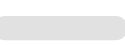




Location



Parcels

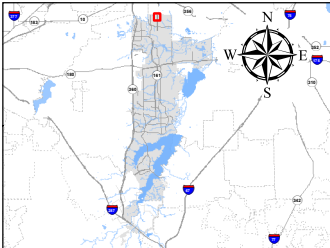


Street Center Line



City Limits

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.09 Miles

Grand  
Prairie  
TEXAS

PLANNING  
Date: 7/23/2024



## DESCRIPTION

A 15.94 acre tract of land being a portion of a 101.73 acre tract of land described in that certain General Warranty Deed recorded under Document No. 201100201835 of the Official Public Records of Dallas County, Texas, situated in J.C. Read Survey, Abstract No. 1183 and J. Hardin Survey, Abstract No. 540, in the City of Grand Prairie, Dallas County, Texas, surveyed on the ground by Robert Keys and Associates on this 10th and 11th days of July, 2018 and 29th thru 31st days of January, 2019, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at a "PK" nail, found at the northwest corner of said 101.73 acre tract of land;

Thence S. 85° 13' 24" E., (Directional Control GPS Observation WGS-84), 327.56 feet along the north line of said 101.73 acre tract of land and the south right-of-way line of W. Rock Island Road, (dedication not found) to a 3/4 inch smooth iron rod, found at the most northerly northeast corner of this tract of land;

Thence S. 00° 22' 46" W., 56.00 feet along the south right-of-way line of said W. Rock Island Road to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at a jog corner of this tract of land;

Thence S. 88° 38' 14" E., 39.36 feet along the south right-of-way line of said W. Rock Island Road to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the most easterly northeast corner of this tract of land;

Thence S. 00° 40' 47" W., 1850.16 feet along the west right-of-way line of the President George Bush Turnpike and State Highway 161, as described in that certain Highway Right-of-Way Deed recorded in Volume 2002189, Page 8499 of the Official Public Records of Dallas County, Texas to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, from whence a 3 inch aluminum cap stamped "Texas Department of Transportation ROW Monument stamped "PBSJ 3584", found bears N. 89° 57' 50" E., 459.96 feet;

Thence S. 89° 57' 50" W., along a jog in the west right-of-way line of the President George Bush Turnpike and State Highway 161, as described in that certain Highway Right-of-Way Deed recorded in Volume 83097, Page 4617 of the Official Public Records of Dallas County, Texas, at 8.40 feet pass the northeast corner of Lot 1, Block A, Webster Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the recorded map or plat thereof, of record under Document No. 200900131171 of the Official Public Records of Dallas County, Texas, a total distance of 359.36 feet to a 1/2 inch iron rebar, found at the southwest corner of this tract of land, and same being the southwest corner of said 101.73 acre tract of land and also being the northwest corner of said Lot 1;

Thence N. 00° 28' 17" E., 1934.53 feet along the west line of said 101.73 acre tract of land and the east right-of-way line of Hardrock Road (dedication not found) to the **POINT OF BEGINNING**.

See Plat Job No.190119

### **Robert Keys & Associates**

Surveying / Mapping / Planning  
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Surveyed: July 10<sup>th</sup> and 11<sup>th</sup>, 2018  
January 29<sup>th</sup>, 30<sup>th</sup> & 31<sup>st</sup>, 2019  
Revised: April 15, 2019

PRELIMINARY REVIEW COPY

Registered Professional Land Surveyor