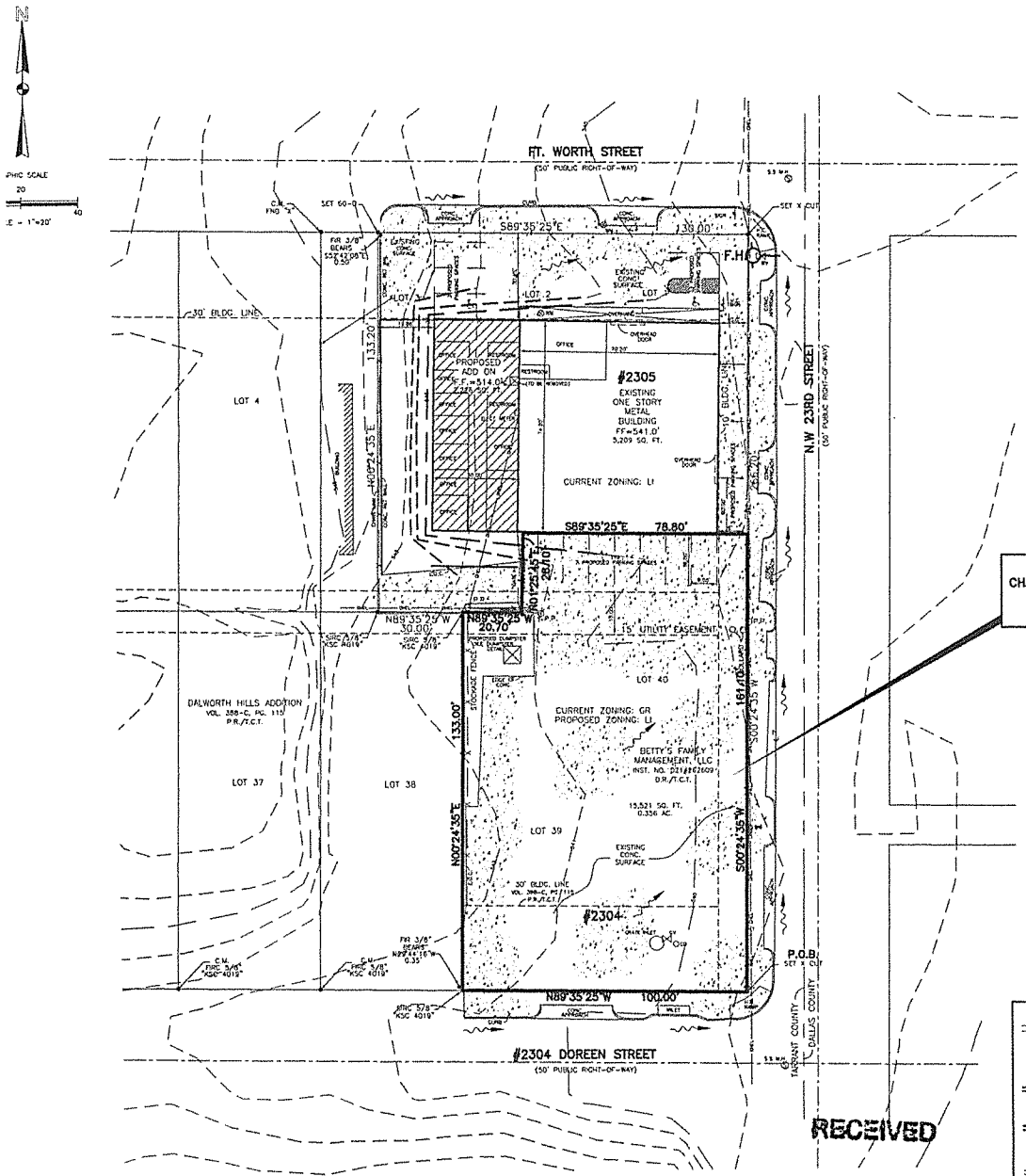
Exhibit A



AREA FOR ZONING CHANGE FROM GR TO LI
15,521 SQ. FT.
0.356 AC.

LEGAL DESCRIPTION

Lots 39 and 40, Block 1, and a portion of Lots 1 and 2, Block 1, of Dalworth Hills Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-C, Page 115, Plat Records, Tarrant County, Texas, and more particularly described as follows:

BEGINNING at a set X in concrete at the intersection of the west line of N.W. 23rd Street (50' right-of-way) and the north line of Doreen Street (50' right-of-way) and the southeast corner of Lot 40;

THENCE N. 89°35'25" W., along the north line of Doreen Street and the south line of Lot 39 and 40 a distance of 100.00 feet to a set 5/8 inch iron rod with cap marked "KSC4019" for corner at the southwest corner of Lot 39 from which a found 3/8 inch iron rod bears N. 29°44'16" W., for a distance of 0.35';

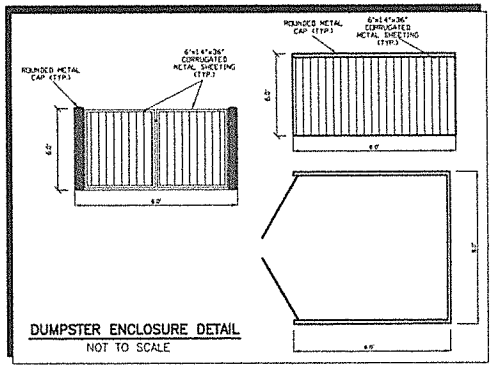
THENCE N. 00°24'35" E., along the west line of Lot 39 a distance of 133.00 feet to a set 5/8 inch iron rod with cap marked "KSC4019" for corner at the northwest corner of Lot 39 and the southwest corner of Lot 2;

THENCE S. 89°35'25" E., along the common line between Lot 39 and Lot 2 a distance of 20.70 feet to a point for corner;

THENCE N. 00°24'35" E., along an existing redwood concrete joint a distance of 28.10 feet to a point for corner;

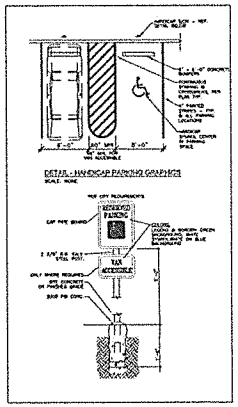
THENCE S. 89°35'25" E., along an existing redwood concrete joint a distance of 78.80 feet to a point for corner in the west line of N.W. 23rd Street;

THENCE S. 00°24'35" W., along the west line of N.W. 23rd Street a distance of 161.10 feet to the POINT OF BEGINNING and containing 15,328 square feet or 0.3563 acre of land more or less.



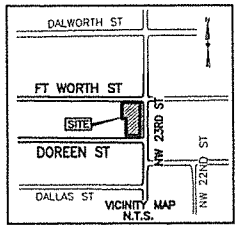
LEGEND

- EXIST DRAINAGE
- OVERHEAD DOORS
- TRAFFIC FLOW
- CL ~ CENTER LINE
- FH ~ FIRE HYDRANT
- LP ~ LIGHT POLE
- PP ~ POWER POLE
- OHEL ~ OVERHEAD ELEC. LINE
- FENCE LINE
- ANC. ~ POWER POLE ANCHOR
- FIR ~ FOUND IRON ROD
- NG ~ NATURAL GROUND
- TOC ~ TOP OF CONCRETE
- ~ EXISTING CONTOURS
- ~ EXISTING CONTOURS
- ~ PROPOSED CONTOURS



NOTE:
Running concurrent with the site plan/s.u.p. we have also submitted a replat to make this property one lot and a zoning application to change the southern portion of this property currently zoned GR to change to LI.

NOTES:
1. The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
2. C.M. ~ Denotes Controlling Monuments
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48439C0360, Suffix K, Map Effective Date: 9-25-09, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.



PROPOSED LAND USE:
PRIMARILY USED FOR DIRECTING FIELD CREWS AND STORING MATERIALS AND EQUIPMENT
MON-FRI 8 -5 HRS

PARKING TABLE		
HANDICAP SPACES	TOTAL PARKING SPACES	TOTAL PARKING REQUIRED
1 SPACES	15 SPACES	13 SPACES

OWNERS:
BETTY'S FAMILY MANAGEMENT, LLC
CHARLES BURTON
3205 FORT WORTH STREET
GRAND PRAIRIE, TEXAS 75050
PH# (972)-602-7111

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:ksc4019@sbcglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

#2305 FORT WORTH STREET AND #2304 DOREEN STREET

SITE PLAN -- SPECIFIC USE PERMIT FOR ZONING CHANGE FOR PLUMBING CONTRACTING

BEING ALL OF LOTS 1,2,39,40,
AND PART OF LOT 3 BLOCK 1 DALWORTH HILLS ADDITION
CITY of GRAND PRAIRIE,
TARRANT COUNTY TEXAS

CASE NO. Z150601
DATE: APRIL 14, 2015

RECEIVED
MAY 26 2015
PLANNING DEPARTMENT