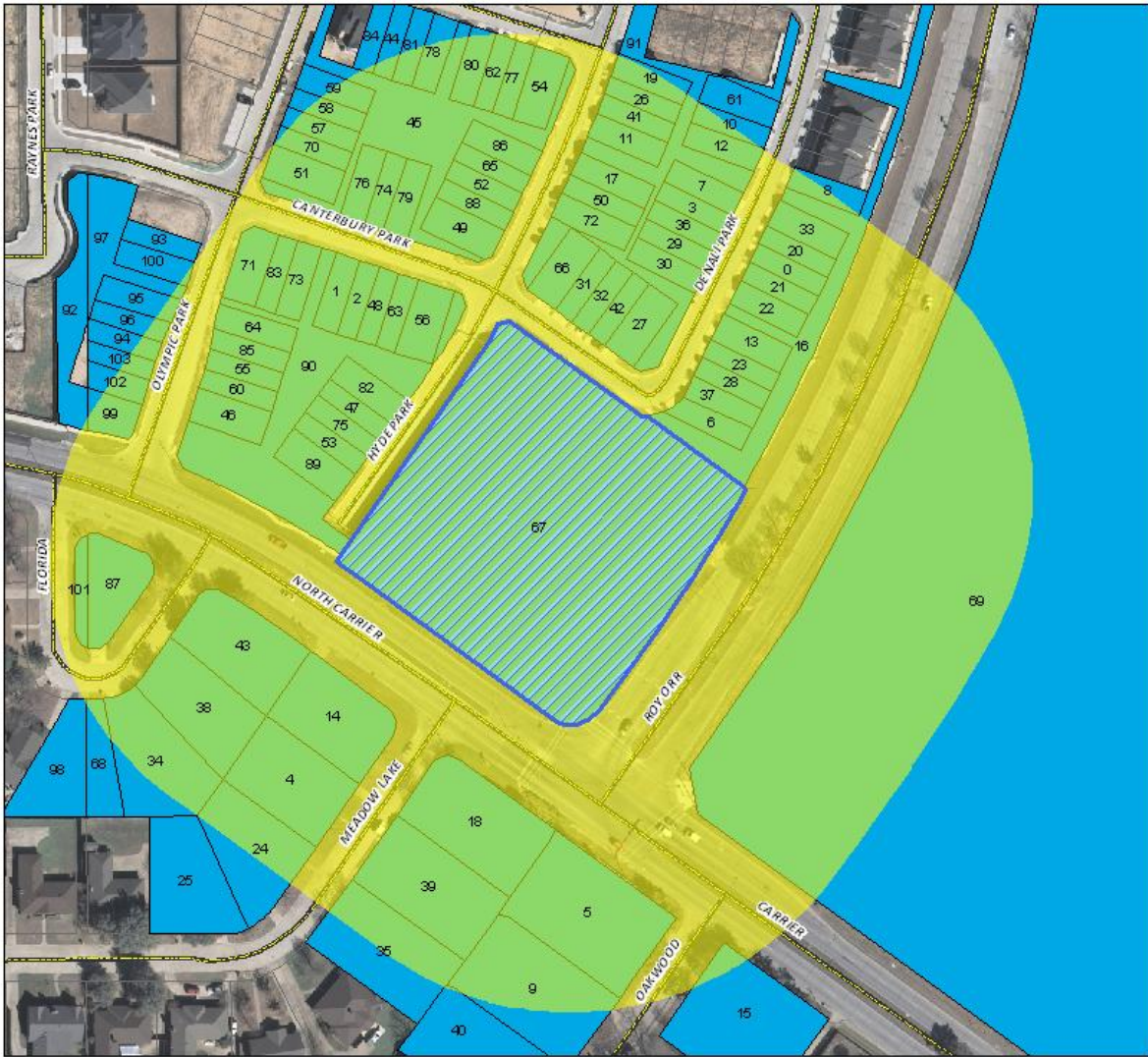


Property Owner Notification
LOCATION MAP



CASE NUMBER Z121201/SU121202

CASE NAME: 1601 N. Carrier Parkway

CURRENT ZONING: PI

REQUEST: Consideration of request for the approval of a Zoning Change from PD-289B District to a PD District that allows a convenient store with gasoline sales and a Site Plan for 7-11

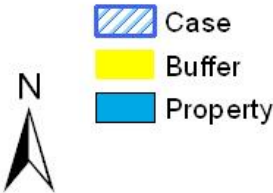


Exhibit 'A'
Zoning Map
Page 2 of 7

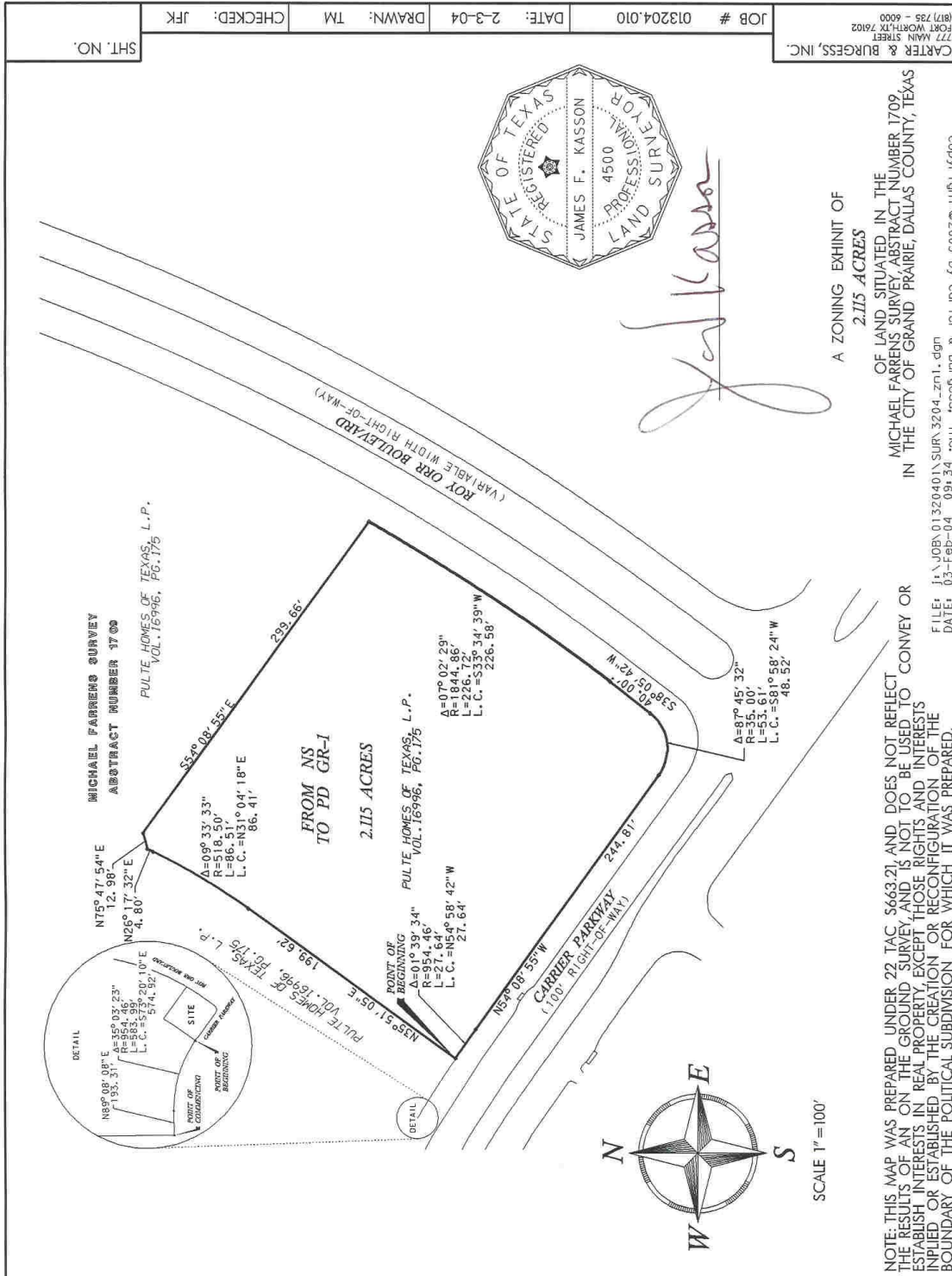


Exhibit 'A'
Metes & Bounds Description
Page 3 of 7

BEING a tract of land situated in the Michael Farrens Survey, Abstract No. 1709, City of Grand Prairie, Dallas County, Texas, and being a portion of that tract of land as described in deed to Pulte Homes of Texas, L.P., as recorded in Volume 16996, Page 175, Deed Records, Dallas County, Texas, and being a portion of that certain called 2.115 acre tract of land to RRKR Ventures, Ltd., by deed recorded in Volume 2004075, Page 972, said Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "PEISER & MANKIN SURV." Red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the southerly end of a curved corner clip at the intersection of the northerly right-of-way line of Carrier Parkway (a 100' public right-of-way) with the westerly right-of-way line of Roy Orr Boulevard (a variable width public right-of-way);

THENCE North 54 deg. 08 min. 55 sec. West, along the common line of said RRKR Ventures tract, and the northerly right-of-way line of said Carrier Parkway, a distance of 157.08 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE North 35 deg. 51 min. 05 sec. East, through the interior of said RRKR Ventures tract, a distance of 300.00 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract, same being in the north line of said RRKR Ventures tract, same being in a southerly line of Parkview Phase 1A, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 2005032, Page 4, Map Records, Dallas County, Texas;

THENCE South 54 deg. 08 min. 55 sec. East, along the common line of said RRKR Ventures tract, and said Parkview Phase 1A, a distance of 184.63 feet to a 1/2 inch iron rod set for the northeast corner of said RRKR Ventures tract, same being the southeast corner of said Parkview Phase 1A, same being in the westerly right-of-way line of aforesaid Roy Orr Boulevard, same being in a non-tangent curve to the right having a radius of 1844.86 feet, and a delta angle of 07 deg. 02 min. 29 sec;

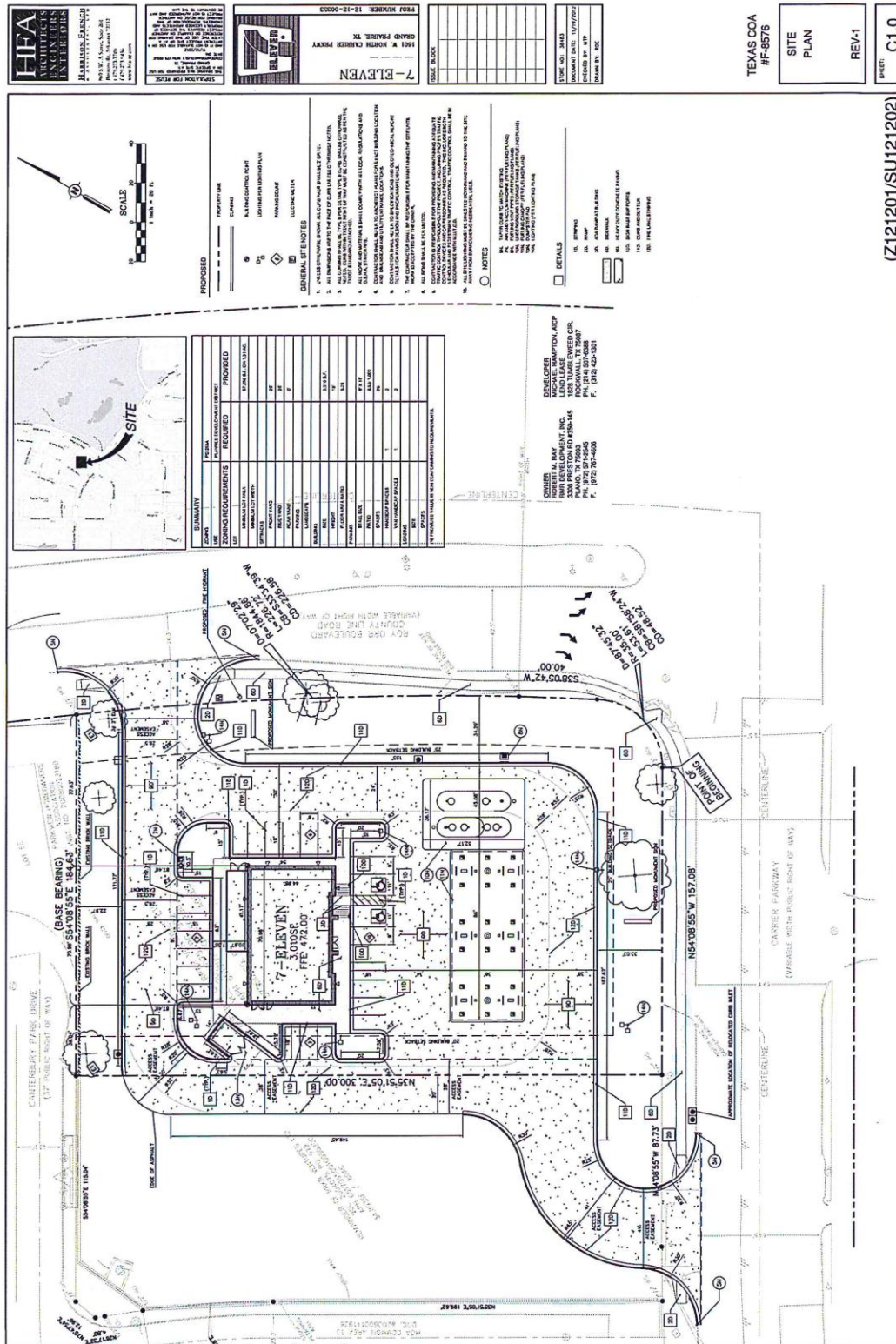
THENCE in a southerly direction, and along the common line of said RRKR Ventures tract, and the westerly right-of-way line of said Roy Orr Boulevard, and along said non-tangent curve to the right, an arc distance of 226.72 feet, and a chord bearing and distance of South 33 deg. 34 min. 39 sec. West, 226.58 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 38 deg. 05 min. 42 sec. West, continuing along the common line of said RRKR Ventures tract, and the westerly right-of-way line of said Roy Orr Boulevard, a distance of 40.00 feet to a 1/2 inch iron rod set for the north end of aforesaid corner clip, said corner being the beginning of a curve to the right having a radius of 35.00 feet, and a delta angle of 87 deg. 45 min. 32 sec.;

THENCE in a southwesterly direction, and continuing along the common line of said RRKR Ventures tract, and said Roy Orr Boulevard, said corner clip and said curve to the

right, an arc distance of 53.61 feet, and a chord bearing and distance of South 81 deg. 58 min. 24 sec. West, 48.52 feet to the POINT OF BEGINNING and containing 57,250 square feet or 1.31 acres of computed land, more or less.

Exhibit 'A'
Site Plan
Page 4 of 7



5



Exhibit 'A'
Building Elevations
Page 6 of 7

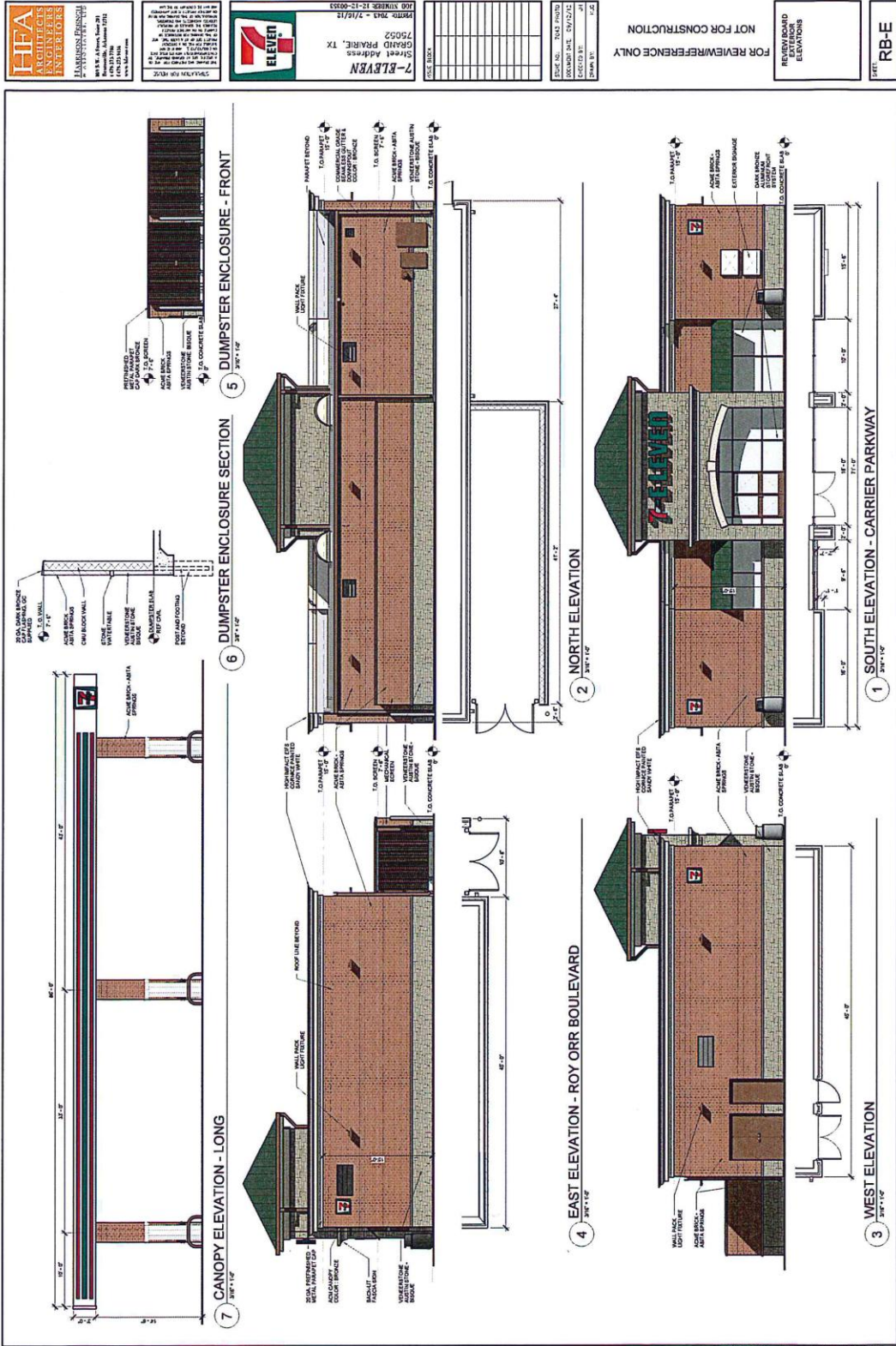


Exhibit 'A'
Operational Plan
Page 7 of 7



7-Eleven, Inc. - Store # 36483 (1601 W. North Carrier Pkwy)
Operational Plan / Outline

General Description

7-Eleven, Inc., is pleased to propose a new convenience store with fueling service at the northwest corner of Roy Orr Blvd and Carrier Pkwy in Grand Prairie. 7-Eleven is the largest and most convenient Convenience Store operator in the United States and internationally. 7-Eleven sells a wide variety of retail and convenience products, including packaged and fresh foods, household goods and sundries, and its famous Slurpees and coffee.

7-Eleven is a 24/7/365 operation, and the thing customers love about 7-Eleven is they know, if they need something at 2:00 in the morning, whether it's milk, baby food or health and beauty aids they are confident they can get it at their local 7-Eleven store.

Outside Display

7-Eleven prides itself on its clean and well-maintained properties, both inside the store and outside. In most cases, only a very limited amount of outside display or merchandising is utilized by our store operators, including:

- 1) Small propane cage for household propane exchange units, which cannot be stored inside the store.
- 2) Potential display of a "Redbox" or similar self-service DVD rental unit
- 3) Very limited amount of seasonal merchandise (e.g. firewood in winter, or bottled water in summer) next to the front entrance door.

Access, Parking and Deliveries

The proposed 3,000-sf retail store is proposed to have six (6) fueling dispensers. One driveway on both street frontages is proposed, and 30 parking spaces are provided onsite to accommodate customer and employee needs. It is anticipated that, on average, 4 to 5 gasoline deliveries will be needed per month to keep up with demand. Fresh food and milk are delivered approximately 3 times per week.

A traffic study has been prepared and submitted to the City for review.

Employment

It is anticipated that at this location, 7-Eleven will employ a total of (10) full time employees, including:

- One (1) manager
- Three (3) Shift Managers
- Six (6) Cashiers

7-Eleven's corporate world headquarters is located at One Arts Plaza, 1722 Routh Street, Dallas Texas.

RECEIVED

NOV 14 2012