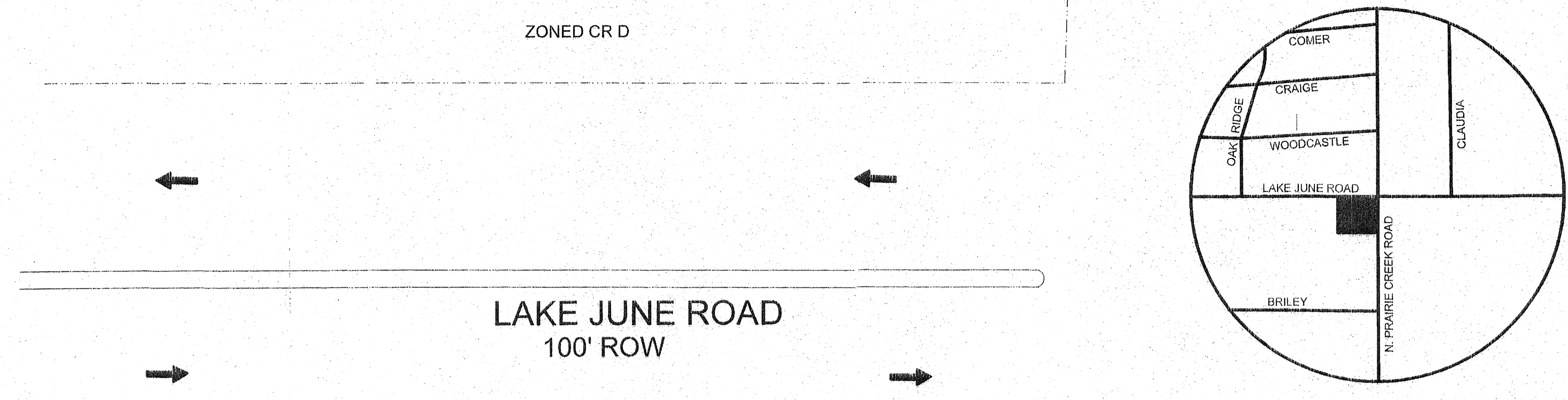


SITE INFORMATION	
COUNCIL DISTRICT	5
EXISTING ZONING	CR D
SCHOOL DISTRICT	10
ZONING MAP NO.	L-11
MAPSCO NO.	59 L
CENSUS TRACT	0092.02

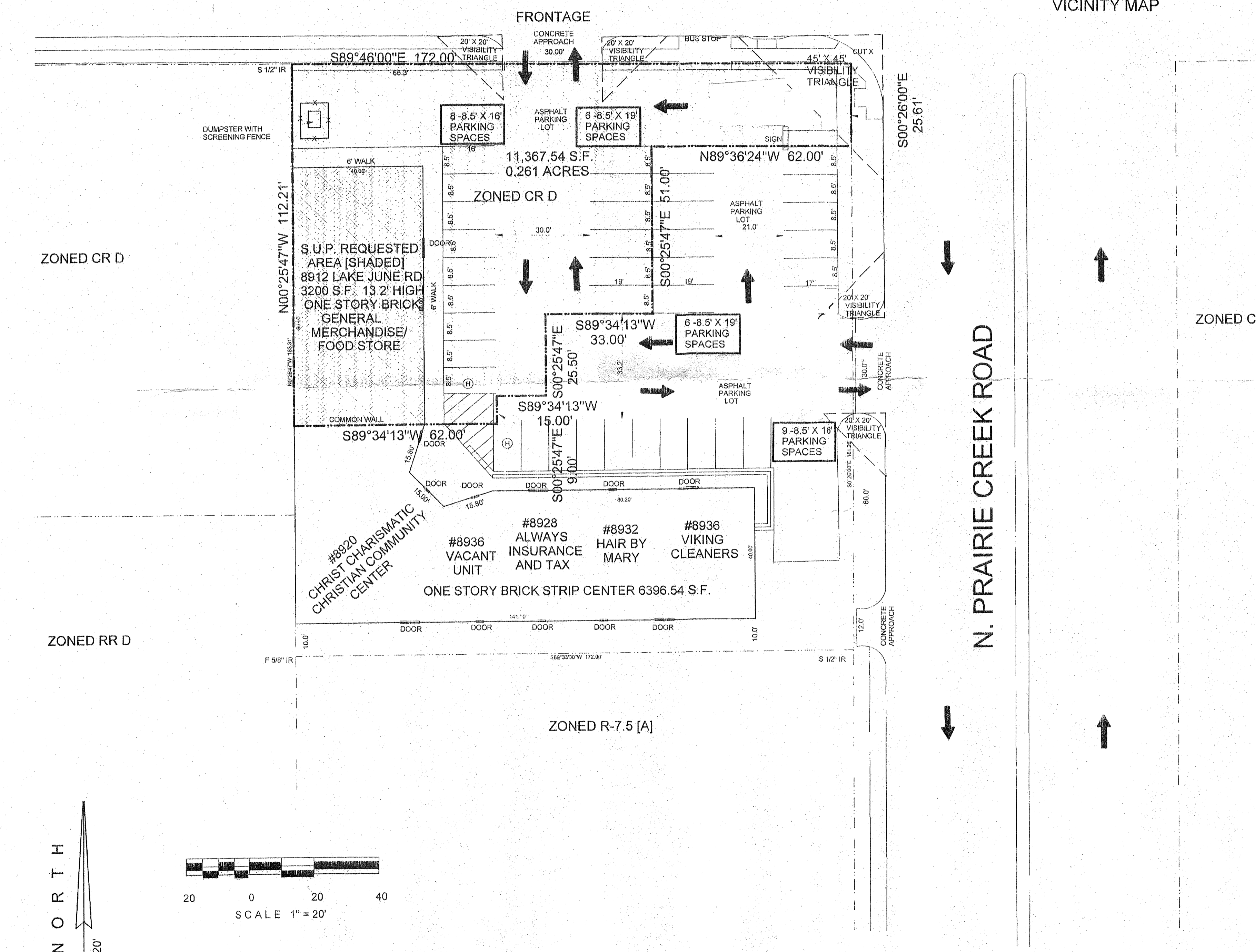


BEING OUT OF THE W.B. ELAM SURVEY, ABSTRACT NO. 441, DALLAS COUNTY, TEXAS, AND BEING OUT OF CITY BLOCK 6660, CITY OF DALLAS, AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO BIL-RIC CORPORATION BY R.N. BRUTON AND B.G. BARRETT BY DEED RECORDED IN VOLUME 68125, PAGE 373, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CUT "X" FOR CORNER IN THE SOUTH LINE OF LAKE JUNE ROAD (100 FOOT RIGHT OF WAY) AND THE WEST LINE OF PRAIRIE CREEK ROAD (100 FOOT RIGHT OF WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID BIL-RIC CORP. TRACT; THENCE SOUTH 00 DEGREES 26 MINUTES EAST, 25.61 FEET ALONG THE WEST LINE OF SAID PRAIRIE CREEK ROAD TO A POINT FOR CORNER; THENCE NORTH 89 DEGREES 36 MINUTES 24 SECONDS WEST, 62.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 47 SECONDS EAST, 51.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 13 SECONDS WEST, 33.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 47 SECONDS EAST, 25.50 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 13 SECONDS WEST, 15.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 47 SECONDS EAST, 9.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 13 SECONDS WEST, 62.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 25 MINUTES 47 SECONDS WEST, 112.21 FEET TO A SET 1/2 INCH IRON ROD; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, 172.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11367.54 SQUARE FEET OR 0.261 ACRES OF LAND.

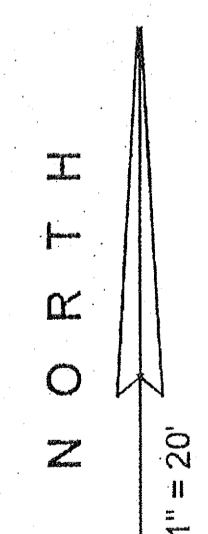
NOTES: NO BUILDING LINES OR EASEMENTS ON PLAT OR LOCATED OF RECORD.
BASIS OF BEARINGS = VOLUME 68125, PAGE 373

ZONING CHANGE REQUEST FROM CURRENT DRY OVERLAY DISTRICT TO REZONE AND A S.U.P. (SPECIFIC USE PERMIT) FOR SALE OF ALCOHOL IN CONJUNCTION WITH A GENERAL MERCHANDISE OR FOOD STORE.

SITE PLAN
NEW RUSH HOUR STORE
8912 LAKE JUNE ROAD
ZONING CASE NO.



- LEGEND
- 1/2" IR = 1/2" IRON ROD FOUND
 - 1/2" RS = 1/2" IRON ROD SET
 - X FND = 1/2" CUT IN CONCRETE FOUND
 - HMF = HIGHWAY MONUMENT FOUND
 - RRSF = RAILROAD SPIKE FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - ESMT. = EASEMENT
 - UGE = UNDERGROUND ELECTRIC SERVICE
 - OHE = OVERHEAD ELECTRIC SERVICE
 - ET = ELECTRIC TRANSFORMER
 - FH = FIRE HYDRANT
 - WW = WATER VALVE
 - WM = WATER METER
 - PP = POWER POLE
 - PPIG = POWER POLE & GUY ANCHOR
 - LP = LIGHT POLE
 - SSMH = SANITARY SEWER MANHOLE
 - SSCO = SANITARY SEWER CLEANOUT
 - SDMH = STORM DRAIN MANHOLE
 - ELMH = ELECTRICAL MANHOLE
 - PSH = PARKING SPACE
 - H = HANDICAPPED PARKING SPACE
 - TB = TRAFFIC BOX
 - TL = TRAFFIC LIGHT
 - TMH = TELEPHONE MANHOLE
 - DW = CONCRETE WALK
 - TR = TELEPHONE RISER
 - GM = GAS METER
 - CB = CABLE BOX
 - X--- = FENCE



NEW RUSH HOUR STORE

IMPERVIOUS AREA	
BUILDING FOOTPRINT	3200.00 S.F.
CONCRETE/ ASPHALT	8167.54 S.F.
TOTAL	11367.54 S.F.

PARKING AND ZONING TABULATIONS NEW RUSH HOUR STORE

EXISTING ZONING	CR D		
PARKING	REQUIRED	PROVIDED	
REGULAR PARKING SPACES	16	16	
HANDICAPPED SPACES	1	1	
TOTAL	17	17	

TREE CHART

TREE	SIZE	COMMON NAME	SCIENTIFIC NAME
NONE			

MOBLY LAND SURVEYING, INC.
740 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050 972-262-1300

REVISIONS

S.U.P. REQUESTED AREA
8912 LAKE JUNE ROAD
0.261 ACRES W.B. ELAM SURVEY
ABST. NO. 441 CITY BLOCK 6660

BUSINESS ZOOM

1901 CENTRAL DRIVE SUITE 607
BEDFORD, TEXAS 76021 972-591-3322
REPRESENTATIVE: PARVEZ MALIK B.S., B.A.
TEXAS REAL ESTATE LICENSED

SCALE
1"=20'

DATE
1-27-2011

FILE NUMBER
11-0041SP

