

LEGAL DESCRIPTION

Being all of Lot 1, Lot 2, and the east 30 feet of Lot 3, and all of Lot 38, Lot 39, and Lot 40, Block 1, Dalworth Hills Addition, on Addition to the City of Grand Prairie, 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. 00°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 sat. X cut in concrete for corner at the intersection of the west line of said N.W. 23rd Street and the north line of Daren Street (50' right-of-way):

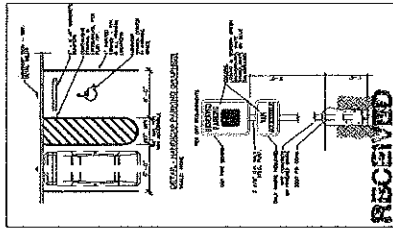
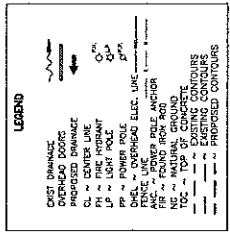
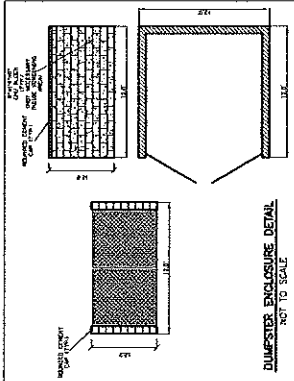
THENCE N. 89°35'25" W., with the north line of said Doreen Street and the south line of said Lot 40 and Lot 39, for a total distance of 100.00 feet to a 5/8 inch iron rod set with cap marked "K5C-019" far corner, from which a 3/8 inch iron rod found bears N. 25°44'16" W., 0.35 feet;

THENCE N. 07°24'35" E., with the west line of said Lot 39 and the east line of Lot 38, said Block 1, for a distance of 133.00 feet to a 5/8 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 north line of said Lot 38, for a distance of 30.00 feet to a 5/8 inch iron rod set with cap marked "KSC4019" far corner;

THENCE N. 00°24'35" E., over and across said Lot 3, for a distance of 133.20 feet to an set 60d nail for corner in concrete, from which a 3/8 inch iron rod found bears S. 52°42'08" E., 0.50 feet and said 60d nail in concrete is in

THEMSE S. 89°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 30.618 square feet of 0.7% of an



JUN 30 2015

PLANNING DEPARTMENT

PROPOSED LAND USE:
 PRIMARILY USED FOR DIRECTING FIELD CREWS
 AND STORING MATERIALS AND EQUIPMENT

#2305 FORT WORTH STREET
AND #2304 DOREEN STREET

SITE PLAN -- SPECIFIC USE PERMIT
FOR PLUMBING CONTRACTING
BEING ALL OF LOTS 1,2,39,40.

CASE NO. SUI50602/SI50604
DATE: APRIL 14, 2015
REV: JUNE 5, 2015 AND JUNE 30, 2015

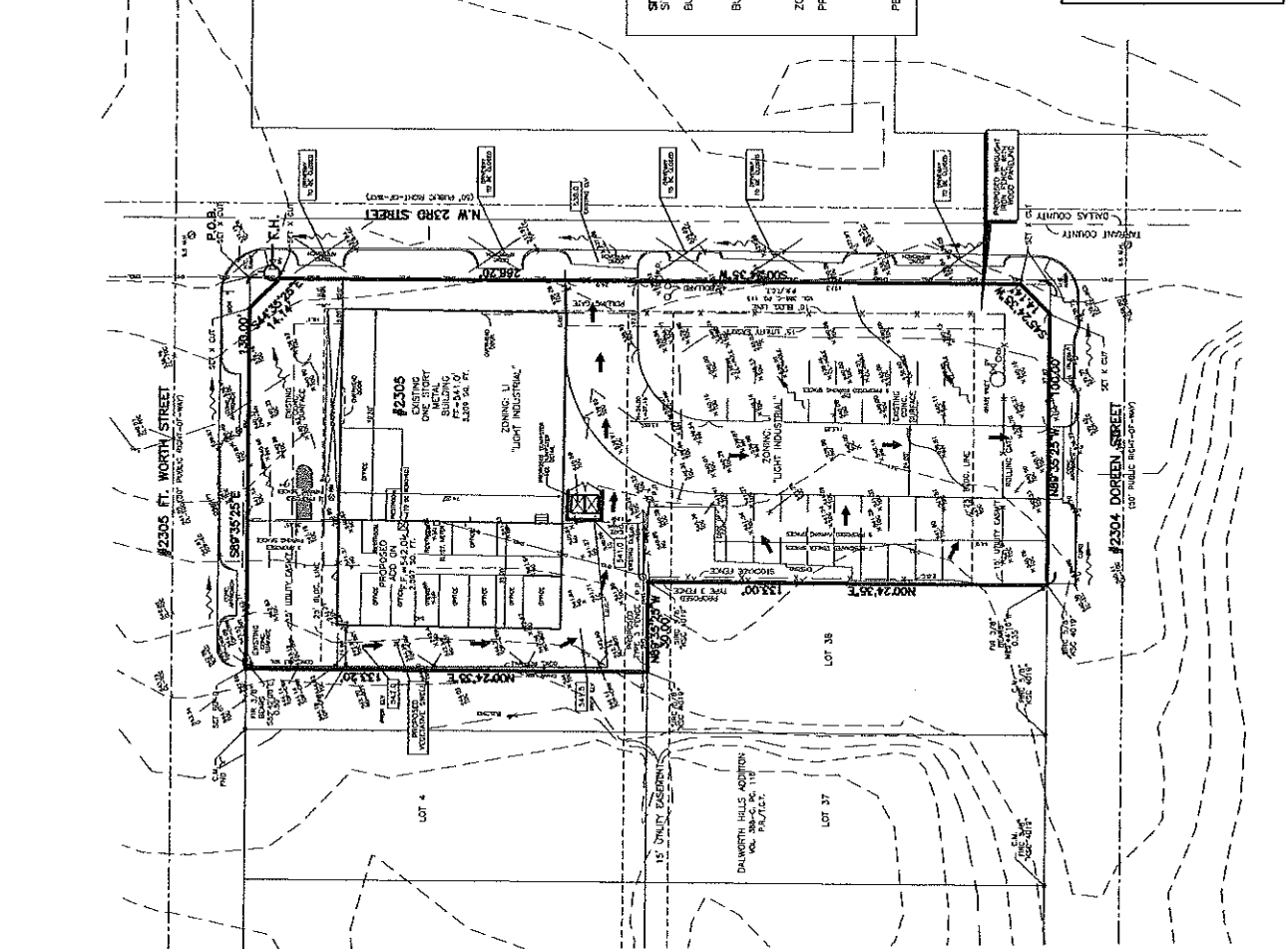
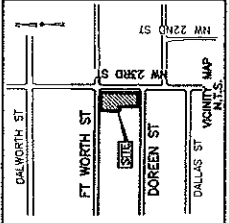
OWNERS:
BETTY'S FAMILY MANAGEMENT, LLC
CHARLES BURTON
3205 FORT WORTH STREET

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DAINWORTH STREET
GRAND PRairie, TEXAS 75051-0206
U.S. "STEVE" KEETON
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NOTES:

1. The basis of bearing and elevation for this survey is Texas State Plane Coordinate System, NAD83, T82 North Central Zone, 4202, based on GPS measurement, according to the United States National Geodetic Survey.
2. C.N. Berkeleys Controlling Monuments
3. I have appended the Final Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Parcel No. 484-3C03560, Surface K, Map Effective Date: 9-25-08, Zone "x", and it appears that no part of the subject property lies in any special flood hazard area.

NOTE: Running concurrent with the site plan/a.u.p. we have also submitted a replat to make this property one lot and a zoning application to change the southern portion of this property currently zoned GR to change to R1.



X:\1-2013-PROJECTS\DALMORTH HILLS LOTS 1,2,3,39,40\dwg\DH-1-2-151c.dwg

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.

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PREPARED BY:
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CITY OF GRAND PRAIRIE,
TARRANT COUNTY TEXAS
CASE NO. SU150602/S150604
DATE: APRIL 14, 2015
REV: JUNE 5, 2015 AND JUNE 30, 2015

Technical drawing of a Dumpster Enclosure Detail, showing three views: a side elevation, a front elevation, and a top-down view. The side elevation shows a brick wall with a height of 15'0" and a width of 2'0". The front elevation shows a concrete wall with a height of 15'0" and a width of 2'0". The top-down view shows a rectangular area with a width of 2'0" and a height of 15'0". The drawing is labeled "DUMPSTER ENCLOSURE DETAIL" and "NOT TO SCALE".

NOTES:

1. The basis of bearing and deviation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 14202, based upon GPS measurements, according to the Laika GPS measurement Network.
2. C.M. = Denotes Controlling Monument
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 484-9500300, Suffix 'K', Was Effective Dates: 8-23-08, Zone 'X', and it appears that no part of the subject property lies in any special flood hazard area.