

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: The City of Grand Prairie, Texas, a Texas home-rule municipal corporation
300 W Main St
Grand Prairie, Dallas County, TX 75050

Grantee: Grand Prairie Local Government Corporation, a Texas corporation
300 W Main St
Grand Prairie, Dallas County, TX 75050

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): BEING a 0.357 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, and being more particularly described in **EXHIBIT A** attached hereto and made a part hereof (hereinafter, the "Property"). The Property address is 503 W Church St, Grand Prairie, Texas 75050.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

CITY OF GRAND PRAIRIE, TEXAS

By: _____

Name: Megan Mahan

Title: Deputy City Manager

APPROVED AS TO FORM:

Maleshia B. McGinnis, City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Megan Mahan, Deputy City Manager of the City of Grand Prairie, Texas, on behalf of said municipality.

Given under my hand and seal of office this _____ day of _____ 2025.

Notary Public – State of Texas

EXHIBIT A

BEING a 0.357 acre tract of land situated in the McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, said 0.357 acre tract of land consisting of the following: (1) Lot 1, Block C, Chase's Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 1, Page 340, of the Map Records of Dallas County, Texas, (2) a portion of closed Church Street right-of-way, according to the deed thereof recorded in Volume 81131, Page 471, of the Deed Records of Dallas County, Texas, said 0.357 acre tract being same tract being described in deed to Maricielo Castaneda Cervantes and Cruz Estrella Galvan, according to the deeds thereof recorded in Instrument No. 201700211265 and 202200167877, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap marked "KSC 4125" set for the southeast corner of said 0.357 acre tract same being the southeast corner of said Lot 1, Block C, (said Chase's Addition) and being in the west line of N.W. 5th Street (formerly Third Street ~ right-of-way varies) and the north line of a 20 foot public alley of said Block C, from which two rods bear (1) a 1/2 inch iron rod found bears N. 67°59'22" W., 1.66 feet and (2) a P.K. nail found bears N. 86°18'19" E., 45.44 feet;

THENCE S. 86°18'19" W., with the south line of said 0.357 acre tract same being the common line of said Lot 1 and said 20 foot alley, a distance of 87.65 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southwest corner of said Lot 1, Block C, (said Chase's Addition) and the southeast corner of Lot 1 said Block C, John W. Howerth's Subdivision, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 4, Page 340, of the Map Records of Dallas County, Texas, from which a 1/2 inch iron rod found bears S. 86°18'19" W., 248.64 feet;

THENCE N. 03°29'03" W., with the west line of said 0.357 acre tract same being the common line of said Lots 1, Block C, (said Chase's Addition) and 2, Block C, (said John W. Howerth's Subdivision), passing at a distance of 174.89 feet a point for corner being the common north corner of said Lots 1, Block C, (said Chase's Addition) and 2, Block C, (said John W. Howerth's Subdivision), from which a 1/2 inch iron rod found bears S. 54°44'38" W., 0.20 feet, continuing over and across said Closed Church Street same being the west line of said 0.357 acre tract a total distance of 187.44 feet to a 3/8 inch iron rod found for the northwest corner of said 0.357 acre tract and being in the south line of W. Church Street (60 foot right-of-way, according to the right-of-way map of Church Street, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 74114, Page 2271, of the Plat Records of Dallas County, Texas, from which two rods bear (1) a 1/2 inch iron rod bears N. 73°44'57" W., 58.30 feet and (2) a 1/2 inch iron rod found bears N. 73°44'57" W., 154.45 feet;

THENCE S. 73°44'57" E., with the north line of said Closed portion of Church Street right-of-way same being the north line of said 0.357 acre tract and with the south line of said W. Church Street of (Vol. 74114, Pg. 2271), a distance of 36.36 feet to a P.K. nail with shiner stamped "KSC 4125" set for angle point;

THENCE N. $86^{\circ}13'38''$ E., with the north line of said 0.357 acre tract and the south line of said W. Church Street of (Vol. 74114, Pg. 2271), a distance of 53.43 feet to a 3/8 inch iron rod found in concrete for the northeast corner of said Lot 1, Block C, (said Chase's Addition);

THENCE S. $03^{\circ}29'03''$ E., with the common line of said Lot 1, Block C, (said Chase's Addition) and said N.W. 5th Street, a distance of 175.11 feet to the POINT OF BEGINNING and CONTAINING 15,556 square feet or 0.357 acres of land, more or less.