

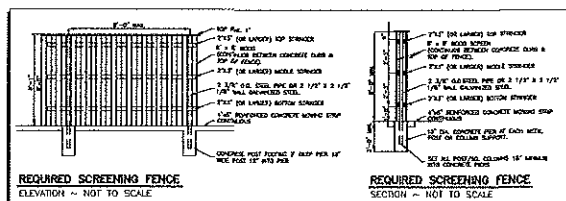
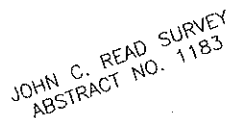
ZONED U
EYELL E. DALE & CHAYA D. DALE
Vol. 2002104, PG. 1498
D.R./D.C.T.



Planning Department

NOV 28 2016

Received



PLANT LIST					
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	REMARKS
	4	QUERCUS VIRGINIANA FRASER	LIVE OAK	5 GAL.	PLACED AS SHOWN
	15	PHOTINIA	RED TIP PHOTINIA SHRUBS	1 GALLON	PLACED AS SHOWN

PROPOSED PARKING TABLE		
HANDICAP SPACES	TOTAL TRUCK SPACES	TOTAL TRAILER SPACES
0 SPACES	0 SPACES	60 SPACES

EXCEPTIONS:

1. To park trailers on crushed rock area in lieu of concrete paving (trailers that do not contain mechanical engines or engine fluids)
2. To install a 8' Cedar screening fence in lieu of a masonry screening fence.

LEGAL DESCRIPTION

BEING situated in Dallas County, Texas, and being a tract of land situated in the J.C. READ SURVEY, ABSTRACT NO. 1183, in the City of Grand Prairie, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the west line of Gilbert Road, same being 413.6 feet south and 40 feet west of the northeast corner of a 20 acre tract conveyed to John Trigg by deed recorded in Volume 78, Page 387 of the deed records of Dallas County, Texas, same also being in the south line of a tract of land conveyed to Paul L. Jones by deed filed August 3, 1967, in the deed records of Dallas County, Texas;

THENCE S. 00°30'00" E., along the said west line at Gilbert Road for a distance of 774.12 feet to a point for corner in the north line of a tract of land conveyed to Charlie Raven by deed filed October 19, 1956, in the deed records of Dallas County, Texas;

THENCE S. 89°41'42" W., along the said North line of Raven tract for a distance of 635.07 feet to a point for corner;

THENCE N. 00°30'00" W., for a distance of 774.12 feet to a point for corner, same being the southwest corner of said Jones tract;

THENCE N. 89°45'42" E., along the said south line of said Jones tract for a distance of 635.07 feet to the POINT OF BEGINNING and containing 491,616 square feet or 11.285 of an acre of land more or less.

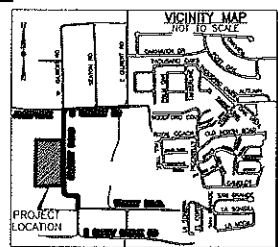
SITE PLAN SUMMARY:
CURRENT ZONING "U"
PROPOSED USE "OUTSIDE STORAGE, TRAILER PARKING"
SITE ACREAGE ~ 491,618 SQ. FT. OR 11.286 OF AN ACRE
TRAILER PARKING AREA: ~ 134,430 SQ. FT OR 3.086 OF AN ACRE
(FAR)=2.80

NOTES:
I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas. Community Panel No. 48113C0285, Suffix K, Map Effective Date: 7-7-14, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.

WARNING
CALL 811 BEFORE ANY CONSTRUCTION
TO LOCATE UNDERGROUND UTILITIES

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

ZONED U
S.&S. PROPERTIES ADDITION
VOL. 00079, PG. 3208
P.H./D.C.T.



OWNERS:
ES&H OF DALLAS, L.L.C.
JEREMY S. MCENTIRE
3418 S. GILBERT ROAD
GRAND PRAIRIE, TEXAS 75050
F# (214) 542-7068

PREPARED BY:
KEETON SURVEYING COMPANY
 H.B. KEETON M.S. "STEVE" KEETON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 2037 DALWORTH STREET P.O. BOX 530204
 ORLAND PARK, TEXAS 75051-0204
 EMAIL: huc4019@sbcbglobal.net
 PHONE: (972) 647-0843 FAX: (972) 647-0154

NOTES:

1. No new development is being proposed, only proposing to park trailers on an existing crushed rock area.
2. This drawing does not constitute a boundary survey and is to be used only for site plan purposes.
3. This drawing was done without the benefit of a title search there may be easements that affect our property.

PROPOSED LAND USE:
USED FOR OUTSIDE STORAGE, TRAILER PARKING
8-5 MONDAY - FRIDAY

#3409 & #3405 GILBERT ROAD

SPECIFIC USE PERMIT
FOR OUTSIDE STORAGE, TRAILER PARKING
11.280 ACRES OUT OF THE
J.C. READ SURVEY ABSTRACT NO 1183
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
CASE NO. SU161202
DATE: SEPTEMBER 30, 2016
REV: NOVEMBER 16, 2016
REV: NOVEMBER 22, 2016