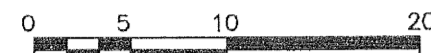
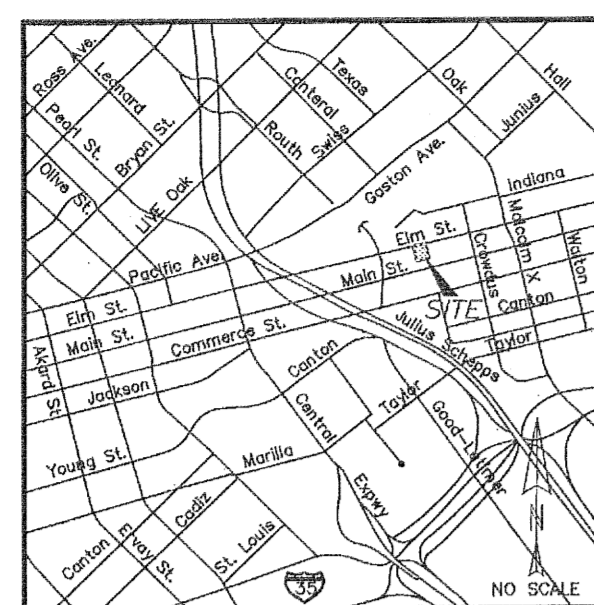


SCALE: 1"=10'



LEGEND

- FIR Found Iron Rod
- GM Gas Meter
- WM Water Meter
- CC County Clerk



VICINITY MAP
NTS

NOTES

- 1) Impervious area equals building area which is 4,500 square feet.
- 2) All parking is located on street and is metered.
- 3) The property is currently zoned PD 269. There are no front, side or rear minimum building setbacks required.

LEGAL DESCRIPTION
2636 & 2638 Elm Street
0.115 acres

Being a 5,000 square feet or a 0.115 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being in City Block No. 182, and being all of tract of land conveyed to Margot S. Okowita by deed recorded in County Clerk Inst. 201000145199, Deed Records, Dallas County, Texas and being more particularly described as follows (bearing basis is deed to Margot S. Okowita recorded in County Clerk Inst. 201000145199, Deed Records of Dallas County, Texas):

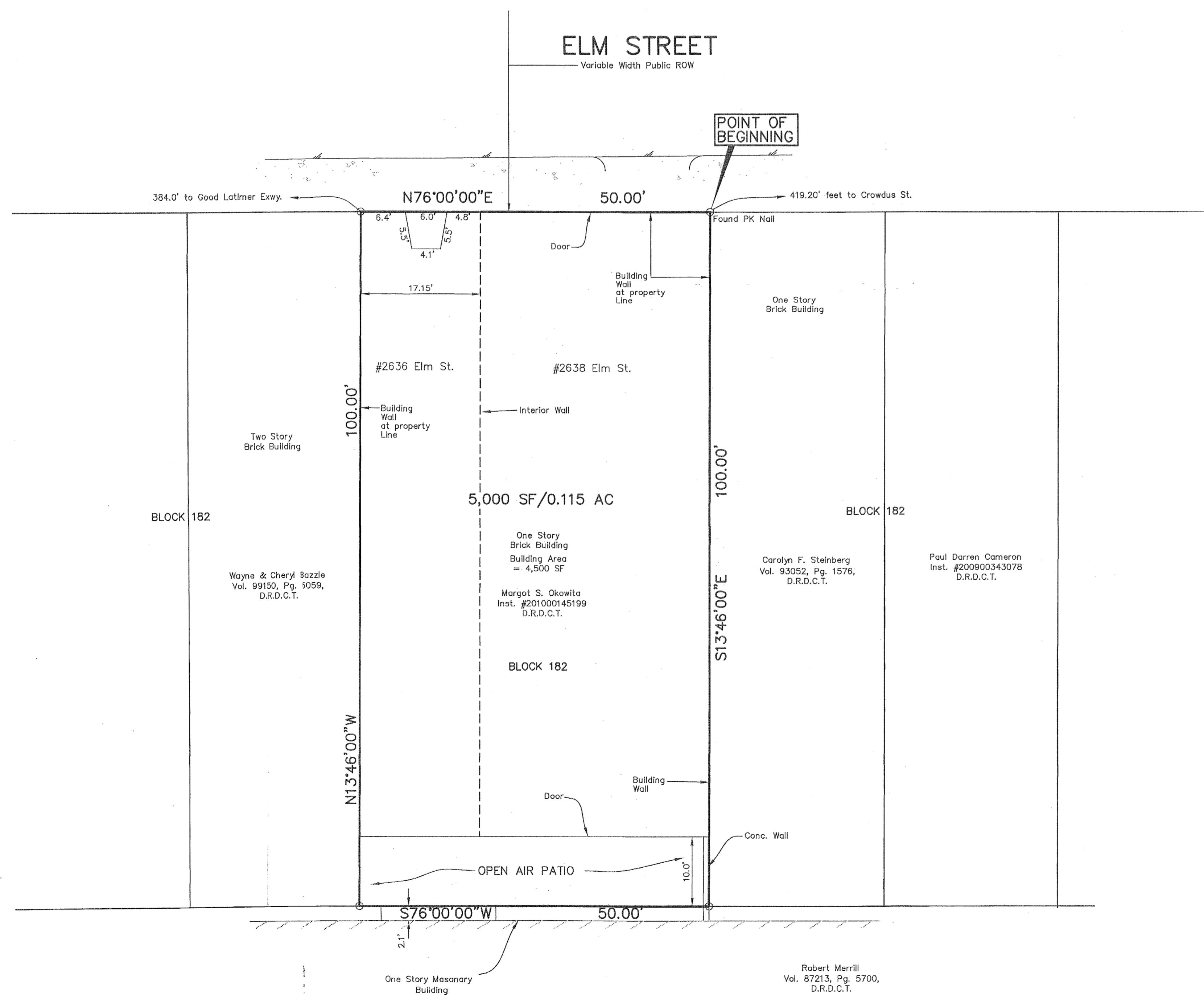
BEGINNING at a found PK nail for a corner in the southeast line of Elm Street a (variable width right of way), said point being the common north corner of a tract of land conveyed to Carolyn F. Steinberg by deed tract recorded in Volume 93052, Page 1576, Deed Records, Dallas County, Texas, said point being a distance of 419.20 feet from the intersection of the southeast line Elm Street with the southwest line of Crowds Street;

THENCE, S 13°46'00" E, departing the southeast line of Elm Street, a distance of 100.00 feet to a point for corner in the northwest line of a tract of land conveyed to Robert Merrill by deed recorded in Volume 87213, Page 5700, Deed Records of Dallas County, Texas;

THENCE, S 76°00'00" W, a distance of 50.00 feet to a point for corner;

THENCE, N 13°46'00" W, a distance of 100.00 feet to a point for corner in the southeast line of Elm Street;

THENCE, N 76°00'00" E, with the southeast line of Elm Street, a distance of 50.00 feet to the POINT OF BEGINNING and Containing 5,000 square feet or 0.115 acre of land.



112862
28446

APPROVED BY
CITY COUNCIL
OCT 26 2011
Paul D. DeLoach
Acting City Secretary

Specific Use Permit
No. 1913

Approved
City Plan Commission
September 15, 2011

SITE PLAN
FOR
SPECIAL USE PERMIT ON
3,262 SQUARE FEET TRACT
LOCATED AT 2638 ELM STREET
PART OF CITY BLOCK No. 182
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
595 Republic Dr., Suite 115 Plano, Texas
(972) 881-0771 75074
TSP Reg. No. F-6420/TSP Reg. No. 100555-00

Z150-230

ZONING CASE No. 2101-242

Robert Merrill
Vol. 87213, Pg. 5700,
D.R.D.C.T.

Wayne & Cheryl Bozelle
Vol. 99150, Pg. 5059,
D.R.D.C.T.

One Story
Brick Building
Building Area
= 4,500 SF

Margot S. Okowita
Inst. #201000145199
D.R.D.C.T.

Carolyn F. Steinberg
Vol. 93052, Pg. 1576,
D.R.D.C.T.

Paul Darren Cameron
Inst. #200900343078
D.R.D.C.T.