

## **Exhibit A – Legal Description**

### **Page 1 of 4**

BEING a 0.9568 acre tract of land composed of All of Lots 8, 9, and 10, and Parts of LOTS 11, 12, and 13 in Block 163 of DALWORTH PARK ADDITION, an Addition in the City of Grand Prairie, as recorded in Volume 1, Pages 546 and 547 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the intersection of the North ROW line of Dalworth Street (a 60' ROW) and the West ROW line of N.W. 18<sup>th</sup> Street (a 50' ROW), said point also being the Southeast corner of Lot 10, Block 163 of said addition;

THENCE; West along the North ROW line of Dalworth Street and the South line of Lots 10 and 11, respectively, at 125.00 feet a set PK nail at the Southwest corner of Lot 10, in all a total distance of 245.00 feet to a "X" cut in concrete pavement for corner of the East ROW line of N.W. 19<sup>th</sup> Street (a 60' ROW established by City Council Ordinance dated 12/19/57);

THENCE; North, along the East ROW line of N.W. 19<sup>th</sup> Street, crossing Lots 11, 12, and 13, respectively, and being parallel to and 5.00 East of the West line of said Lots, at 70.00 feet, the North line of Lot 11, at 120.00 feet the North line of Lot 12, in all a total distance of 170.00 feet to a "X" cut found in a concrete retaining wall for corner in the North line of Lot 13;

THENCE; East, along the North line of Lots 13 and 8, respectively, at 120.00 feet the Northeast corner of said Lot 13, in all a total distance of 245.00 feet to a ½ inch iron rod set at the Northeast corner of said Lot 8; being in the West ROW line of N.W. 18<sup>th</sup> Street;

THENCE; South, along the West ROW line of N.W. 18<sup>th</sup> Street and the East line of Lots 8, 9, and 10, respectively, at 50.00 feet the Southeast corner of Lot 8, at 100.00 feet the Southeast corner of Lot 9, in all a total distance of 170.00 feet to the PLACE OF BEGINNING and containing 0.9568 acres of land.

# Exhibit A - Operational Plan

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## Operational Plan

RECEIVED

OCT 29 2013

Date: October 22, 2013

PLANNING DEPARTMENT

RE: Specific Use Permit to operate a self-service coin operated laundry mat located at 1818 Dalworth Street.

### Business Description:

- a. Opening a new self-service coin operated laundry mat located within this General Retail District will provide more convenience & options for the surrounding neighborhood residents.
- b. The laundry mat will be located in an existing neighborhood 11,500 s.f. retail center. An area of approximately 3,479 s.f. will be designated for the laundry mat. Previously also a dry-clean & laundry facility within retail center.
- c. Will include new handicap accessible single occupant (2) toilet rooms separate for men & women's use within the laundry mat facility.
- d. Our goal also is to remodel/ improve the exterior façade of the existing vacant building. Please reference attached Exhibits for both existing exterior elevations and new propose exterior elevations.
- e. The remaining space within the retail center will be leased out to additional businesses for general retail use. This, our hope, will assist in generating additional job opportunities for the surrounding community and sales revenues for the City.
- f. Our last known operation & use of the entire building was a dry cleaning & laundry facility owned and operated by Arnold Bros. Property has been vacant for at least the past 3-4 years.

### Hours of Operation:

Monday through Sunday from 7 a.m. to 11 p.m.

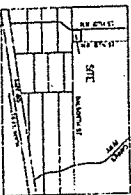
ATTN: MR.  
JIM HINDERAKER  
CASE MANAGER.

# Exhibit A - Site Plan

Page 3 of 4

*Grand Prairie*  
Application Submittal  
Received by the Planning Division  
09/17/2013 5:46:07 PM

VICINITY MAP  
NOT TO SCALE



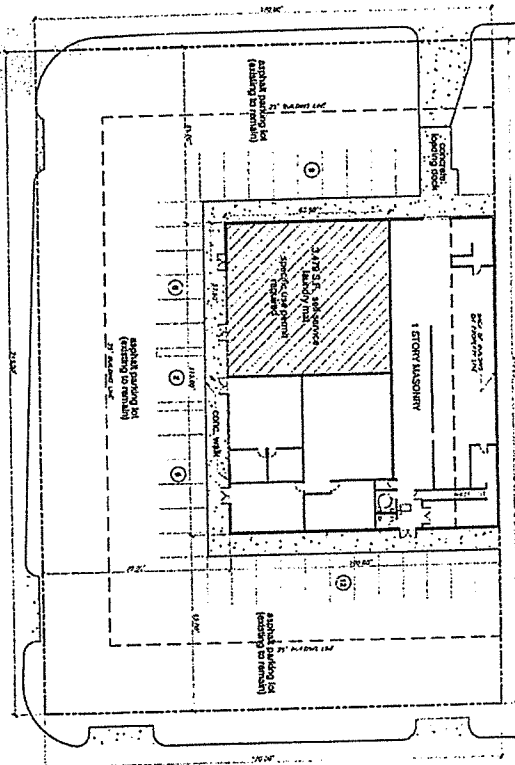
01 DIMENSIONAL CONTROL SITE PLAN  
SCALE: 1" = 20'



DALWORTH STREET  
(60' R.O.W.)

N.W. 19th STREET  
(60' R.O.W.)

N.W. 18th STREET  
(50' R.O.W.)

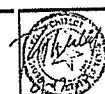


PROJECT NAME: DALWORTH CENTER (11,500 sq. ft. building total)  
LOCATION ADDRESS: 1818 DALWORTH STREET - GRAND PRAIRIE, TX 75050  
OWNER: BEING A 0.2500 acre tract of land composed of all lots in DALWORTH PARK ADDITION  
SUBMISSION DATE: September 17, 2013  
APPROVAL: APPROVED FOR A 0.2500 ACRE TRACT OF LAND COMPOSED OF ALL LOTS IN DALWORTH PARK ADDITION  
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A-0.2

DALWORTH CENTER

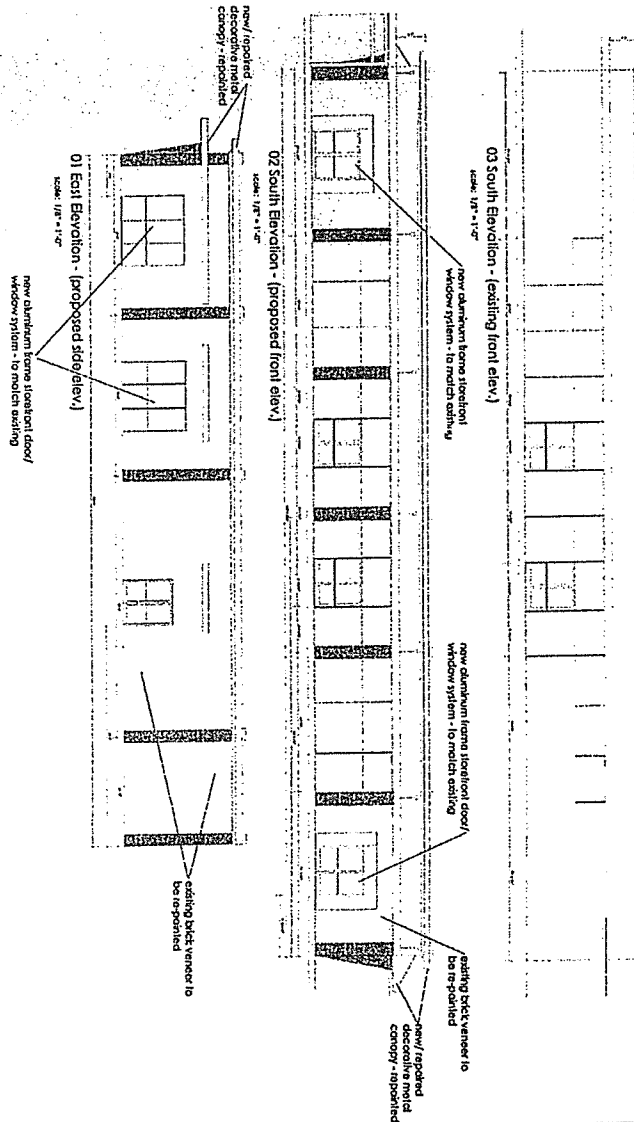
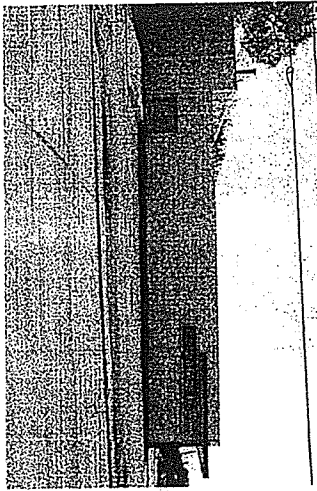
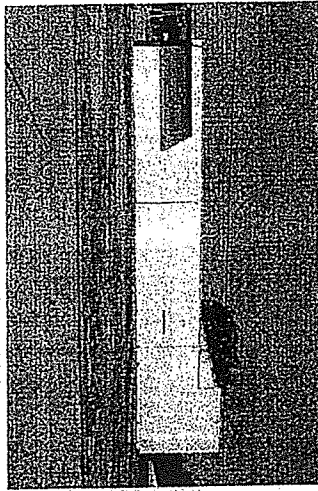
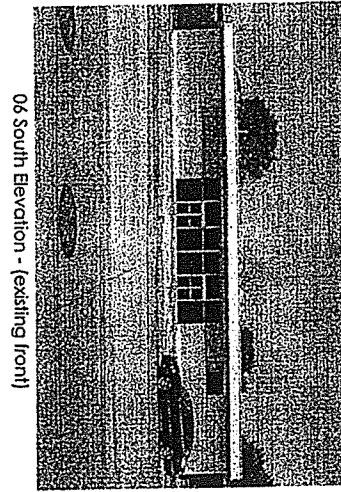
1818 DALWORTH ST - GRAND PRAIRIE, TEXAS 75050



jbn  
design & construction group, inc.

ALL SEE RUIO  
REVISION, 09/17/2013  
P. 011301010

# Exhibit A - Elevations Page 4 of 4



*CR and PR style*  
**Application Submittal**  
 Received by the Planning Division  
 09/17/2013 5:47:00 PM