

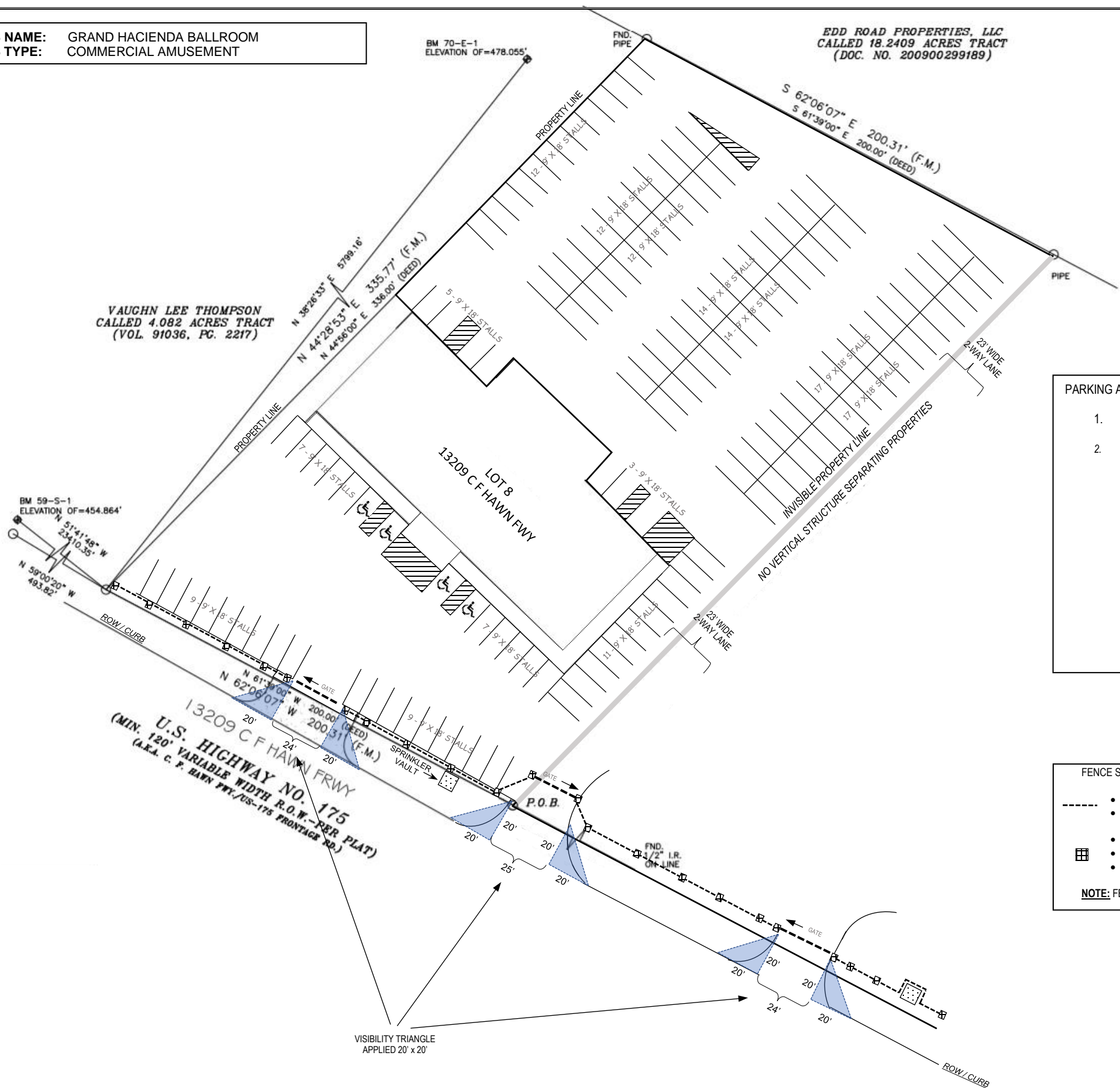
**BUSINESS NAME:** GRAND HACIENDA BALLROOM  
**BUSINESS TYPE:** COMMERCIAL AMUSEMENT

**EDD ROAD PROPERTIES, LLC**  
**CALLED 18.2409 ACRES TRACT**  
**(DOC. NO. 200900299189)**

**VAUGHN LEE THOMPSON**  
**CALLED 4.082 ACRES TRACT**  
**(VOL. 91036, PG. 2217)**

BM 59-S-1  
 ELEVATION OF=454.864'  
 N 51°41'48" W 234.035'  
 N 59°00'20" W 493.82'

BM 70-E-1  
 ELEVATION OF=478.055'



**PARKING ANALYSIS – 13209 C. F. HAWN FWY**

- OCCUPANT CONTENTD**
  - Total SQ.FT. = 10,000 (9,000 + 1,000 of proposed added SQ.FT)
- PARKING CONTENTD**
  - Projected Dance Floor: 400 Sq.Ft. = 16 Spaces
  - General Use: 9,600 Sq.Ft. = 96 Spaces
  - Handicap Spaces: 4
  - Total Required Spaces: 112

NOTE: Site will be able to provide a max of 149 Parking Stalls (See Site Plan). After you reduce the 27 spaces to fulfill the parking requirement for property 13201/SUP 1837, property 13209 will have more than enough spaces:

149 Max Spaces  
 - 112 Required Spaces for Commercial Amusement Usage  
 - 27 # of Spaces for 13201 C. F. Hawn Fwy (SUP#1837)D  
 10 Estimated Spaces over the required amount

**FENCE SPECS/MEASUREMENTS – 13209 C.F. HAWN FWY**

- POWER COATED WROUGHT IRON PANELS & GATES
- PRESSED POINT 6'-6" HIEGHT PANELS
- CONCRETE MASONRY UNITS OR CONCRETE PER BASE W/ REINF. AS REQ'D
- CONCRETE MASONRY UNITS W/ FULLY FROUTED CORES & RE-BAR AS REQ'D
- PRECAST CONCRETE CAP ON 15MM (1/2") MORTAR SETTING BED DOWEL IF REQ'D

NOTE: FENCE CONSTRUCTION WAS APPROVED BY CITY OF DALLAS UNDER PERMIT#: 1904121134

**NOTE:**  
 3 SHARED ENTRANCES FOR BOTH LOTS FROM C.F. HAWN FWY SERVICE RD.  
 VEHICULAR ACCESS EASEMENT AGREEMENT & MUTUAL ACCESS AGREEMENT IN PLACE W/CITY OF DALLAS

**ABRAHAM QUINTANILLA**  
 11014 OLD SEAGOVILLE RD  
 DALLAS, TX 75217

REVISIONS	DATE

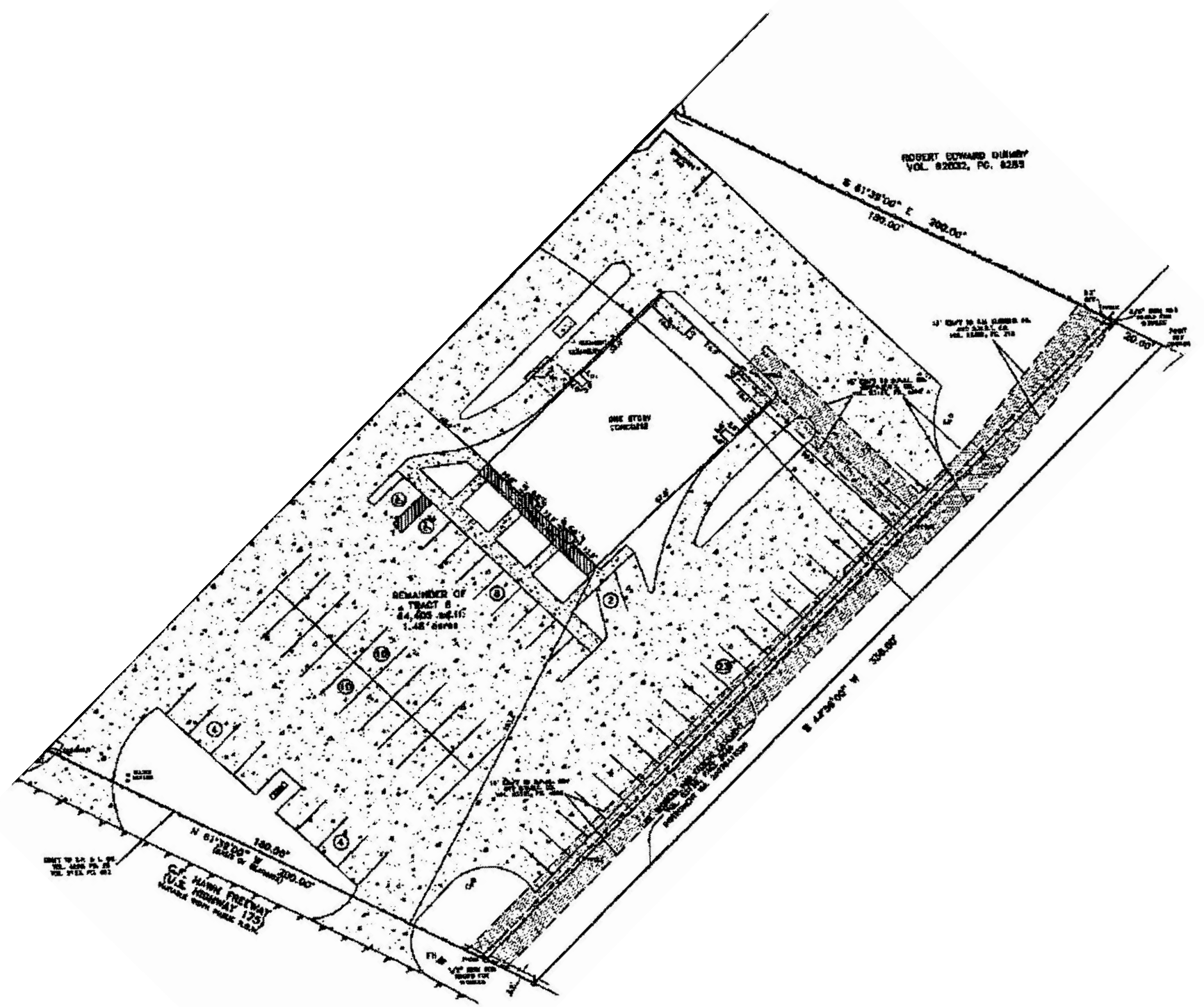
**PROJECT/OWNER**  
 ABRAHAM QUINTANILLA  
 13209 C.F. HAWN FWY  
 DALLAS, TX 75253

<b>DRAWN</b>	EA
<b>CHECKED</b>	EA
<b>DATE</b>	5/27/19
<b>SCALE</b>	1" = 50'-0"
<b>PROJECT NO.</b>	110

**SP-1.3**

**SITE PLAN – SUP**





ROBERT EDWARD DIMERY  
VOL. 82032, PG. 8283

S 61°38'00" E 300.00'  
100.00'

ONE STORY  
CONCRETE

REMAINDER OF  
TRACT B  
24,425 sq. ft.  
1.45 acres

S 47°56'00" W 300.00'

WEST 1/4 S 1/4 S 1/4  
T4S R4E S 1/4  
SEC. 12, T4S R4E S 1/4

C.P. HAWK PRETWAY  
U.S. HIGHWAY 175  
ADJACENT TO RAMP 1234

1/4 CORNER TO ALL CORNERS OF  
SEC. 12, T4S R4E S 1/4

1/4 CORNER TO ALL CORNERS OF  
SEC. 12, T4S R4E S 1/4

1/4 CORNER TO ALL CORNERS OF  
SEC. 12, T4S R4E S 1/4

1/4 CORNER TO ALL CORNERS OF  
SEC. 12, T4S R4E S 1/4