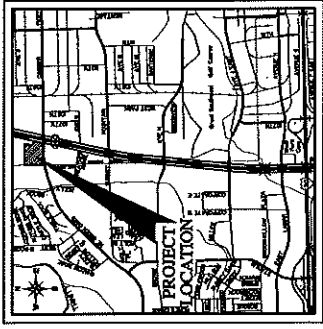


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PLANNING DEPARTMENT



VICINITY MAP
SCALE: 1" = 200'

SITE DATA TABLE	
BUILDING AREA	3,000 SF
SITE AREA	45,643 SF (1.048 Ac.)
# OF LOTS	1
OPEN SPACE AREA	11,514 SF
OPEN SPACE PERCENTAGE	25.2%
LANDSCAPE PERCENTAGE	21.0%
MAXIMUM BUILDING HEIGHT	45 FT.
AREA WITHIN 100 YEAR FLOODPLAIN	0 SF

* THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER THE FIRM FLOOD INSURANCE RATE MAP, DATED 08/20/2009.

SITE DATA NOTES
1. THE SAME INACCESSIBLE AREAS USED FOR THE PURPOSES OF THE MAIN BUILDING SHALL BE USED FOR THE PURPOSES OF THE LOT 1 PARKING TABLE.

PAVING NOTES

1. ALL PAVEMENT SHALL BE CONCRETE AND 6" THICK UNLESS OTHERWISE NOTED.

LOT 1 PARKING TABLE	
TOTAL PARKING SPACES REQUIRED*	18
PARKING SPACES PROVIDED	40
ADA PARKING SPACES REQUIRED	2
ADA PARKING SPACES PROVIDED	2
TOTAL PARKING SPACES PROVIDED, ON-SITE	42

* PARKING SPACES REQUIRED: 8 BASED UPON THE 50% OF THE BUILDING AREA (1,750 SF) x 1 SPACE/100 S.F.

PROPERTY DESCRIPTION

NOTE: This is a portion of the subject property owned by the City of Dallas, Texas, and is being conveyed to the City of Dallas, Texas, for the purpose of being used as a public park. The property is located in the City of Dallas, Texas, and is being conveyed to the City of Dallas, Texas, for the purpose of being used as a public park. The property is located in the City of Dallas, Texas, and is being conveyed to the City of Dallas, Texas, for the purpose of being used as a public park.

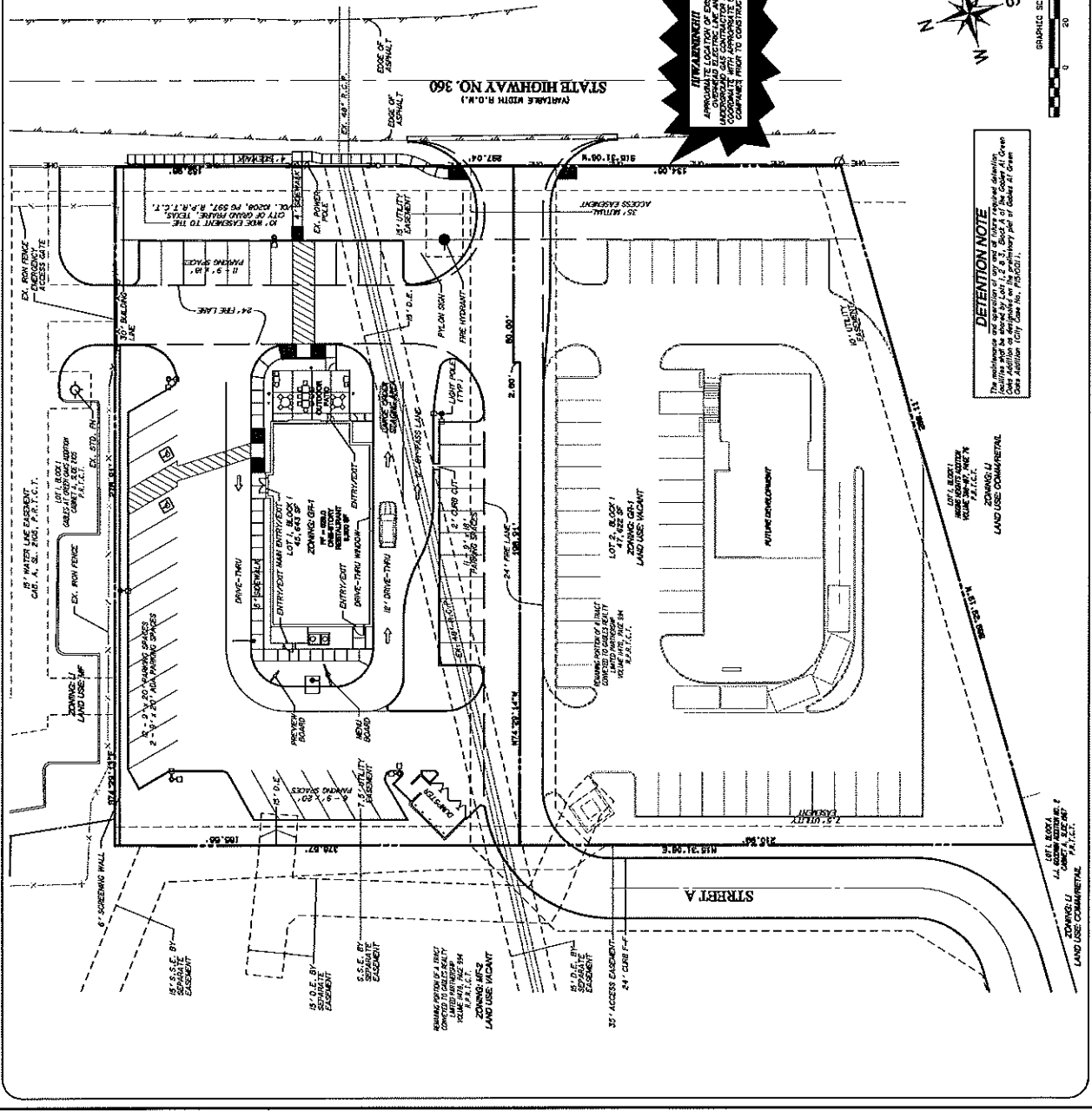
TRACED North 24 deg. 31 min. 08 sec. East, a distance of 165.58 feet to a capped 12" iron pipe well.

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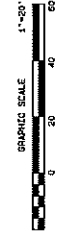
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ATTENTION!
APPROXIMATE LOCATION OF EXISTING UTILITY LINES AND STRUCTURES. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.



DEFLECTION NOTE
The building is not a structure of 100' or more in height. Therefore, the building is not subject to the provisions of the Texas Building Code, Chapter 10, Section 10.01, which requires buildings of 100' or more in height to be designed to resist wind loads. The building is not a structure of 100' or more in height. Therefore, the building is not subject to the provisions of the Texas Building Code, Chapter 10, Section 10.01, which requires buildings of 100' or more in height to be designed to resist wind loads.

LOT 1, BLOCK 1
45,643 SF
ZONING: M-2
LAND USE: COMMERCIAL

LOT 2, BLOCK 1
47,822 SF
ZONING: M-2
LAND USE: COMMERCIAL