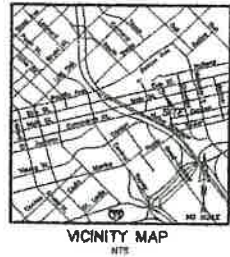
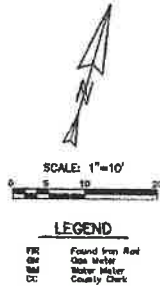


F:\\_000-1\CD38 #2638 & 2638 Elm St SURVEY.dwg 8/4/2011 11:07:46 AM One 105400.mxd

112862

28446  
Site Plan



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 209. There are no front, side or rear minimum building setbacks required.

LEGAL DESCRIPTION  
2638 & 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. Okowitz 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. Okowitz recorded in County Clerk Inst. 201000145199, Deed Records of Dallas County, Texas):

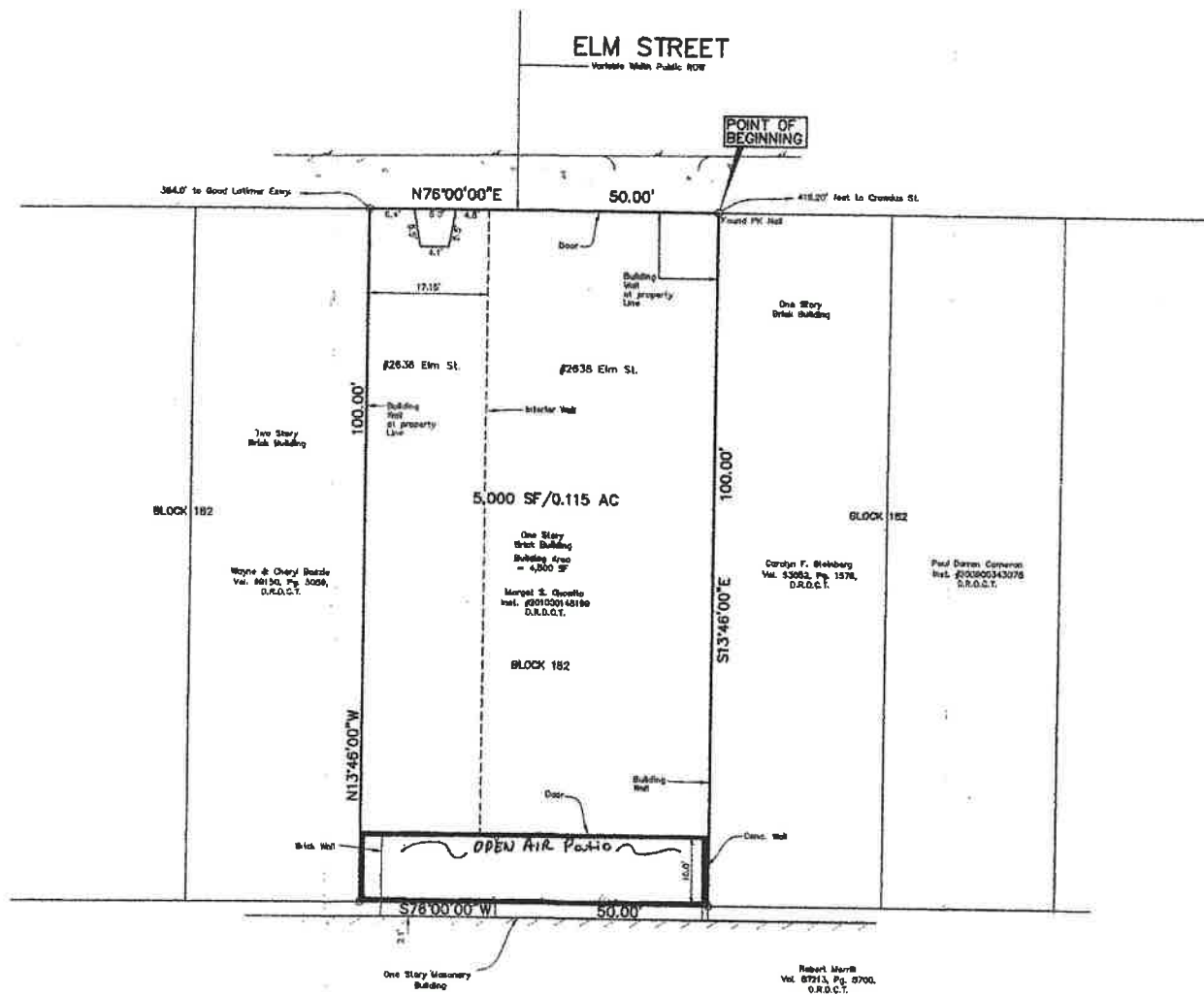
BEGINNING at a found PK nail for a corner in the southeast line of Elm Street a (variable width right of way), said point being the common north corner of a tract of land conveyed to Carolyn F. Steinberg by deed tract recorded in Volume 93052, Page 1576, Deed Records, Dallas County, Texas, said point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

THENCE, S 13°48'00" 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 Merrifield by deed recorded in Volume 87213, Page 5700, Deed Records of Dallas County, Texas;

THENCE, S 78°00'00" W, a distance of 50.00 feet to a point for corner;

THENCE, N 13°48'00" W, a distance of 100.00 feet to a point for corner in the southeast line of Elm Street;

THENCE, N 78°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.



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  
ENGINEERS, PLANNERS, SURVEYORS  
235 Republic Dr., Suite 315 Plano, Texas 75074  
(972) 941-0775 Fax: (972) 941-0776  
SPE Reg. No. 7-16427875 Reg. No. 100056-00 JOB #3008

ZONING CASE No. Z-101-242

Z 190-175