

BEING a tract of land comprised of LOTS 4 - 8, BLOCK L of the TWIN AIRPORTS ADDITION, an 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 Northwest corner of said LOT 4, BLOCK L, said point being a distance of 75.00 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 South Right-of-Way line of AIRPORT STREET, a 50' R.O.W.:

THENCE North 86° 12' 11" East, with the North Right-of-Way line of said AIRPORT STREET, with LOTS 4, 5, 6, 7 & 8 a distance of 125.00 feet to the Northeast corner of said LOT 8, BLOCK L;

THENCE South, with the East line of said LOT 8, BLOCK L;

THENCE South 86° 12' 11" West, with the South line of said LOT 8, and continuing with LOTS 7, 6, 5 & 4, BLOCK L, a distance of 125.00 feet to the Southwest corner of said LOT 4;

THENCE North along the West line of said LOT 4, a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.4008 acres of land.

SITE AREA 17,461 S.F. = 0.4008 ACRES
CURRENT ZONING IS L1 - L2.

PROPOSED METAL BUILDING 4,800 S.F.

PARKING REQUIRED AUTOMOBILE USERS 1 SPACE PER 400 S.F.

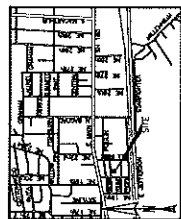
PARKING REQUIRED = 4800/400 = 12 SPACES

PARKING PROVIDED = 21 SPACES

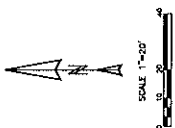
THE DUMPSTER WILL BE PORTABLE AND ON CUSTERS

NO LANDSCAPING IS REQUIRED IN ZONING DISTRICT L1-L2

ACCORDING TO FEMA FIRM MAP NO 48130045SL DATED JULY 7, 2014 THIS PROPERTY IS IN ZONE X AND IS OUTSIDE THE 100 YEAR FLOOD PLAN.



VICINITY MAP
No Scale



SCALE 1"=100'

12' X 12' DUMPSTER PAD
WITH 6' SCREENING FENCE
AND GATE

AIRPORT STREET

PROPOSED 6' METAL R PANEL FENCE

AIRPORT STREET

NORTH 140.00'

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