



CASE LOCATION MAP

Shady Grove Logistics Crossing



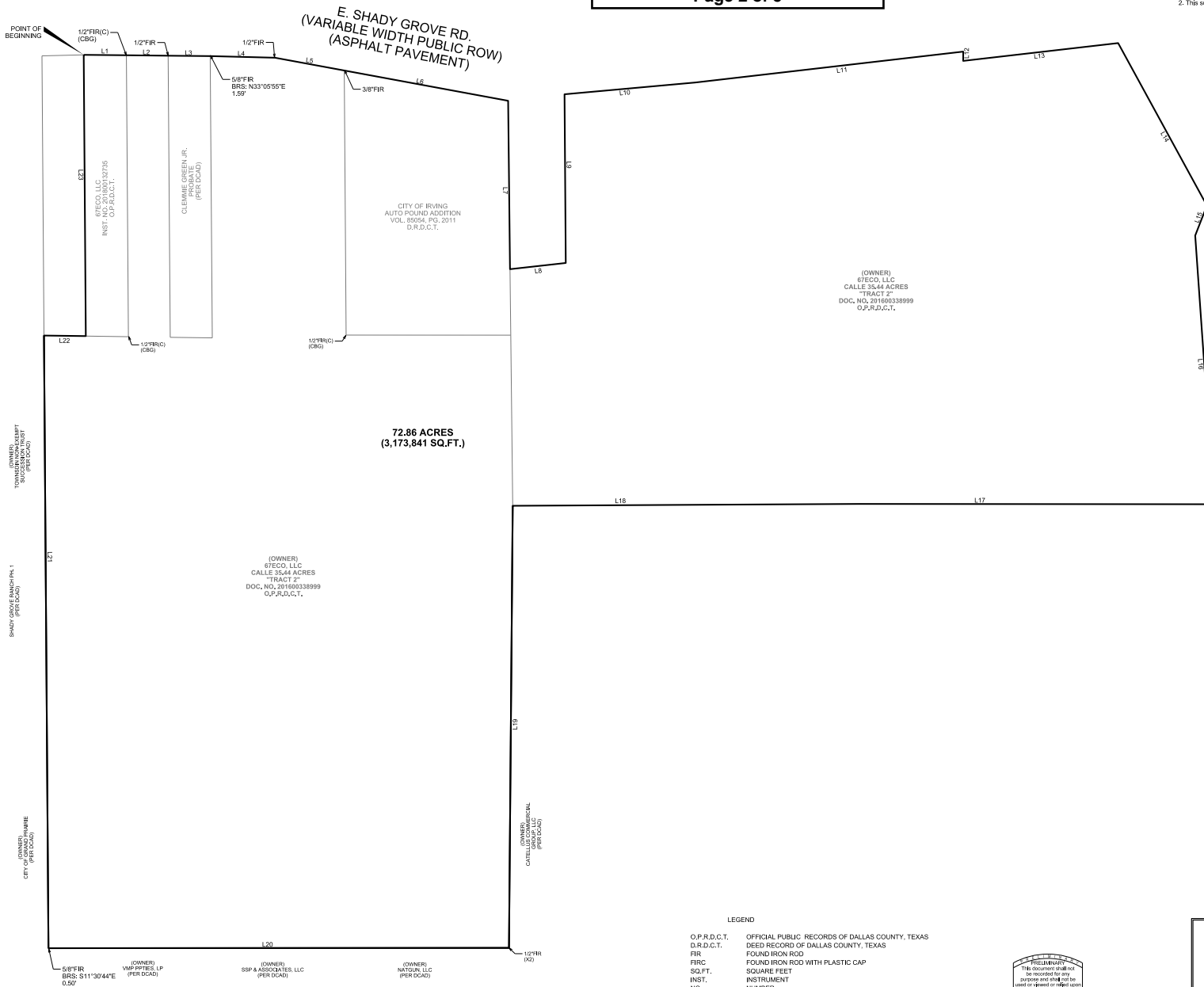
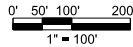
City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org

Exhibit A - Boundary Description
Page 2 of 5

GENERAL NOTES:
1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
2. This survey was prepared without the benefit of a title commitment.



LINE	DIRECTION	DISTANCE
L1	S 89° 26' 51" E	91.69'
L2	S 89° 25' 51" E	90.00'
L3	S 89° 25' 51" E	90.45'
L4	S 88° 35' 34" E	139.43'
L5	S 79° 32' 24" E	151.65'
L6	S 79° 32' 11" E	358.64'
L7	S 0° 38' 14" E	362.46'
L8	N 83° 38' 51" E	120.68'
L9	N 0° 24' 25" W	363.00'
L10	N 84° 49' 52" E	282.40'
L11	N 83° 25' 54" E	580.54'
L12	S 0° 6' 54" W	20.00'
L13	N 83° 25' 54" E	335.75'
L14	S 28° 38' 13" E	398.52'
L15	S 21° 15' 53" W	69.30'
L16	S 33° 59' 55" E	579.62'
L17	N 89° 57' 3" W	742.33'
L18	S 89° 41' 40" W	742.33'
L19	S 0° 29' 15" W	951.41'
L20	S 89° 57' 43" W	991.16'
L21	N 0° 25' 2" W	1318.50'
L22	S 89° 11' 32" E	90.01'
L23	N 0° 25' 0" W	605.37'

LEGEND
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORD OF DALLAS COUNTY, TEXAS
FIR FOUND IRON ROD
FIRC FOUND IRON ROD WITH PLASTIC CAP
SQ.FT. SQUARE FEET
INST. INSTRUMENT
NO. NUMBER



3415 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=100' (B72, 243, 240) PROJECT NUMBER 1378
FIRM'S FIRM NO. 1754202
DATE: APRIL 28, 2021 DRAWN BY: JCH

ZONING EXHIBIT
OF
72.86 ACRES
(3,173,841 SQ.FT.)
SHADY GROVE RD
SITUATED IN
ELIZABETH GRAY SURVEY
ABSTRACT NUMBER 1680
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

METES AND BOUNDS
OF
72.86 ACRES
(3,173,841 SQ.FT.)
SHADY GROVE RD
SITUATED IN
ELIZABETH GRAY SURVEY
ABSTRACT NUMBER 1680
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

BEING a 72.86 acre tract of land situated in the Elizabeth Gray Survey, Abstract Number 1680, City of Grand Prairie, Dallas County, Texas, an being all of those tracts of land described in deed to 67ECO LLC, as recorded in Instrument Number 201600338999 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and all of that tract of land described in deed to 67ECO LLC, as recorded in Instrument Number 202000189749, O.P.R.D.C.T., and all of that tract of land described in probate to the Estate of Clemmie Green, Jr., and all of that tract of land described in deed to 67ECO LLC, as recorded in Instrument Number 201800132735, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said 67ECOLLC tract recorded in Instrument Number 201800132735, O.P.R.D.C.T., and of the herein described tract, said corner being on the south right-of-way line of East Shady Grove Road (a variable width right-of-way);

THENCE South 89 degrees 26 minutes 05 seconds East, along the common north line of the herein described tract ad said south right-of-way line, a distance of 91.69 feet to a 1/2-inch iron rod with cap stamped "CBG" found for corner;

THENCE South 89 degrees 25 minutes 51 seconds East, continuing along said common line, a distance of 90.00 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 degrees 25 minutes 48 seconds East, continuing along said common line, a distance of 90.45 feet to a point for corner from which a 5/8-inch iron rod found for witness bears North 33 degree 05 minutes 55 seconds East, a distance of 1.59 feet;

THENCE South 88 degrees 35 minutes 34 seconds East, continuing along said common line, a distance of 139.43 feet to 1/2-inch iron rod found for corner;

THENCE South 79 degrees 32 minutes 24 seconds East, continuing along said common line, a distance of 151.65 feet to a 3/8-inch iron rod found for corner;

THENCE South 79 degrees 32 minutes 11 seconds East, continuing along said common line, a distance of 358.64 feet to a point for corner;

THENCE South 00 degrees 39 minutes 14 seconds East, departing said south right-of-way line and continuing along the north line of the herein described tract, a distance of 362.46 feet to a point for corner

THENCE North 83 degrees 38 minutes 51 seconds East, continuing along said north line, a distance of 120.68 feet to a point for corner

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THENCE North 00 degrees 24 minutes 25 seconds West, continuing along said north line, a distance of 363.00 feet to a point for corner on the said south right-of-way line of Shady Grove Road;

THENCE North 84 degrees 49 minutes 52 seconds East, along the common said south right-of-way line and said north line of the herein described tract, a distance of 282.40 feet to a point for corner;

THENCE North 83 degrees 25 minutes 54 seconds East, continuing along said common line, a distance of 580.54 feet to a point for corner;

THENCE South 00 degrees 06 minutes 54 seconds West, continuing along said common line, a distance of 20.00 feet to a point for corner;

THENCE North 83 degrees 25 minutes 54 seconds East, continuing along said common line, a distance of 335.75 feet to a point for corner;

THENCE South 28 degrees 38 minutes 13 seconds East, departing said south right-of-way line and along the east line of the herein described tract, a distance of 398.52 feet to a point for corner;

THENCE South 21 degrees 15 minutes 53 seconds West, continuing along said east line, a distance of 69.30 feet to a point for corner;

THENCE South 03 degrees 59 minutes 55 seconds East, continuing along said east line, a distance of 579.62 feet to a point for corner, being the most easterly southeast corner of the herein described tract;

THENCE North 89 degrees 57 minutes 03 seconds West, along the south line of the herein described tract, a distance of 765.00 feet to *a point for corner;

THENCE South 89 degrees 41 minutes 40 seconds West, continuing along said south line, a distance of 744.33 feet to a point for corner;

THENCE South 00 degrees 29 minutes 15 seconds West, continuing along said south line, a distance of 951.41 feet to 1/2-inch iron rod found for corner;

THENCE South 89 degrees 57 minutes 43 seconds West, continuing along said south line, a distance of 991.16 feet to a point for corner for the southwest corner of the herein described tract, from which a 5/8-inch iron rod found for witness bears South 11 degrees 30 minutes 44 seconds East, a distance of 0.50 feet;

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THENCE North 00 degrees 25 minutes 02 seconds West, along the west line of the herein described tract, a distance of 1318.50 feet to a point for corner;

THENCE South 89 degrees 11 minutes 32 seconds East, continuing along said west line, a distance of 90.01 feet to a point for corner;

THENCE North 00 degrees 25 minutes 00 seconds West, continuing along said west line, a distance of 605.37 feet to the POINT OF BEGINNING AND CONTAINING 3,173,841 square feet or 72.86 acres of land, more or less.

The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).

This description is accompanied by a description of even date.

Joel C. Howard
RPLS No. 6267