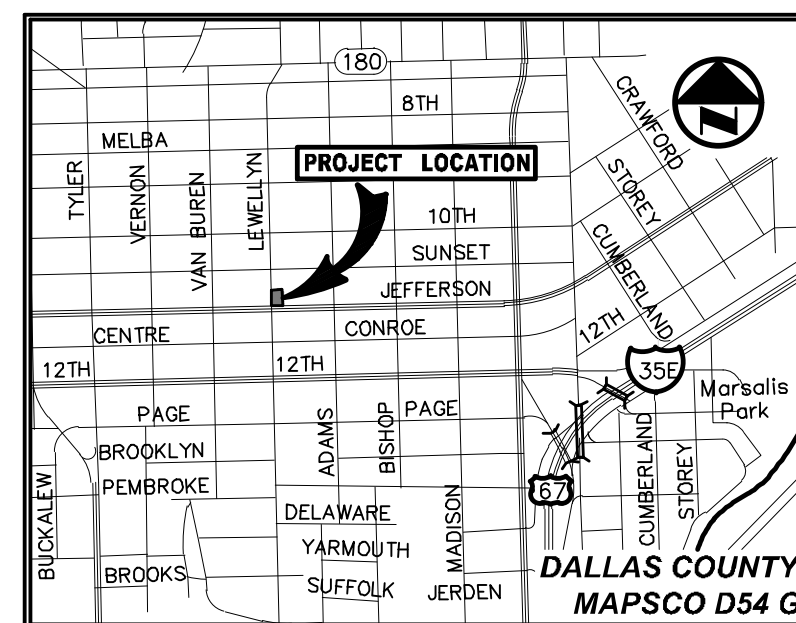


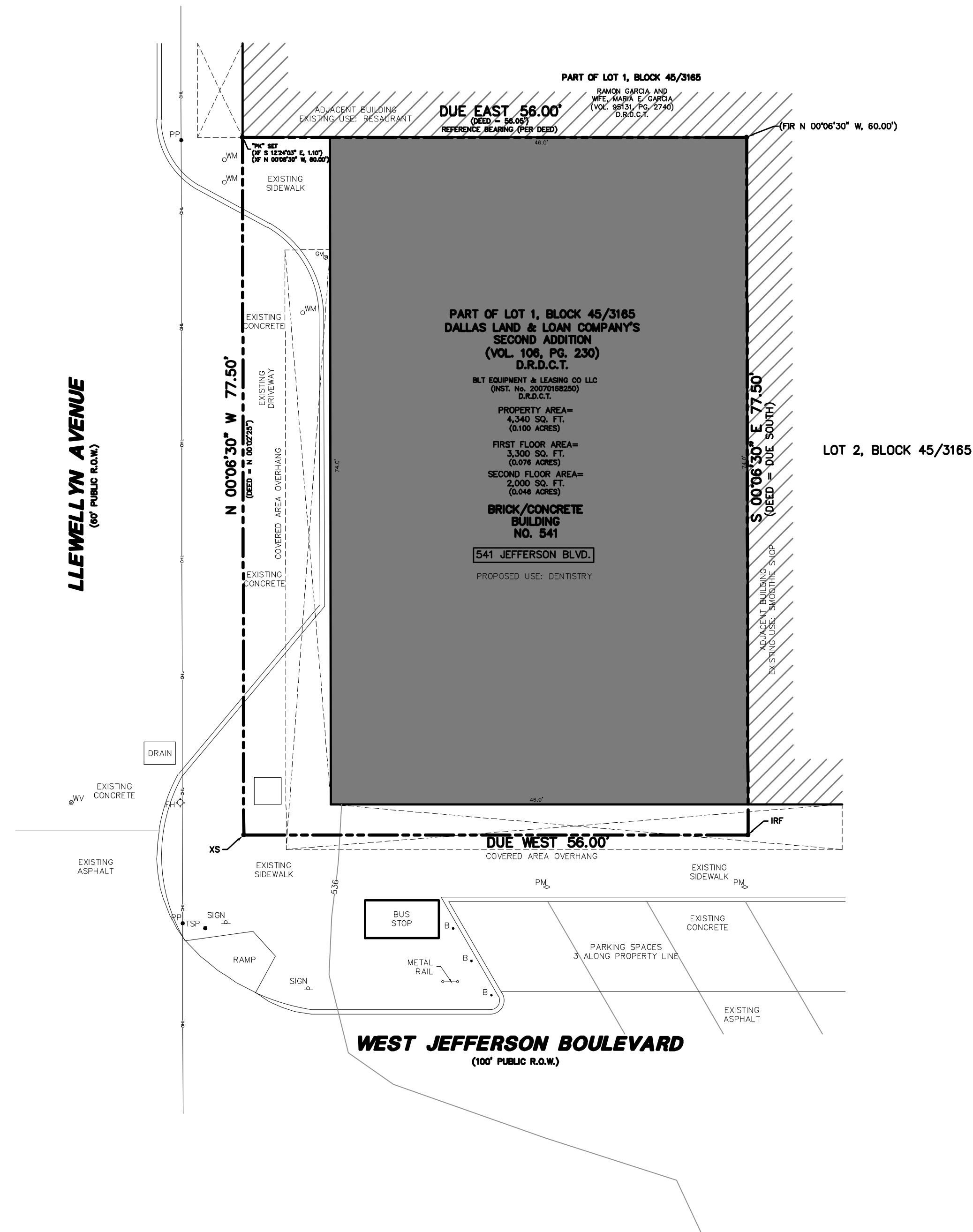
0 5 10 20 30
GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)

LEGEND

- BOLLARD
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ PARKING METER
- ⊕ POWER POLE
- ⊕ TRAFFIC SIGN
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- (C.M.) CONTROLLING MONUMENT
- PROPERTY CORNER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXIST CONTOUR
- ASPHALT PAVEMENT



SITE SUMMARY TABLE	
PROPOSED USE:	MEDICAL CLINIC - LIMITED TO A DENTAL OFFICE
HEIGHT:	25.0 FEET
STORIES:	2 STORIES
FLOOR AREA:	FIRST FLOOR: 3,300 SF SECOND FLOOR: 2,000 SF
OFF-STREET PARKING:	ONE SPACE PER 366 SF FLOOR AREA
IMPERVIOUS AREA =	4,340 SF
PERCENT IMPERVIOUS =	100%

NOTES

- This exhibit is based on a topographic survey signed by John, S. Turner, Registered Professional Land Surveyor No. 5310, dated 06/12/2009. Pacheco Koch recreated this survey for the sole purpose of obtaining a Special Use Permit from the City of Dallas, and therefore should not be used to represent warranty of title or guarantee of ownership. An on-the-ground survey of this property was not performed by Pacheco Koch, therefore the locations of the appurtenances shown hereon are approximate and should be determined using the survey referenced above.
- Bearing system for the boundary in this exhibit is based on a bearing of DUE EAST, for the North line of a part of Lot 1, Block 45/3165, Dallas Land & Loan Company's Second Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas and being that same tract of land described in a deed to BLT Equipment & Leasing Co., L.L.C., recorded in Instrument No. 20070168250, Deed Records, Dallas County, Texas.
- Vertical elevations were determined using 2-foot aerial contours obtained from the North Central Texas Council of Governments website. It is not the intent of this exhibit to render a professional opinion as to the location or condition of the boundary of the real property shown hereon.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 4811300480 J, Community-Panel No. 480 of 725, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas determined to be outside 500-year floodplain.

	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031					
	TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000					
SITE PLAN EXHIBIT						
BEAR CREEK FAMILY DENTISTRY						
541 W. JEFFERSON BLVD.						
0.100 ACRES						
CITY OF DALLAS, DALLAS COUNTY, TEXAS						
CHECKED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	GKH	JAN 2018	1"=10'			EX.1

ZONING CASE NO. Z178-134