



CASE LOCATION MAP

Z210102/CP210102

Royalton at Grand Prairie Phase 2



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 70099, PAGE 990, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ROYALTON AT GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 201900269088, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NO. 201000194742, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING 6 COURSES:

1. NORTH 87 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 113.09 FEET TO AN X-CUT SET;
2. SOUTH 84 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 127.46 FEET TO A 5/8" REBAR FOUND;
3. NORTH 88 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 23.42 FEET TO A 5/8" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1078.29 FEET;
4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 17 SECONDS, AN ARC LENGTH OF 15.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 03 MINUTES 24 SECONDS EAST A DISTANCE OF 15.77 FEET TO A 5/8" REBAR FOUND;
5. NORTH 87 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 69.48 FEET TO A 5/8" REBAR FOUND;
6. SOUTH 47 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 76.96 FEET TO A 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "GORRONDONA & ASSOC" FOUND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161 AS DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 2003039, PAGE 7373, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 830.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TEXAS MIDSTREAM GAS SERVICES, LLC, AS RECORDED IN INSTRUMENT NO. 20080159110, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT;

THENCE ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 100.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SAID POINT BEING ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LELAND GJETLEY, AS RECORDED IN VOLUME 94053, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 336.90 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 32 MINUTES 49 SECONDS A DISTANCE OF 978.31 FEET THE **POINT OF BEGINNING**, CONTAINING 399,897 SQUARE FEET OR 9.180 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).



ROBERT T. HIDE LL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6583
DATE: OCTOBER 30, 2020



DATE: 10/30/2020
JOB NO.: 18068B
DRAWN BY: RTH
SHEET 1 OF 1

9.180 ACRE +/- REMAINDER
OF
WILLIAM E. CAMPBELL, JR. -
BELT LINE LIMITED PARTNERSHIP TRACT
VOLUME 70099, PAGE 990,
D.R.D.C.T.

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