

LEGAL DESCRIPTION

Being all of Lot 1, Lot 2, and the east 30 feet of Lot 3, and all of Lot 36, Lot 37, and Lot 40, Block 1, Dalloworth Hills Addition, Vol. 38-5, Pgs. 116, 117, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-C, Page 115, Map Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a set X cut in concrete for corner at the northeast corner of said Lot 1, and at the intersection of the south line of Fort Worth Street (50' right-of-way) and the west line of N.W. 23rd Street (50' right-of-way);

THENCE S. 07°24'35" W., with the west line of said N.W. 23rd Street and the east line of said Lot 1, and Lot 40, for a total distance of 266.00 feet to a set X cut in concrete for corner at the northeast corner of said Lot 1, and Lot 40, and the north line of Doreen Street (50' right-of-way);

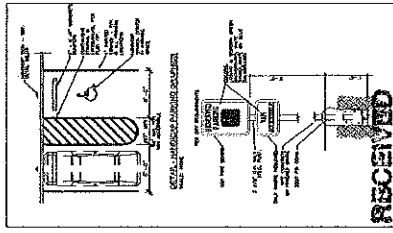
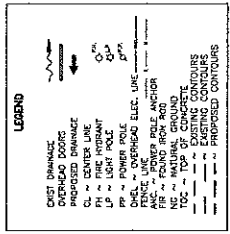
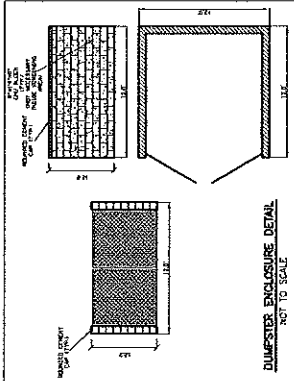
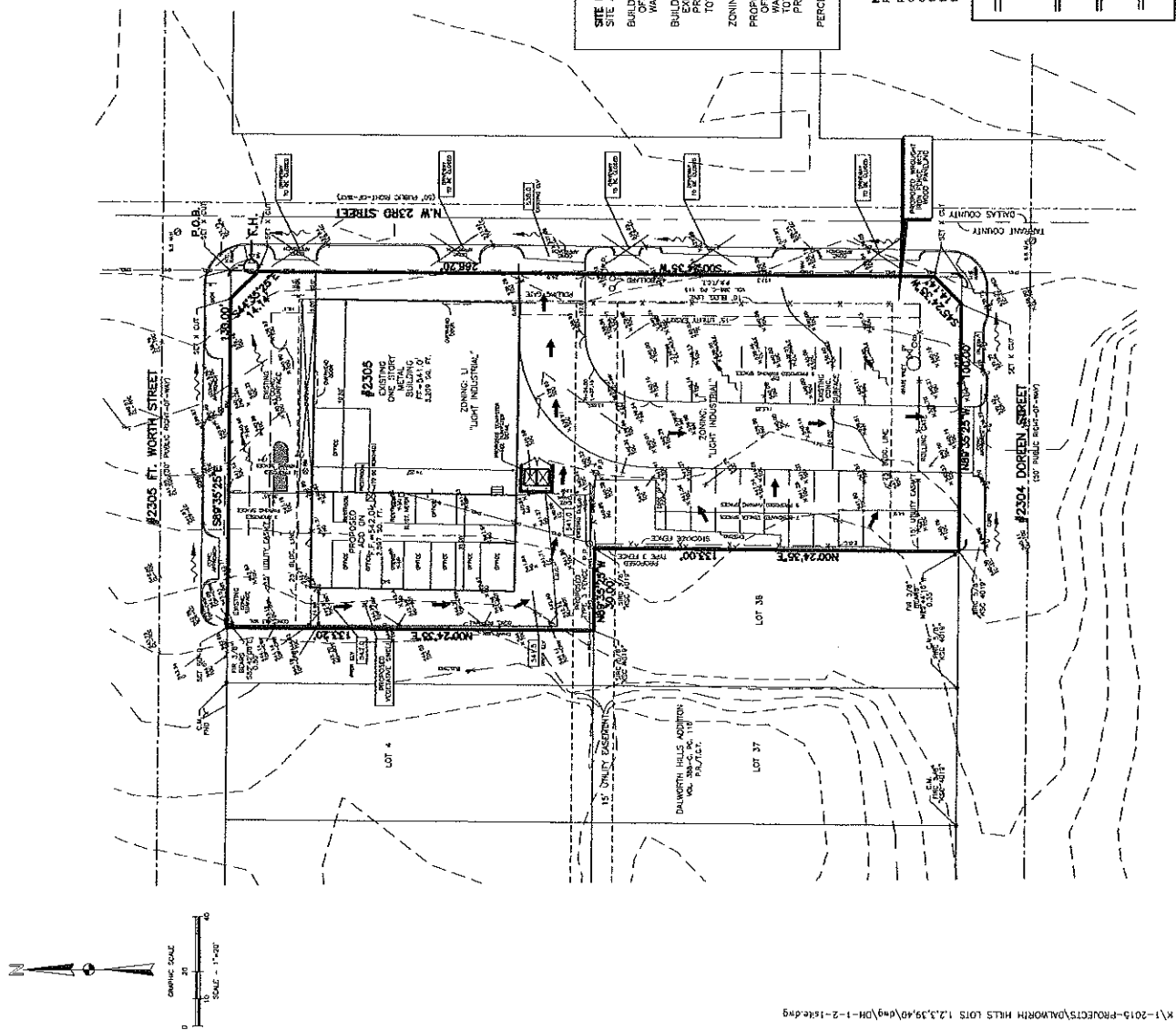
THENCE N. 89°35'25" W., with the north line of said Doreen Street and the east line of said Lot 1, and Lot 40, for a total distance of 266.00 feet to a set X cut in concrete for corner at the northeast corner of said Lot 1, and Lot 40, and the north line of Doreen Street (50' right-of-way);

THENCE N. 07°24'35" E., with the west line of said Lot 39 and the east line of said Lot 38, for a distance of 133.00 feet to a 3/8 inch iron rod set with cap marked "KSC4019" for corner;

THENCE N. 89°35'25" W., with the south line of said Lot 3, and the east line of said Lot 38, for a distance of 133.00 feet to a 3/8 inch iron rod set with cap marked "KSC4019" for corner;

THENCE N. 07°24'35" E., over and across said Lot 3, for a distance of 133.00 feet to a 3/8 inch iron rod set with cap marked "KSC4019" for corner, from which a 3/8 inch iron rod found bears S. 52°42'08" E., 0.50 feet and said 500 npi in concrete is in the south line of said Fort Worth Street;

THENCE S. 89°35'15" E., with the south line of said Fort Worth Street and the north line of said Lot 3, Lot 2, and Lot 1, for a total distance of 130.00 feet to the POINT OF BEGINNING and containing 30,616 square feet or 0.703 of an acre of land more or less.



SITE PLAN DATA:
 SITE AREA: ~ 30,616 SQ. FT. OR 0.703 OF AN ACRE
 BUILDING USE:
 OFFICE SPACE ~ 3221 SQ. FT. FOR OFFICE USE
 WAREHOUSE SPACE ~ 4985 SQ. FT. FOR STORING MATERIALS AND EQUIPMENT
 BUILDING SIZE:
 EXISTING BLDG. ADD ON ~ 2,597 SQ. FT.
 TOTAL SIZE OF BLDG. EXISTING WITH ADD ON ~ 7,808 SQ. FT.
 ZONING DISTRICT AND OVERLAY ~ U "LIGHT INDUSTRIAL" AND CBD 1
 PROPOSED PARKING SPACES:
 OFFICE SPACE 3221 SQ. FT. - REQUIRED PARKING 9 SPACES
 WAREHOUSE SPACE ~ 4985 SQ. FT. - REQUIRED PARKING 5 SPACES
 TOTAL REQUIRED PARKING SPACES ~ 14 SPACES
 PROPOSED PARKING SPACES ~ 15 REGULAR SPACES + 7 TRAILER SPACES + 2 HANDICAP = 24 SPACES
 PERCENTAGE OF LANDSCAPING ~ ZERO "EXISTING AREA IS PAVED"

PLANNING DEPARTMENT

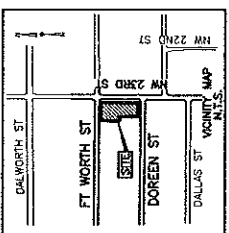
PROPOSED LAND USE:
 PRIMARILY USED FOR DIRECTING FIELD CREWS
 AND STORING MATERIALS AND EQUIPMENT
 MON-FRI 8 - 5 PMS

**#2305 FORT WORTH STREET
 AND #2304 DOREEN STREET**

SITE PLAN - SPECIFIC USE PERMIT
 FOR PLUMBING CONTRACTING
 BEING ALL OF LOTS 1,2,36,40
 AND PART OF LOT 3 BLOCK 1 DALLOWORTH HILLS ADDITION
 CITY OF GRAND PRairie,
 TARRANT COUNTY TEXAS
 CASE NO. SUT10092/510004
 DATE: APRIL 14, 2015
 REV: JUNE 5, 2015 AND JUNE 30, 2015

OWNERS:
 BETTY'S FAMILY MANAGEMENT, LLC
 CHARLES BURTON
 GRAND PRairie, TEXAS 76050
 PH# (972) 402-7111

PREPARED BY:
 KEETON SURVEYING COMPANY
 1800 W. 10TH STREET, SUITE 200
 DALLAS, TEXAS 75204
 PHONE: (972) 641-0843 FAX: (972) 647-5154



NOTE:
 Running concurrent with the site survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, which is used for all measurements, according to the Laid GPS Reference Network.
 2. C.M. - Denotes Controlling Monuments
 3. I have examined the Field Insurance Rule and the Surveying Code of the State of Texas, County, Texas, Community Panel No. 484-2800350, 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.

THENCE S. 69°35'25" E., with the south line of said Fort Worth Street and the north line of said Lot 3, Lot 2, and Lot 1, for a total distance of 130.00 feet to the POINT OF BEGINNING and containing 30,616 square feet or 0.703 of an acre of land more or less.

PERCENTAGE OF LANDSCAPING ~ ZERO "EXISTING AREA IS PAVED"

PREPARED BY:
KEETON SURVEYING COMPANY
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DATE: APRIL 14, 2015
REV: JUNE 5, 2015 AND JUNE 30, 2015

JUN 30 2015

LEGEND

DIST. DRAINAGE	ONE-HALF OVERHEAD ELEC. LINE
OVERHEAD DOORS	POWER POLE ANCHOR
PROPOSED DRAINAGE	POLE FOUND FROM RIG
CL ~ CENTER LINE	NG ~ NATURAL GROUND
PH ~ FINE HYDRANT	TOC ~ TOP OF CONCRETE
LP ~ LIGHT POLE	~~~ EXISTING CO.
PH ~ POWER POLE	~~~ EXISTING CO.
ONE-HALF OVERHEAD ELEC. LINE	~~~ PROPOSED CO.
FENCE LINE	

LEGEND

 DIST. DAMAGE
 OVERHEAD DOORS
 PROPOSED SHIMMAGE
CL ~ CENTER LINE
Δ ~ LIFT POINT
○ ~ LIFT POINT
P ~ POWER POLE
OVL ~ OVERHEAD ELEC. LINE
FENCE LINE
ANG. ~ POWER POLE ANCHOR
ANG. ~ TOWER ANCHOR
NG ~ NATURAL GROUND
TOP ~ TOP OF CONCRETE
~ ~ ~ ~ ~ PROPOSED CONTOURS
~ ~ ~ ~ ~ EXISTING CONTOURS

BRICK WALL

CONCRETE FOUNDATION

DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE

10'-0"

2'-0"

10'-0"

2'-0"

2'-0"

10'-0"

[illegible]