

AUG 01 2017

BEING a tract of land in Dallas County, Texas, out of the John R. Baugh Survey, Abstract No. 137 and being all of that called 12.651 acre tract of land described in deed to Big Three Industries, Inc. as recorded in Volume 79131, Page 2867 of the Dead Records of Dallas County, Texas, being further described as follows:

BEGINNING at a 1/2 inch iron rod set at the Northeast corner of said 12.651 acre tract at the Northwest corner of that called 11.341 acre tract of land described in deed to H.B. Zachary Company as recorded in Volume 89086, Page 1942 of the Dead Records of Dallas County, Texas, and on the South line of Oakdale Road (100' R.O.W.);

THENCE South 00 degrees 06 minutes 33 seconds West, 999.65 feet to a 1/2 inch iron rod set at the southeast corner of said 12.651 acre tract, at the Southwest corner of said 11.341 acre tract, and on the North line of that called 44.6453 acre tract of land described in deed to T-K-O Equipment Company as recorded in Volume 90048, Page 1510 of the Dead Records of Dallas County, Texas;

THENCE West 55.00 feet to a 1/2 inch iron rod set at the Southwest corner of said 12.651 acre tract, at the Northwest corner of said 44.6453 acre tract and on the East line of Hard Rock Road (100' R.O.W.);

THENCE North 00 degrees 16 minutes 27 seconds East, 998.95 feet to a 1/2 inch iron rod set at the Northwest corner of said 12.651 acre tract and on the South line of said Oakdale Road;

THENCE North 89 degrees 55 minutes 35 seconds East, 547.13 feet along said South line of Oakdale Road to the Point of Beginning, containing 12.594 acres of land.

SITE AREA - 12.584 ACRES
CURRENT ZONING IS P.D. 39

PROPOSED MASONRY/METAL BUILDING 8,750 S.F.
PARKING REQUIRED AUTOMOTIVE USES 1 SPACE PER 400 S.F.
PARKING REQUIRED 22 SPACES
PARKING PROVIDED = 22 SPACES

ALL CONCRETE PAVEMENT TO REMAIN. THE CONCRETE PAVEMENT WILL BE REPAIRED AS NECESSARY AND AS THE DRIVE ADJACENT TO TRUCKS DRIPPING OFF OR PICKING UP TRAILERS.

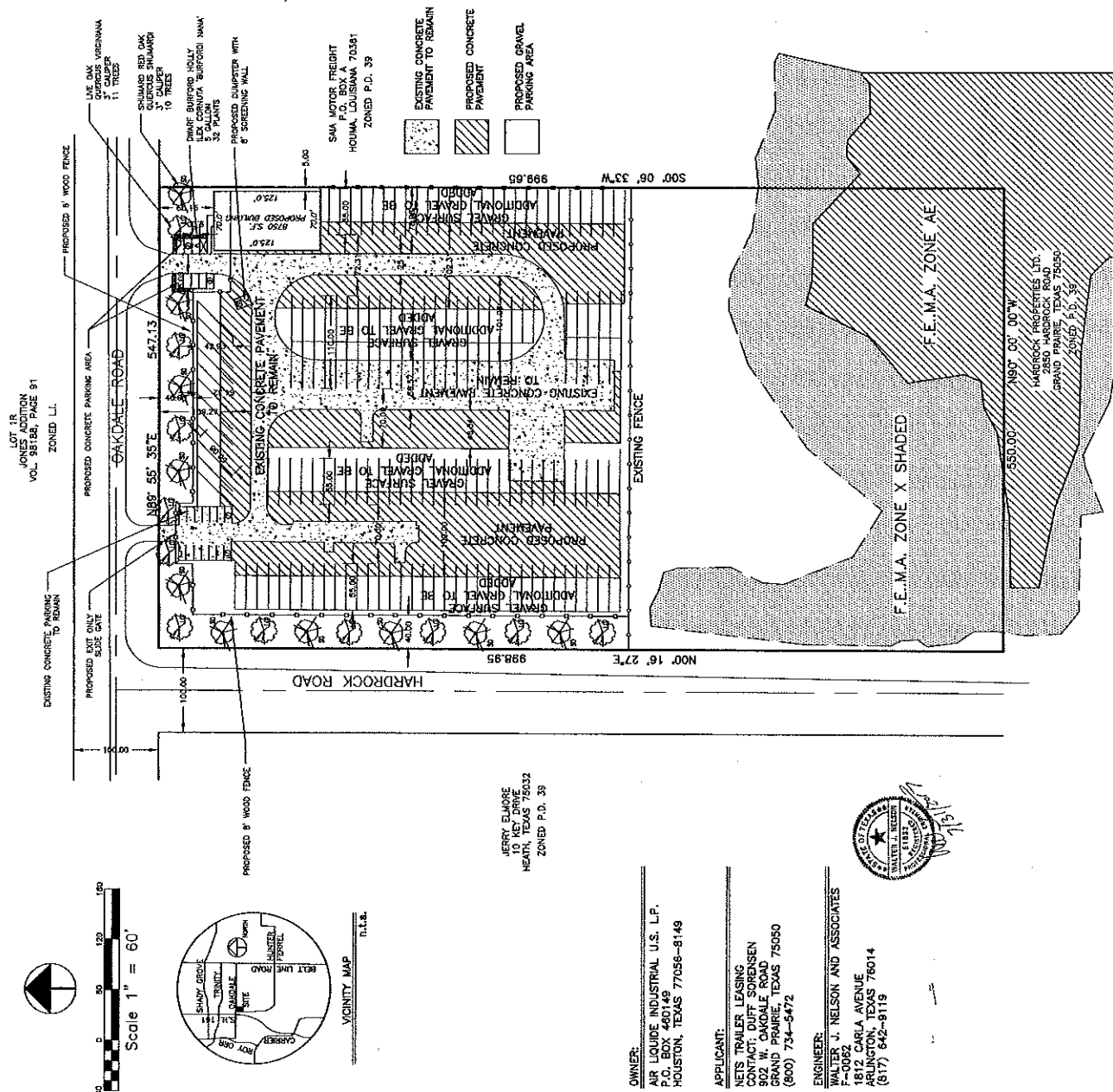
ACCORDING TO F.E.M.A. FIRM MAP NO. 48132020K, DATED JULY 7, 2014, THE MAJORITY OF THIS PROPERTY IS IN ZONE X UNSHADED WITH 7. 2014 PORTION OF THE PROPERTY IN ZONES X SHADED AND ZONE AE. THE 100 YEAR FLOOD ELEVATION FOR THE MAP IS 44.50. THE 100 YEAR FLOOD PLAIN ZONE X SHADED IS AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN BUT WITHIN THE LIMITS OF THE 500 YEAR FLOOD PLAIN. THE 500 YEAR FLOOD PLAIN ZONE AE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN WITH ELEVATIONS CALCULATED AND SHOWN ON THE MAP.

LANDSCAPING AREAS REQUIRED = 48 OF SITE = 21,899 S.F.
LANDSCAPE AREA PROVIDED = 40,276 S.F. IN FRONT OF SCREENING FENCE. AREA ON SOUTH SIDE OF EXISTING FENCE NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

NOTE: THE EXISTING CONCRETE WILL REMAIN AND SERVE AS THE FIRE LANE. THE REMAINDER OF THE FRONT PORTION OF THE PROPERTY HAS EXISTING CONCRETE DRIVEWAY. THE EXISTING DRIVEWAY WILL BE ADDED IN THE AREAS NOT DESIGNATED AS EXISTING CONCRETE.

SITE PLAN TRUCKING SERVICES WITH OUTSIDE STORAGE AND EQUIPMENT SALES NETS TRAILER LEASING 901 OAKDALE ROAD CITY OF GRAND PRAIRE DALLAS COUNTY, TEXAS

CASE NO. SU170802/S170805



OWNER:
AIR LOUISE INDUSTRIAL U.S. L.P.
P.O. BOX 8014
HOUSTON, TEXAS 77056-8149

APPLICANT:
NETS TRAILER LEASING
CONTACT: DUPE SPORESEN
1812 CARLA AVENUE
GRAND PRAIRE, TEXAS 75050
(800) 734-5472

ENGINEER:
WALTER J. NELSON AND ASSOCIATES
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 642-9119



JERRY ELMORE
HEAT, TEXAS 75032
ZONED P.D. 39