

LEGAL DESCRIPTION FOR 310 S.W. 3RD STREET

BEING A LOT TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID TRACT BEING OUT OF THE JAMES G. STEVENS SURVEY, ABSTRACT NO. 1674 AND THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1003, DALLAS COUNTY, TEXAS SAID PROPERTY BEING CONVEYED TO THE FIRST PRESBYTERIAN CHURCH OF GRAND PRAIRIE BY FIVE DEEDS RECORDED IN VOLUME 3317 PAGE 19, VOLUME 4439 PAGE 250, VOLUME 4914, PAGE 402, VOLUME 5101 PAGE 635 AND VOLUME 5103 PAGE 441 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL IN ASPHALT ON THE EAST LINE OF SW THIRD STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO THE CITY OF GRAND PRAIRIE AS RECORDED IN INSTRUMENT NO. 202500107705 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (OPRDCT) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID SW THIRD STREET, N04°47'52"W A DISTANCE OF 365.00 FEET TO A PK NAIL SET IN ASPHALT AND BEING IN THE SOUTH LINE OF GRAND PRAIRIE ROAD AND BEING THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID GRAND PRAIRIE ROAD, N86°30'18"E A DISTANCE OF 300.38 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT CONVEYED TO ROSALBA MUNOZ AS RECORDED IN FILE NO. 201200004958 OPRDCT, AND BEING THE NORTHEAST CORNER OF THIS;

THENCE S02°08'04"E, WITH THE COMMON LINE OF THE MUNOZ TRACT, A DISTANCE OF 150.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE SOUTHWEST CORNER OF SAID MUNOZ TRACT AND THE NORTHERLY LINE OF A 20 FOOT ROAD AND A NORTHERLY SOUTHEAST CORNER OF THIS;

THENCE S89°41'04"W WITH THE NORTHERLY LINE OF SAID ROAD A DISTANCE OF 23.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING AN ELL CORNER IN THIS;

THENCE S01°55'57"E WITH THE WEST LINE OF A TRACT CONVEYED TO ERICA BAKER VALDEZ AS RECORDED IN FILE NO. 201900257191 AND JASON AND SYLVIA SALAZAR AS RECORDED IN INSTRUMENT NO. 200900096672 AND CHRISTOPHER L. HAMMON AS RECORDED IN INSTRUMENT NO. 202400157051 OPRDCT, A TOTAL DISTANCE OF 230.96 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF GRAND PRAIRIE TRACT AND BEING THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE COMMON LINE OF THE CITY OF GRAND PRAIRIE TRACT, S89°52'07"W A DISTANCE OF 259.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.37 ACRES OF LAND, MORE OR LESS.

