



LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES R. RYLIE SURVEY, ABSTRACT NO. 1245, AND BEING A PORTION OF LOT 19 OF THE UNION CENTRAL LIFE INSURANCE COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 282, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND CONVEYED TO BILLY JAMES DAVISON BY DEED RECORDED IN VOLUME 76248, PAGE 3491, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF C.F. HAWN FREEWAY (U.S. HIGHWAY NO. 175), (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO GEORGE W. GROGAN BY DEED RECORDED IN VOLUME 2005122, PAGE 6123, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE EAST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 08 MINUTES 44 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID GROGAN TRACT (2035122/6123) A DISTANCE OF 339.53 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED (DC&A INC) IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO GEORGE W. GROGAN BY DEED RECORDED IN VOLUME 2003173, PAGE 17779, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 43 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID GROGAN TRACT (2003173/17779), A DISTANCE OF 106.41 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER FOR CORNER WITH A YELLOW CAP STAMPED (DC&A INC), SAME BEING THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE NORTH 32 DEGREES 07 MINUTES 15 SECONDS EAST, DEPARTING THE NORTH LINE OF SAID GROGAN TRACT (2003173/17779), A DISTANCE OF 396.84 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER WITH A YELLOW CAP STAMPED (DC&A INC) IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID C.F. HAWN FREEWAY, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID C.F. HAWN FREEWAY A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 33,108 SQUARE FEET OR 0.76 ACRES OF LAND.

Proposed Use: Vehicle display, sales, and service

Parking Calculation Table:

Parking Required: Zero (0) spaces

Parking Provided: Forty Six (46) spaces

TRUE NORTH
PLAN NORTH

1 **SITE PLAN**
SCALE: 1" = 20'-0"

SITELAYOUT.dwg

REVISIONS :

SHEET TITLE :
SITE PLAN

SCALE: AS NOTED
DATE : 12.11.2022

SHEET NUMBER
SP-1
OF SHEETS