

BEING a tract of land comprised of LOTS 32 - 35, BLOCK L, of the TWIN AIRPORTS ADDITION, on addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 4, Page 309 of the Map Records of Dallas County, Texas, said tract being more particularly described by metes and bounds as follows:

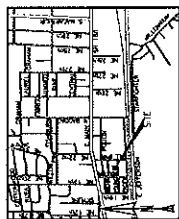
BEGINNING at the Southwest corner of said LOT 35, BLOCK L, said point being a distance of 125.00 feet North 86° 12' 11" East from the intersection of the East Right-of-Way line of INDUSTRIAL AVENUE, a 50' R.O.W. with the North Right-of-Way line of YOUNG, a 50' R.O.W.;

THENCE North, with the West line of said LOT 35, a distance of 140.00 feet to the Northwest corner of said LOT 35;

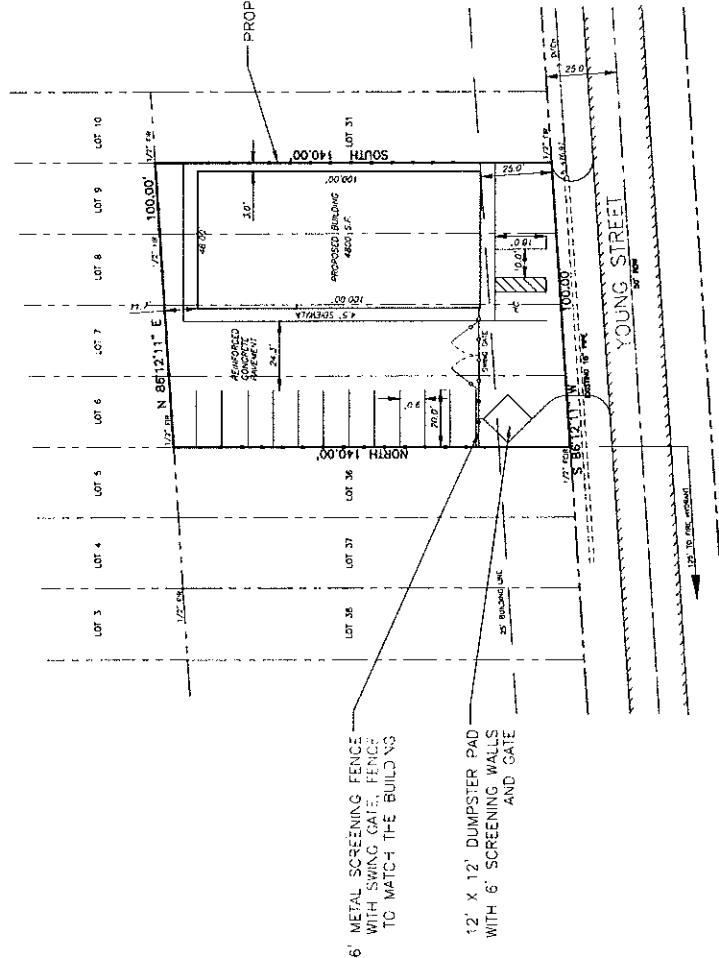
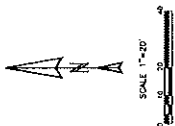
THENCE North 86° 12' 11" East, with the North line of said LOTS 35, 34, 33 & 32 a distance of 100.00 feet to the Northeast corner of said LOT 32, BLOCK L;

THENCE South, with the East line of said LOT 32, a distance of 140.00 feet to the Southeast corner of said LOT 32, BLOCK L, said point being in the North Right-of-Way line of said YOUNG STREET;

THENCE South 86° 12' 11" West, with the North line of said YOUNG STREET and the South line of said LOT 32, and continuing with LOTS 33, 34 & 35 BLOCK L, a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.3207 acres of land.



VICINITY MAP
No Scale



SITE AREA 13,969 S.F. = 0.3207 ACRES
CURRENT ZONING IS L.L. - L.S.
PROPOSED METAL BUILDING 4,800 S.F.
PARKING REQUIRED AUTOMOTIVE USES 1 SPACE PER 400 S.F.
PARKING REQUIRED = 4800/400 = 12 SPACES
PARKING PROVIDED = 12 SPACES
DUMPSTER IS TO BE PORTABLE TYPE ON CASTER
NO OUTSIDE AUTO SALVAGE WILL OCCUR ON SITE
LANDSCAPING IS NOT REQUIRED IN ZONING DISTRICT L.L.-L.S.
ACCORDING TO F.E.M.A. FIRM MAP NO 481130445SL DATED JULY 7, 2014
THIS PROPERTY IS IN ZONE X AND IS OUTSIDE THE 100 YEAR FLOOD PLAIN

SITE PLAN HEAVY MECHANIC WORK AND AUTO BODY REPAIR 2012 YOUNG STREET Planning Department

OWNER:
BILLY SUGGS
414 SAN PEDRO
GRAND PRAIRIE, TX 75051
214-926-9564

AGENT:
ANGELO CHOKAS
CHOKAS PWD GROUP
101 N.W. 8th STREET
GRAND PRAIRIE, TX 75050
214-460-2728

CASE NO. SU160507/ST60503

JUN 01 2016

Received