

S.L.S.F. & T. AND C.R.I.P. RAILROAD  
EASEMENT (50 FOOT)  
VOL. 4202, PG. 442

CONNELL CONSTRUCTION CO.  
VOL. 75101, PG. 0782

N89°56'53"E

584.25'

LEGAL DESCRIPTION

BEING a 6.7616 acre tract of land situated in the William Babbett Survey, Abstract No. 155, City of Dallas Block No. 6506, Dallas County, Texas and being that certain tract described in deed to Dudley Family Partnership as recorded in Volume 96227, Page 01864, of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found for the northeast corner of a tract described to G. T. Management Inc. and said corner being in the center-line of an easement to the St. Louis, San Francisco, and Texas Railway Company (50 feet wide);

THENCE North 89 degrees 56 minutes 53 seconds East, along said center-line a distance of 584.25 feet to a 60d nail found for the northwest corner of a tract described as a 100 foot wide tract for sanitary sewer and drainage use to the City of Dallas recorded in Volume 808, Page 1615, D.R.D.C.T.;

THENCE South 00 degrees 25 minutes 19 seconds West, along the west line of said City of Dallas tract a distance of 503.61 feet to a 5/8 inch iron rod found for corner in the north right of way line of Manana Drive (38 feet wide undedicated right of way);

THENCE North 89 degrees 35 minutes 53 seconds West, along said north line a distance of 496.70 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 25 minutes 19 seconds West, a distance of 19.00 feet to 60d nail found for corner in the center of said Manana Drive;

THENCE North 89 degrees 35 minutes 53 seconds West, along said centerline a distance of 87.53 feet to a railroad spike found for the southeast corner of said tract to G. T. Management Inc.;

THENCE North 00 degrees 25 minutes 19 seconds East, along the west line of said tract to G. T. Management Inc. a distance of 517.98 feet to the point of beginning containing 294,535 and 6.7616 acres of land.

SAVE AND EXCEPT any and all right of ways used as shown hereon or acknowledged by the City of Dallas, Texas.

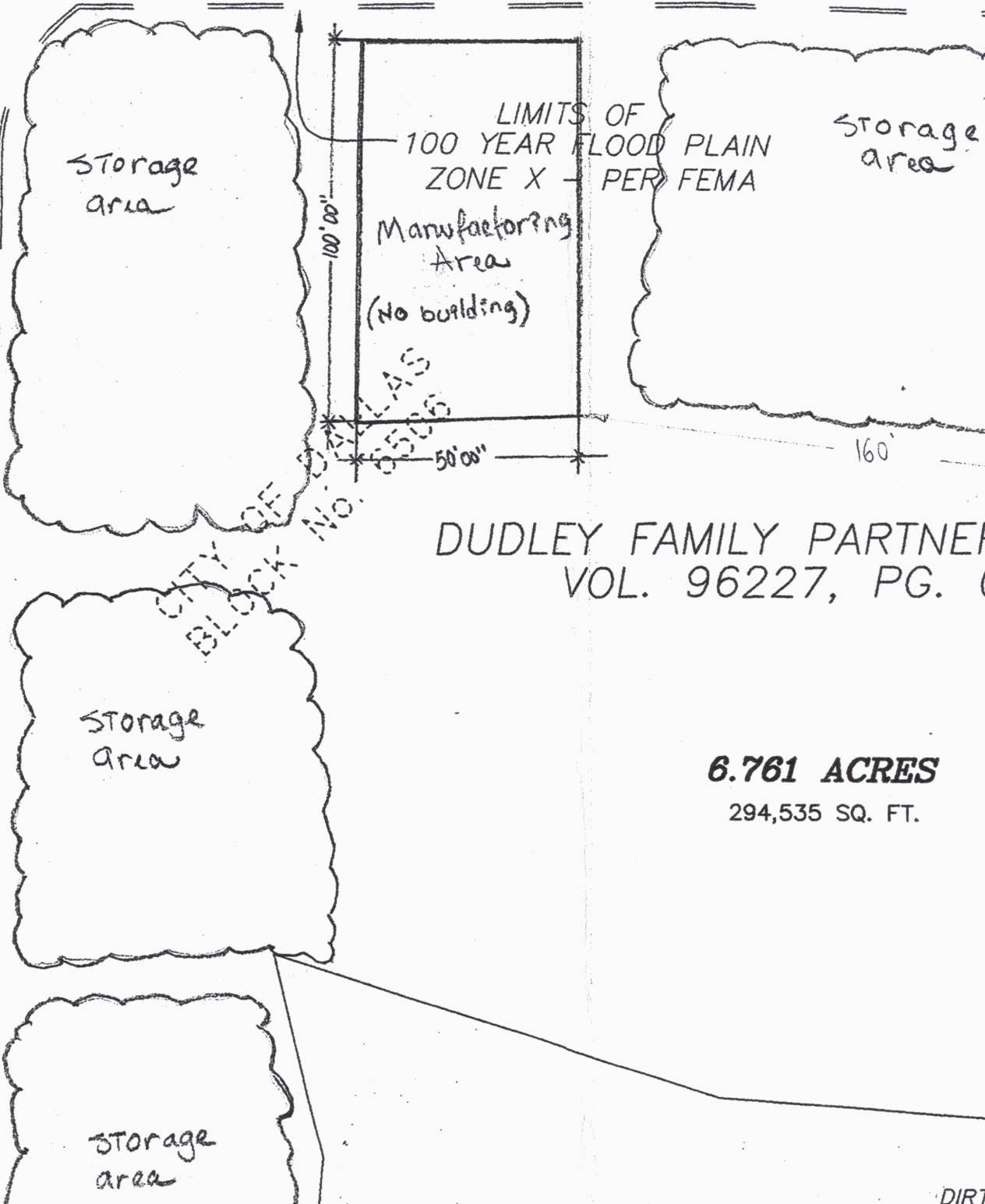
The basis of bearing for this description is the deed to Dudley Family Partnership as recorded in Volume 96227, Page 01864, of the Deed Records, Dallas County, Texas

Note: The property described herein does lie partially within a 100 year flood hazard area. The 100 year flood encroachment limits have been graphically interpolated based on the document entitled "Flood Insurance Rate Map", Panel No. 48113C0310 J, Dated August 23, 2001 and Panel No. 48113C0170 J, Dated August 23, 2001 and published by the Federal Emergency Management Agency (FEMA).

DUDLEY FAMILY PARTNERS, LTD.  
VOL. 2001-200, PG. 03334

517.98'  
N00°25'19"E

Chain Link Fence



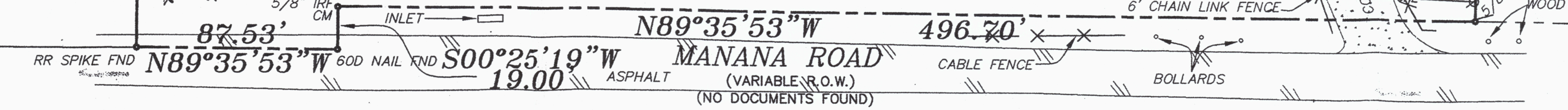
DUDLEY FAMILY PARTNERS, LTD.  
VOL. 96227, PG. 01864

6.761 ACRES  
294,535 SQ. FT.

503.61'  
S00°25'19"W

CITY OF DALLAS  
FOR SANITARY SEWER AND DRAINAGE  
Volume 808, Page 1615

BARMAN PARTNERSHIP  
VOL. 96037, PG. 05710



**PROJECT INFORMATION**  
Project name/address: A-1 Texas Grinding Inc  
2101 Manana Rd  
Dallas TX 75220  
Applicant: Steve Free  
DFW A-1 Pallet Inc.  
10705 Newkirk St  
Dallas TX 75220  
(972) 401-3502  
Owner: DFW A-1 PALLET  
10705 NEWKIRK ST  
DALLAS, TX 75220  
Case number: 2056-308

26574  
070508

APPROVED BY  
CITY COUNCIL  
FEB 14 2007  
Richard Wittman  
City Secretary

Specific Use Permit  
No. 1653

Approved  
City Plan Commission  
January 11, 2007

2056-308

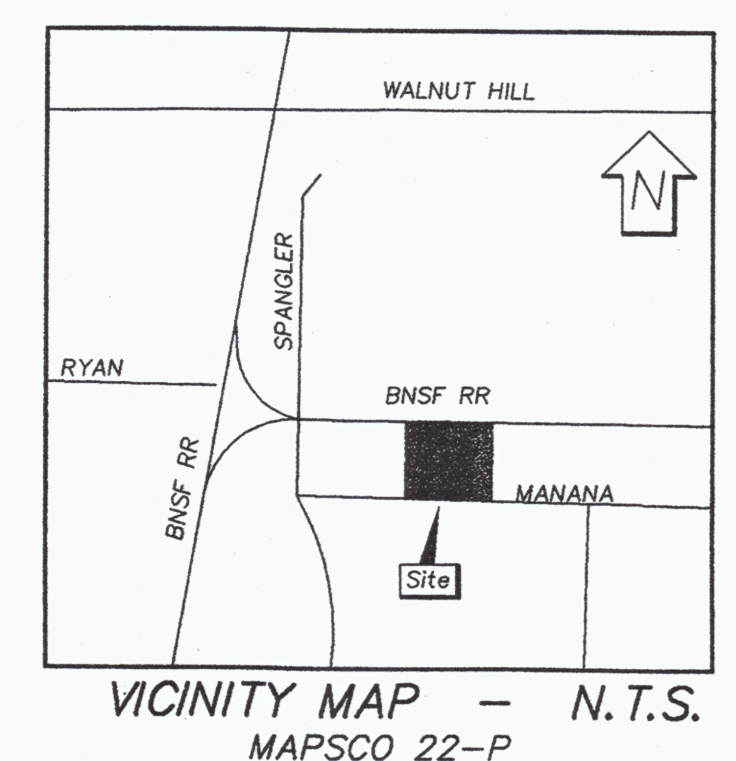
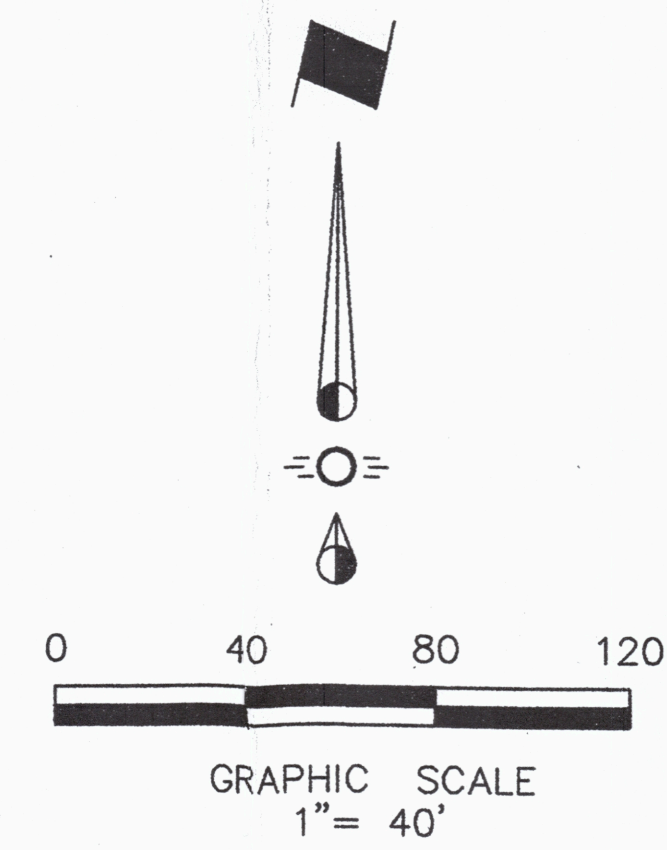
**CLIENT**  
DFW A-1 Pallet  
10705 Newkirk St.  
Dallas, Texas 75220  
(972) 401-3502

**ENGINEER/SURVEYOR**  
VILBIC & ASSOCIATES, INC.  
10132 Monroe Drive  
Dallas, Texas 75229  
(214) 352-7333

2056-308  
SCALE: 1" = 40'  
VAI No. 727-1  
Revision: JUNE 4, 2003  
DATE: JUNE 3, 2003

LEGEND

- BOUNDARY LINE
- PLAT OR DEED LINES
- o I.R.F. IRON ROD FOUND
- o I.R.S. 1/2 INCH IRON ROD WITH YELLOW CAP MARKED RPLS 3989 SET
- OHE ELECTRIC LINE
- PP POWER POLE
- G GAS METER
- LIGHT STREET OR FLOOD LIGHT
- BLRD PIPE BOLLARD
- UGTEL UNDERGROUND TELEPHONE
- SANSWRMH SANITARY SEWER MANHOLE
- ASPHALT PAVING
- CONCRETE PAVING
- CURB LINE
- FH FIRE HYDRANT
- W WATER METER
- WV WATER VALVE
- CM CONTROL MONUMENT



- NOTES:
1. Surveyor has not abstracted subject property.
  2. Limits of 100-Year Flood Plain subject to City of Dallas flood study reviewed on a case by case basis. Topographic survey required.
  3. Per conversation with Johnny Sudbury, Dept. of Development Services, a LOMR is not required and this site is not restricted based on the FIRM.
  4. Site address per the Dallas Central Appraisal District is: 2101 Manana Road.

THE FOLLOWING DOES AFFECT:  
St. Louis, San Francisco and Texas Railway Company, et al  
February 7, 1955 in Volume 4202, Page 442, of the Deeds Records,  
of Dallas County, Texas.