




City of Grand Prairie
Planning and Development

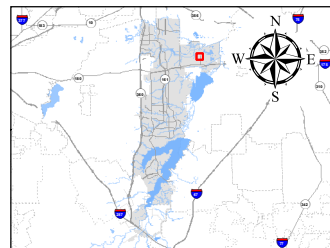
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-  Parcels
-  City Limits

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0 0.09 Miles

Grand
Prairie
TEXAS
PLANNING
Date: 11/9/2023

LEGAL DESCRIPTION:

BEING a 1.8525 acre (80,696 square foot) tract of land situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas; said tract being a portion of a tract of land described in I 30 Meyers Joint Venture II recorded in Volume 90251, Page 2394, Volume 90251, Page 2402, and Volume 90251, Page 2410, all of Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "HALFF" in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way)

THENCE South 72°36'47" East, a distance of 7.80 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 49°16'33" East, a distance of 47.80 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 21°02'38" East, a distance of 50.60 feet to a 1/2" iron rod found with a cap stamped "HALFF" in the west right-of-way line of MacArthur Boulevard (a variable width right-of-way);

THENCE South 00°32'50" East, along the said west right-of-way line of MacArthur Boulevard, a distance of 152.37 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 03°53'41" East, continuing along the said west right-of-way line of MacArthur Boulevard, a distance of 49.54 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE South 89°26'14" West, departing the said west right-of-way line of MacArthur Boulevard, a distance of 293.52 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 00°33'28" West, a distance of 283.19 feet to a 5/8" iron rod set with a cap stamped "KHA" in the said south right-of-way line of Interstate Highway 30;

THENCE North 89°26'32" East, along the said south right-of-way line of Interstate Highway 30, a distance of 229.62 feet to the **POINT OF BEGINNING** and containing 80,696 square feet or 1.8525 acres of land, more or less.