



Tract 2: (3322 W Gilbert Rd., Grand Prairie, Texas, 75050, Dallas County)

Being a tract of land, situated the John C. Read Survey, Abstract No. 1183, in the city of Grand Prairie, Dallas County, Texas, and being all of Tract 7, as described by deed to His Three Amigos Investments, L.L.C., as recorded in/under Instrument No. 20140040375, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described, as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5086" on (hereinafter referred to as a capped iron rod set), for the northwesterly corner of said Tract 4, same being the northwesterly corner of a 10' right-of-way dedication for W Gilbert Road, as shown on the plat of IBARRA ADDITION, addition to the city of Grand Prairie, as recorded in/under Instrument No. 20080052970, O.P.R.D.C.T.;

THENCE South 88° 43' 59" East, along the southerly line of said IBARRA ADDITION, same being the northerly line of said Tract 7, a distance of 326.48' to a capped iron rod set for the northwesterly corner of said Tract 7, same being the southerly corner of said IBARRA ADDITION, same being in the westerly line of Lot 29, Block 1, of ENCHANTED ESTATES, an addition to the city of Grand Prairie, as recorded in/under Volume 2002004, Page 73, of the Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE South 00° 11' 21" East, along the common line between said Tract 7 and Lot 29-30 of said ENCHANTED ESTATES, a distance of 133.41' to a capped iron rod set for the southeasterly corner of said Tract 7, same being an "all" corner of said ENCHANTED ESTATES, said corner also being in the northerly line of Lot Block 1, of RAY ADDITION, an addition to the city of Grand Prairie, as recorded in/under Volume 96248, Page 2717, M.R.D.C.T.;

THENCE North 88° 43' 59" West, along the common line between Tract 7 and said Lot 1 (RAY ADDITION), passing a 1/2" iron rod with a plastic cap stamped "RPLS 2817" found for the northwesterly corner of said Lot 1 (RAY ADDITION), at a distance of 317.62' and continuing in all, a total distance of 326.48' to a capped iron rod set, in the easterly monumented line of W. Gilbert Road, same being the southwesterly corner of said Tract 7;

THENCE North 00° 11' 12" West, along the westerly line of said Tract, same being the easterly monumented line of W. Gilbert Road, a distance of 133.41' to the POINT OF BEGINNING and containing 43,542 feet of 1.000 acre of land more or less.



VICINITY MAP



FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



LEFT SIDE VIEW

SITE DATA TABLE		Notes
ZONING	EXISTING: LI PROPOSED: LI	USE: VEHICLE REPAIR
LAND USE	PROPOSED VEHICLE REPAIR	EXISTING: VEHICLE REPAIR
SITE ACREAGE	43,542 SF, 1.000 ACRES	
BUILDING AREA, SF	EXISTING METAL BLDG: 6340 SF	PROPOSED METAL BLDG: 6340 SF
IMPERVIOUS COVER	BLDG ONLY: 6340 SF	
FRONT SETBACK	187' OFF GILBERT	180' OFF GILBERT
SIDE SETBACK	25'	50' OFF ADJACENT RESIDENTIAL
REAR SETBACK	50'	RAIN-FALL RUNOFF DRAINS TO NORTH
IMPACT ZONE	NORTHWEST CORNER OF TRACT	1 Truck Bay - 3 spaces, 5 Employees = 5 spaces
PARKING SPACES	8 spaces with 1 H/C	

OWNER

OF GRAND PRAIRIE, LLC
5100 E 78TH AVENUE
COMMERCE CITY, COLORADO 800221

BUSINESS OWNER

G.A. TRUCK & TRAILER SERVICE
LUANA POLANCO
3322 S. GILBERT ROAD
GRAND PRAIRIE, TEXAS 75050
469.955.9289
gatrucklana@gmail.com

ENGINEER

SALCEDO GROUP, INC.
LUCAS M. SALCEDO, P.E.
401 COLLEGE STREET
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SUP EXHIBIT
3322 GILBERT ROAD
TRACT 7
43,542 SQ. FT. OR 1.000 AC.

SGI SALCEDO GROUP, INC.
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GRAND PRAIRIE, TEXAS 75050
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