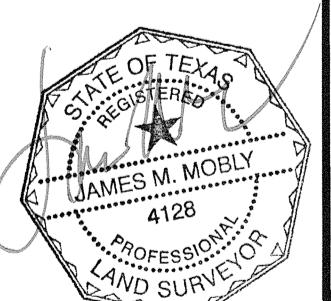


# BUSINESS ZOOM

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

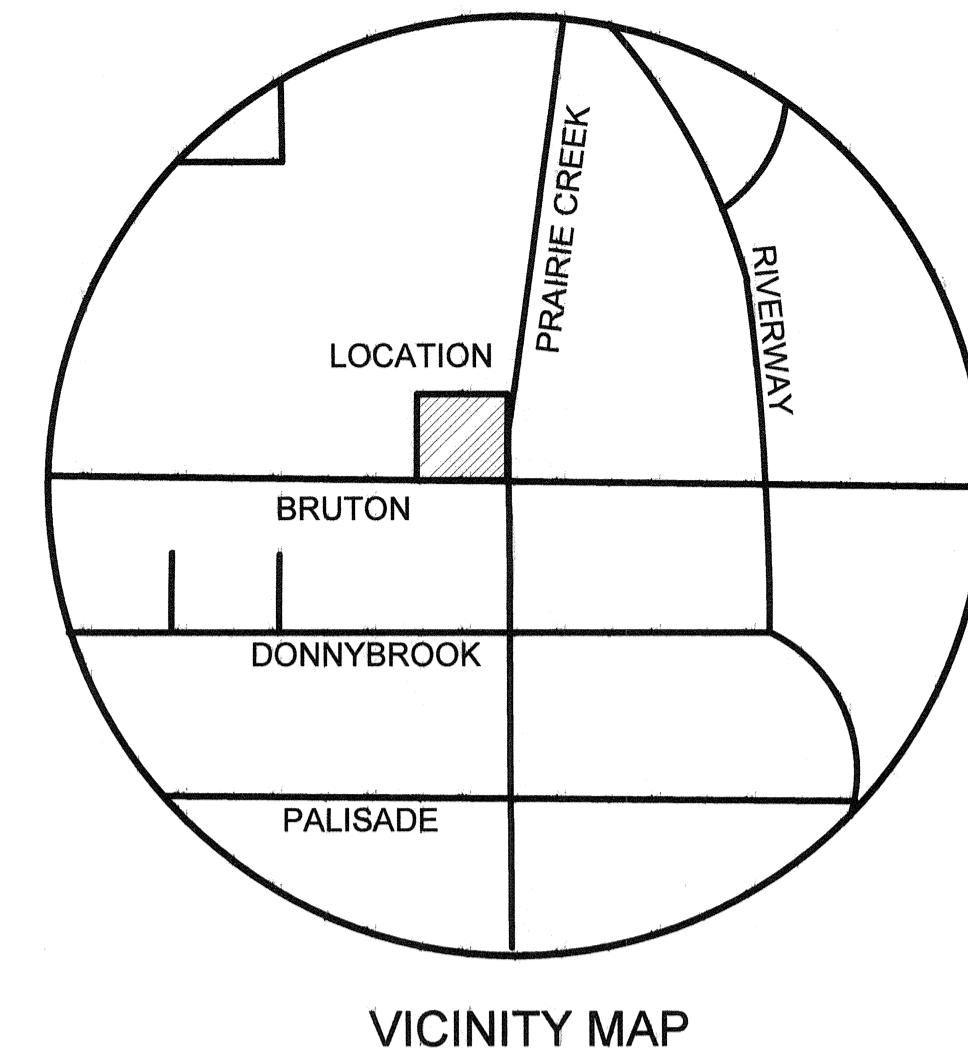
SCALE  
1"=10'  
DATE  
6-20-2013  
FILE NUMBER  
13-0234



Z -123-329(w)  
**ZONING  
CASE**

**LEGEND**

1/2" I RF = 1/2" IRON ROD FOUND  
1/2" I RS = 1/2" IRON ROD SET  
'X' FND = 'X' 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  
WV = WATER VALVE  
WM = WATER METER  
PP = POWER POLE  
PP/G = POWER POLE & GUY ANCHOR  
LP = LIGHT POLE  
SP = SIGN POLE  
SSMH = SANITARY SEWER MANHOLE  
SSCO = SANITARY SEWER CLEANOUT  
SDMH = STORM DRAIN MANHOLE  
ELMH = ELECTRICAL MANHOLE  
PS = PARKING SPACE  
H = HANDICAPPED PARKING SPACE  
TB = TRAFFIC BOX  
TL = TRAFFIC LIGHT  
TMH = TELEPHONE MANHOLE  
CW = CONCRETE WALK  
TR = TELEPHONE RISER  
GM = GAS METER  
CB = CABLE BOX  
---X--- = FENCE



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM PRUITT SURVEY, ABSTRACT NO. 1161, AND BEING A PART OF OFFICIAL BLOCK NO. 6189 OF THE CITY OF DALLAS, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR CORNER AT THE POINT OF INTERSECTION  
OF THE WESTERLY RIGHT OF WAY LINE OF PRAIRIE CREEK ROAD AND THE NORTHERLY  
RIGHT OF WAY LINE OF BRUTON ROAD, SAID POINT BEING 50 FEET NORTH 00 DEGREES  
16 MINUTES 00 SECONDS WEST AND 50 FEET SOUTH 89 DEGREES 14 MINUTES 00 SECONDS WEST, FROM  
THE SOUTHEAST CORNER OF SAID WILLIAM PRUITT SURVEY, THE SOUTHEAST  
CORNER OF SAID PRUITT SURVEY BEING THE INTERSECTION OF THE PRESENT CENTER LINE  
OF BRUTON ROAD (100 FOOT WIDE) WITH THE PRESENT CENTER LINE OF PRAIRIE CREEK  
ROAD (100 FOOT WIDE);

THENCE SOUTH 89 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BRUTON ROAD, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER MARKED BY A PK NAIL FOUND;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF PRAIRIE CREEK ROAD, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER MARKED BY A 1/2 INCH IRON PIPE FOUND;

THENCE NORTH 89 DEGREES 44 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF BRUTON ROAD, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER IN THE WESTERLY LINE OF PRAIRIE CREEK ROAD, SAID POINT BEING MARKED BY A 1/2 INCH IRON PIPE FOUND;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, WITH THE SAID LINE OF PRAIRIE CREEK ROAD, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3587 ACRES OF LAND NOW KNOWN AS LOT 29, BLOCK A/6189, TWIN STOP #6 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 94189, PAGE 2048, MAP RECORDS, DALLAS COUNTY, TEXAS.

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 9199 BRUTON ROAD

IMPERVIOUS AREA	
BUILDING FOOTPRINT	2092.80 S.F.
CONCRETE/ ASPHALT	13532.20 S.F.
<b>TOTAL</b>	<b>15625.00 S.F.</b>

PARKING TABULATIONS		
PARKING	REQUIRED	PROVIDED
REGULAR PARKING SPACES	12	12
HANDICAPPED SPACES	1	1
<b>TOTAL</b>	<b>13</b>	<b>13</b>

Architectural site plan for a building complex, showing the following details:

- Coordinates:** N89°44'00"E 125.00' (Top), N00°16'00"W 125.00' (Left), S89°44'00"W 125.00' (Bottom), S00°16'00"E 125.00' (Right).
- Building Footprint:** The main building is 60.70' wide and 27.20' deep, with a total area of 2097.80 S.F. It features a central entrance (5' WALK) leading to a FRONT DOOR, and a side entrance (5' WALK) leading to a BACK DOOR. The building is surrounded by a 5' WALK.
- Storage Shed:** A separate structure 14.30' wide and 14.30' deep, located to the right of the main building. It has an EXIT DOOR and a SHED DOOR.
- Concrete Areas:** Two areas labeled "CONC." are shown, one on the left side of the main building and one on the right side of the storage shed.
- Spaces:** "9 REMOTE SPACES 9' X 18'" are located at the top of the main building's roofline.
- Gas Outlets:** Four "GAS" outlets are marked on the ground surface.
- Canopy:** A canopy structure 23' wide and 19.3' deep is located to the right of the main building.
- Visibility Triangles:** Several visibility triangles are drawn to indicate surveying or visibility boundaries. These include "20' X 20' VISIBILITY TRIANGLE" at the bottom left, "20' X 20' VISIBILITY TRIANGLE" on the right side, "45' X 45' VISIBILITY TRIANGLE" at the bottom right, and "20' X 20' VISIBILITY TRIANGLE" at the top right.
- Point of Beginning:** The "POINT OF BEGINNING" is marked at the bottom right corner of the building footprint.

N O R T H

A resolution test chart featuring a horizontal row of black and white squares of decreasing size from left to right. Below this is a horizontal line with numerical markings '20', '0', and '20' at its ends. Below the line, the text 'SCALE 1" = 20' is printed.

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