

LEGAL DESCRIPTION
ZONING EXHIBIT

Overall

BEING a 58.3887 acre (2,543,414 square foot) tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, and being part of a called 36.619 acre tract of land described in Warranty Deed to Webb Sand, Inc. recorded in Instrument No. D204296655, Official Public Records, Tarrant County, Texas, and being all of a called 1.253 acre tract of land described in Deed Without Warranty to Webb Sand, Inc recorded in Instrument No. D220190248, said Official Public Records, and being all of a called 24 acre tract of land described in Special Warranty Deed to Sandy K 360, LLC recorded in Instrument No. D217247765, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of Lot 1, Block B, Prairie Waters Southgate Development, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. D216252707, said Official Public Records, and being the north corner of the said called 36.619 acre tract;

THENCE South 30°16'19" East, along the northeast line of the said called 36.619 acre tract, a distance of 266.45 feet to a 5/8-inch iron rod found for corner;

THENCE South 59°47'35" West, continuing along the said northeast line, a distance of 34.83 feet to a 1/2-inch iron rod with cap stamped "JDZ RPLS 2490" found for corner;

THENCE South 30°34'11" East, continuing along the said northeast line, a distance of 495.43 feet to a 5/8-inch iron rod with cap stamped "JDZ RPLS 2490" found for corner;

THENCE South 30°51'18" East, continuing along the said northeast line, a distance of 512.06 feet to a 5/8-inch iron rod with cap stamped "JDZ RPLS 2490" found for corner;

THENCE South 30°19'33" East, continuing along the said northeast line, a distance of 459.12 feet to a point for corner, from which a U.S. Army Corps of Engineers brass disk monument found bears South 29°57'01" East, a distance of 0.85 feet;

THENCE South 29°57'01" East, continuing along the said northeast line, a distance of 129.16 feet to a point for corner, being the east corner of the said called 36.619 acre tract, from which a U.S. Army Corps of Engineers brass disk monument found bears North 29°51'29" West, a distance of 1.00 feet;

THENCE South 59°36'07" West, along the southeast line of the said called 36.619 acre tract a distance of 862.35 feet to a point for corner being in the east line of the said called 24 acre tract, from which a U.S. Army Corps of Engineers brass disk monument found bears North 59°39'35" East, a distance of 3.84 feet;

THENCE South 30°20'25" East, along the said east line, a distance of 685.72 feet to a U.S. Army Corps of Engineers brass disk monument found for corner, being the northernmost corner of a called 20.37 acre tract of land described in General Warranty Deed to the United States of America recorded in Volume 7371, Page 217, said Deed Records, and being the easternmost corner of the said called 24 acre tract;

(CONTINUED ON SHEET 2)

ZONING EXHIBIT
RALPH GRAVES SURVEY
ABSTRACT NO. 569
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

Kimley»»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	3/15/2022	064446518	1 OF 6

THENCE South 52°02'01" West, along the northwesterly line of the said called 20.37 acre tract, a distance of 923.05 feet to a U.S. Army Corps of Engineers brass disk monument found for corner;

THENCE North 64°41'33" West, continuing with the said northwesterly line, a distance of 297.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, being on the east line of a called 26.091 acre tract of land described as Parcel 27, Part 1, in the deed to the State of Texas, recorded in Volume 11420, Page 1423, said Deed Records, and being on the east right-of-way line of State Highway No. 360, a variable width right-of-way;

THENCE North 1°57'45" East, with the said east line, and along the said east right-of-way line, a distance of 1506.33 feet to a Texas Department of Transportation brass disk monument found at the southernmost corner of a called 0.552 acre tract of land described as Parcel 27, Part 2, in the said deed to the State of Texas, recorded in Volume 11420, Page 1423;

THENCE with the east line of the said called 0.552 acre tract of land, and continuing along the said east right-of-way line, the following calls:

North 7°40'45" East, a distance of 100.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°37'45" East, a distance of 96.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°57'45" East, a distance of 234.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, being on the northeast line of the said called 24 acre tract of land, from which a 1/2-inch iron rod with cap stamped "KSC 4019" found for the southernmost corner of a called 1.253 acre tract of land described in the deed to Webb Sand, Inc., recorded in Instrument No. D220190248, said Official Public Records, bears North 30°33'22" West, a distance of 3.60 feet;

THENCE North 30°33'22" West, continuing along the said east line and the said east right-of-way line, a distance of 129.45 feet to a brass disk stamped "TXDOT" found for corner, being the southwest corner of the said called 1.253 acre tract;

THENCE North 1°57'46" East, along the said east right-of-way line and along the west line of the said called 1.253 acre tract, a distance of 844.59 feet to a brass disk stamped "TXDOT" found for corner, being the northwest corner of the said called 1.253 acre tract;

THENCE North 59°39'43" East, departing the said east right-of-way line, along the northwest line of the said called 1.253 acre tract, at a distance of 46.66 feet passing the south corner of a called 0.938 acre tract of land described in Special Warranty Deed to the City of Grand Prairie recorded in Instrument No. D204310365, said Official Public Records, and continuing in all a total distance of 239.75 feet to a 1/2-inch iron rod with cap stamped "BRITTAIN & CRAWFORD" found for corner, being the east corner of the said called 0.938 acre tract;

(CONTINUED ON SHEET 3)

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CITY OF GRAND PRAIRIE
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THENCE North 59°21'44" East, a distance of 59.84 feet to a 1/2-inch iron rod found for corner, being the southwest corner of aforementioned Lot 1, Block B, Prairie Waters Southgate Development;

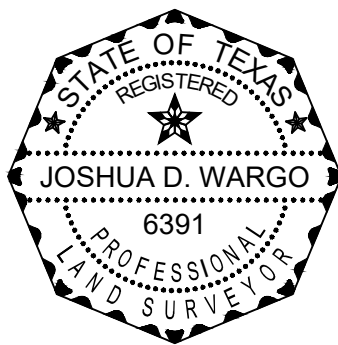
THENCE North 59°35'39" East, along the south line of said Lot 1, a distance of 141.47 feet to the **POINT OF BEGINNING** and containing 58.3887 acres or 2,543,414 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
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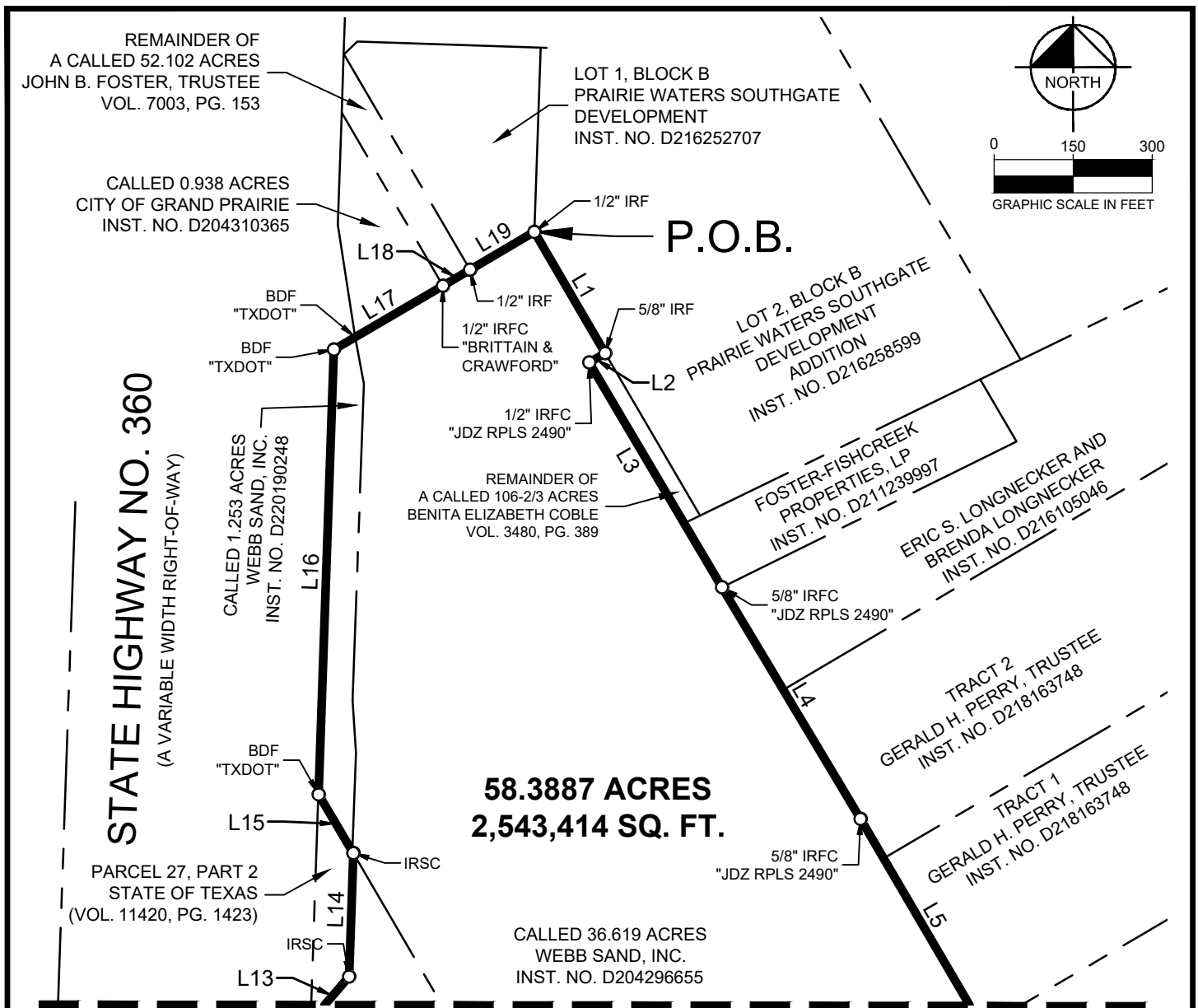
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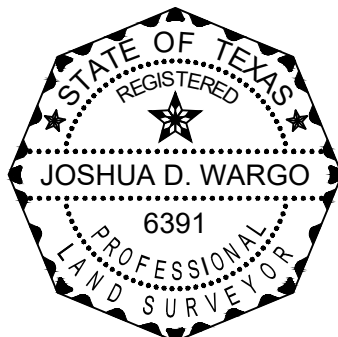


NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the zoning tract.

Joshua D. Wargo
 JOSHUA D. WARGO
 REGISTERED PROFESSIONAL
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 801 CHERRY STREET
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 josh.wargo@kimley-horn.com



LEGEND

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- BDF = BRASS DISK FOUND
- CMF = CONCRETE MONUMENT FOUND

ZONING EXHIBIT
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 ABSTRACT NO. 569
 CITY OF GRAND PRAIRIE
 TARRANT COUNTY, TEXAS

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MATCH LINE (SEE SHEET 4)

PARCEL 27, PART 1
STATE OF TEXAS
(VOL. 11420, PG. 1423)

BDF
"USACOE"
BEARS S29°57'01"E ~ 0.85'
BDF
"USACOE"
BEARS N29°51'29"W ~ 1.00'

TRACT NO. 519
CALLED 26.87 ACRES
UNITED STATES OF AMERICA
VOL. 6923, PG. 116

TRACT NO. 522
CALLED 18.46 ACRES
UNITED STATES OF AMERICA
VOL. 7514, PG. 2259

CALLLED 24 ACRES
SANDY K 360, LLC
INST. NO. D217247765

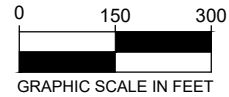
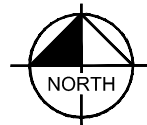
BDF
"USACOE"
BEARS N59°39'35"E ~ 3.84'

TRACT NO. 522
CALLED 18.46 ACRES
UNITED STATES OF AMERICA
VOL. 7514, PG. 2259

58.3887 ACRES
2,543,414 SQ. FT.

BDF
"USACOE"

CALLLED 20.37 ACRES
UNITED STATES OF AMERICA
(VOL. 7371, PG. 217)



LEGEND

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- BDF = BRASS DISK FOUND
- CMF = CONCRETE MONUMENT FOUND

STATE HIGHWAY NO. 360
(A VARIABLE WIDTH RIGHT-OF-WAY)

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	DMD	JDW	3/15/2022	064446518	5 OF 6

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°16'19"E	266.45'
L2	S59°47'35"W	34.83'
L3	S30°34'11"E	495.43'
L4	S30°51'18"E	512.06'
L5	S30°19'33"E	459.12'
L6	S29°57'01"E	129.16'
L7	S59°36'07"W	862.35'
L8	S30°20'25"E	685.72'
L9	S52°02'01"W	923.05'
L10	N64°41'33"W	297.65'
L11	N01°57'45"E	1506.33'
L12	N07°40'45"E	100.50'
L13	N40°37'45"E	96.05'
L14	N01°57'45"E	234.23'
L15	N30°33'22"W	129.45'
L16	N01°57'46"E	844.59'
L17	N59°39'43"E	239.75'
L18	N59°21'44"E	59.84'
L19	N59°35'39"E	141.47'

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Townhome

LEGAL DESCRIPTION
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BEING a 19.8423 acre (864,331 square foot) tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, and being part of a called 36.619 acre tract of land described in Warranty Deed to Webb Sand, Inc. recorded in Instrument No. D204296655, Official Public Records, Tarrant County, Texas, and being part of a called 1.253 acre tract of land described in Deed Without Warranty to Webb Sand, Inc recorded in Instrument No. D220190248, said Official Public Records, and being part of a called 24 acre tract of land described in Special Warranty Deed to Sandy K 360, LLC recorded in Instrument No. D217247765, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of Lot 1, Block B, Prairie Waters Southgate Development, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. D216252707, said Official Public Records, and being the north corner of the said called 36.619 acre tract;

THENCE along the northeast line of the said called 36.619 acre tract the following four (4) calls:

South 30°16'19" East, a distance of 266.45 feet to a 5/8-inch iron rod found;

South 59°47'35" West, a distance of 34.83 feet to a 1/2-inch iron rod with cap stamped "JDZ RPLS 2490" found;

South 30°34'11" East, a distance of 495.43 feet to a 5/8-inch iron rod with cap stamped "JDZ RPLS 2490" found;

South 30°51'18" East, a distance of 214.66 feet to the **POINT OF BEGINNING**;

THENCE continuing along the said northeast line of the called 36.619 acre tract the following three (3) calls:

South 30°51'18" East, a distance of 297.40 feet to a 5/8-inch iron rod with cap stamped "JDZ RPLS 2490" found for corner;

South 30°19'33" East, a distance of 459.12 feet to a point for corner, from which a U.S. Army Corps of Engineers brass disk found bears South 29°57'01" East, a distance of 0.85 feet;

South 29°57'01" East, a distance of 129.16 feet to a point for corner, being the east corner of the said called 36.619 acre tract, from which a U.S. Army Corps of Engineers brass disk found bears North 29°51'29" West, a distance of 1.00 feet;

THENCE South 59°36'07" West, along the southeast line of the said called 36.619 acre tract, at a distance of 862.35 feet passing the northeast line of the said called 24 acre tract, and continuing in all a total distance of 902.34 feet to a point for corner;

(CONTINUED ON SHEET 2)

ZONING EXHIBIT
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THENCE North 29°45'21" West, a distance of 532.43 feet to a point for corner;

THENCE North 44°41'39" West, a distance of 182.85 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 59°20'07", a radius of 200.00 feet, a chord bearing and distance of South 60°00'59" West, 197.99 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 207.12 feet to a brass disk stamped "TXDOT" found for corner in the east right-of-way line of State Highway No. 360, a variable width right-of-way, and being at the south corner of a called 0.552 acre tract of land described as Parcel 27, Part 2 in the Deed to the State of Texas recorded in Volume 11420, Page 1423, Deed Records, Tarrant County, Texas;

THENCE with the east line of the said called 0.552 acre tract of land, and along the said east right-of-way line, the following four (4) calls:

North 7°40'45" East, a distance of 100.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°37'45" East, a distance of 96.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°57'45" East, a distance of 234.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, being on the northeast line of the said called 24 acre tract of land;

North 30°33'22" West, continuing along the said east line and the said east right-of-way line, at a distance of 3.60 feet passing the southernmost corner of the said called 1.253 acre tract, and continuing in all a total distance of 129.45 feet to a brass disk stamped "TXDOT" found for corner, and being the southwest corner of the said called 1.253 acre tract;

THENCE North 1°57'46" East, continuing along the said east right-of-way line and along the west line of the said called 1.253 acre tract, a distance of 59.05 feet to a point for corner;

THENCE South 88°02'14" East, departing the said east right-of-way line and the said west line, a distance of 84.53 feet to a point for corner;


THENCE South 30°27'46" East, a distance of 269.21 feet to a point for corner;

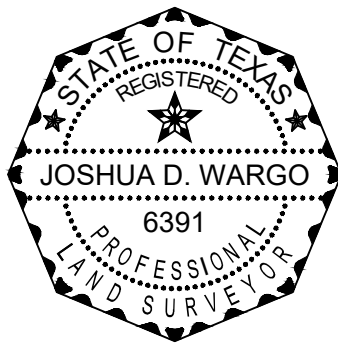
THENCE North 59°28'50" East, a distance of 757.59 feet to the **POINT OF BEGINNING** and containing 19.8423 acres or 864,331 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.


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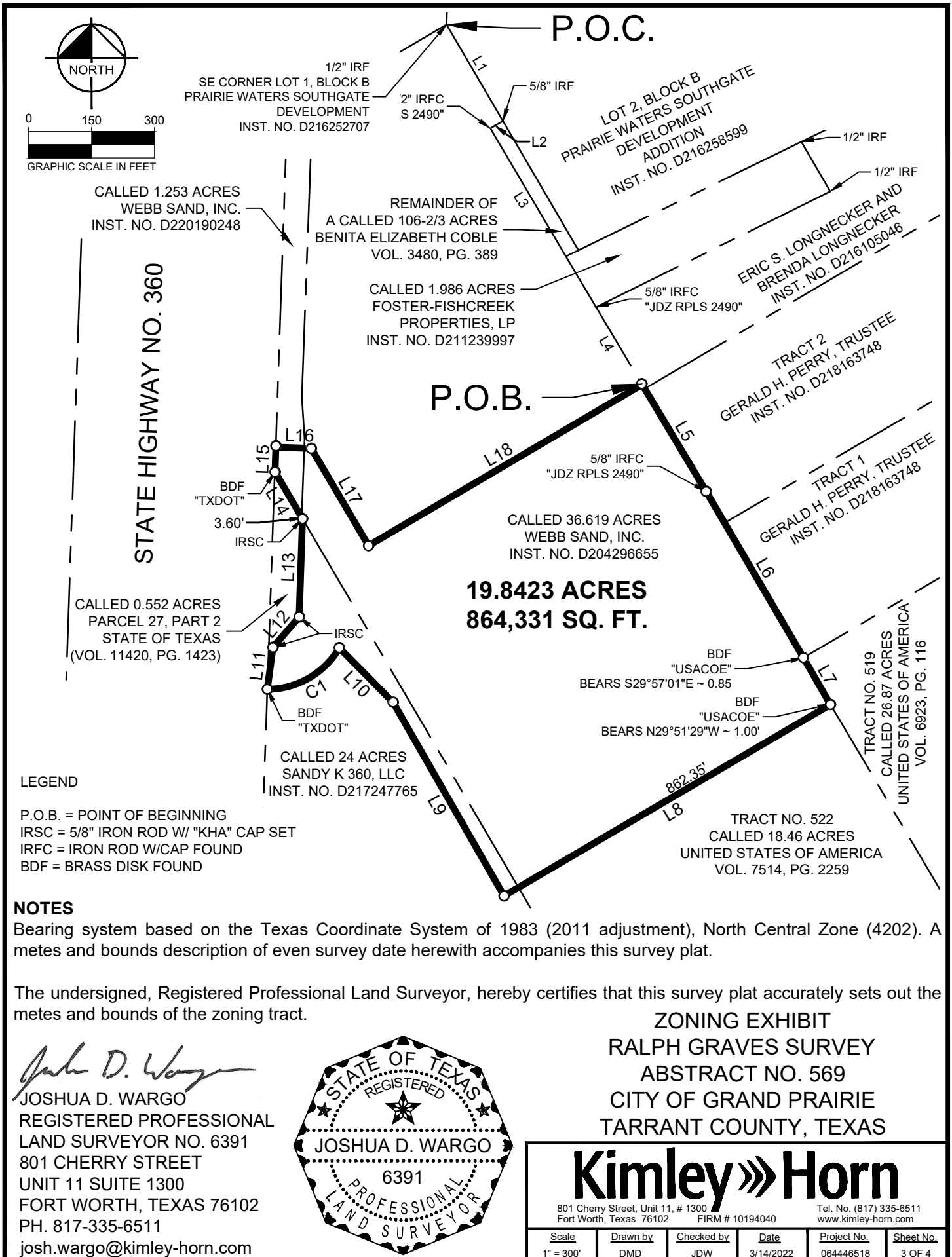


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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S30°16'19"E	266.45'	L11	N07°40'45"E	100.50'
L2	S59°47'35"W	34.83'	L12	N40°37'45"E	96.05'
L3	S30°34'11"E	495.43'	L13	N01°57'45"E	234.23'
L4	S30°51'18"E	214.66'	L14	N30°33'22"W	129.45'
L5	S30°51'18"E	297.40'	L15	N01°57'46"E	59.05'
L6	S30°19'33"E	459.12'	L16	S88°02'14"E	84.53'
L7	S29°57'01"E	129.16'	L17	S30°27'46"E	269.21'
L8	S59°36'07"W	902.34'	L18	N59°28'50"E	757.59'
L9	N29°45'21"W	532.43'			
L10	N44°41'39"W	182.85'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°20'07"	200.00'	207.12'	S60°00'59"W	197.99'

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Multi-Family
North

LEGAL DESCRIPTION
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BEING a 15.0858 acre (657,138 square foot) tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, and being part of a called 36.619 acre tract of land described in Warranty Deed to Webb Sand, Inc. recorded in Instrument No. D204296655, Official Public Records, Tarrant County, Texas, and being part of a called 1.253 acre tract of land described in Deed Without Warranty to Webb Sand, Inc recorded in Instrument No. D220190248, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of Lot 1, Block B, Prairie Waters Southgate Development, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. D216252707, said Official Public Records, and being the north corner of the said called 36.619 acre tract;

THENCE South 30°16'19" East, along the northeast line of the said called 36.619 acre tract, a distance of 266.45 feet to a 5/8-inch iron rod found for corner;

THENCE South 59°47'35" West, continuing along the said northeast line, a distance of 34.83 feet to a 1/2-inch iron rod with cap stamped "JDZ RPLS 2490" found for corner;

THENCE South 30°34'11" East, continuing along the said northeast line, a distance of 495.43 feet to a 5/8-inch iron rod with cap stamped "JDZ RPLS 2490" found for corner;

THENCE South 30°51'18" East, continuing along the said northeast line, a distance of 214.66 feet to a point for corner;

THENCE South 59°28'50" West, departing the said northeast line, a distance of 757.59 feet to a point for corner;

THENCE North 30°27'46" West, a distance of 269.21 feet to a point for corner;

THENCE North 88°02'14" West, a distance of 84.53 feet to a point for corner in the east right-of-way line of State Highway No. 360, a variable width right-of-way, and being in the west line of the said called 1.253 acre tract;

THENCE North 1°57'46" East, along the said east right-of-way line and the said west line, a distance of 785.54 feet to a brass disk stamped "TXDOT" found for corner;

THENCE North 59°39'43" East, departing the said east right-of-way line, along the northwest line of the said called 1.253 acre tract, at a distance of 46.66 feet passing the south corner of a called 0.938 acre tract of land described in Special Warranty Deed to the City of Grand Prairie recorded in Instrument No. D204310365, said Official Public Records, and continuing in all a total distance of 239.75 feet to a 1/2-inch iron rod with cap stamped "BRITTAIN & CRAWFORD" found for corner, being the east corner of the said called 0.938 acre tract;

(CONTINUED ON SHEET 2)

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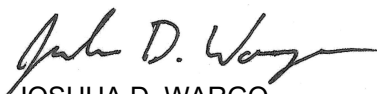
THENCE North 59°21'44" East, a distance of 59.84 feet to a 1/2-inch iron rod found for corner, being the southwest corner of aforementioned Lot 1, Block B, Prairie Waters Southgate Development;

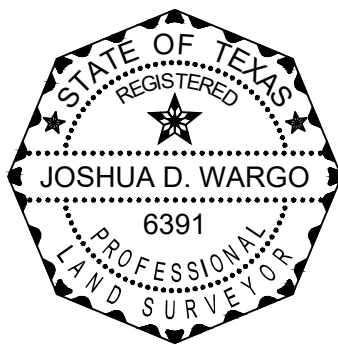
THENCE North 59°35'39" East, along the south line of said Lot 1, a distance of 141.47 feet to the **POINT OF BEGINNING** and containing 15.0858 acres or 657,138 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
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josh.wargo@kimley-horn.com



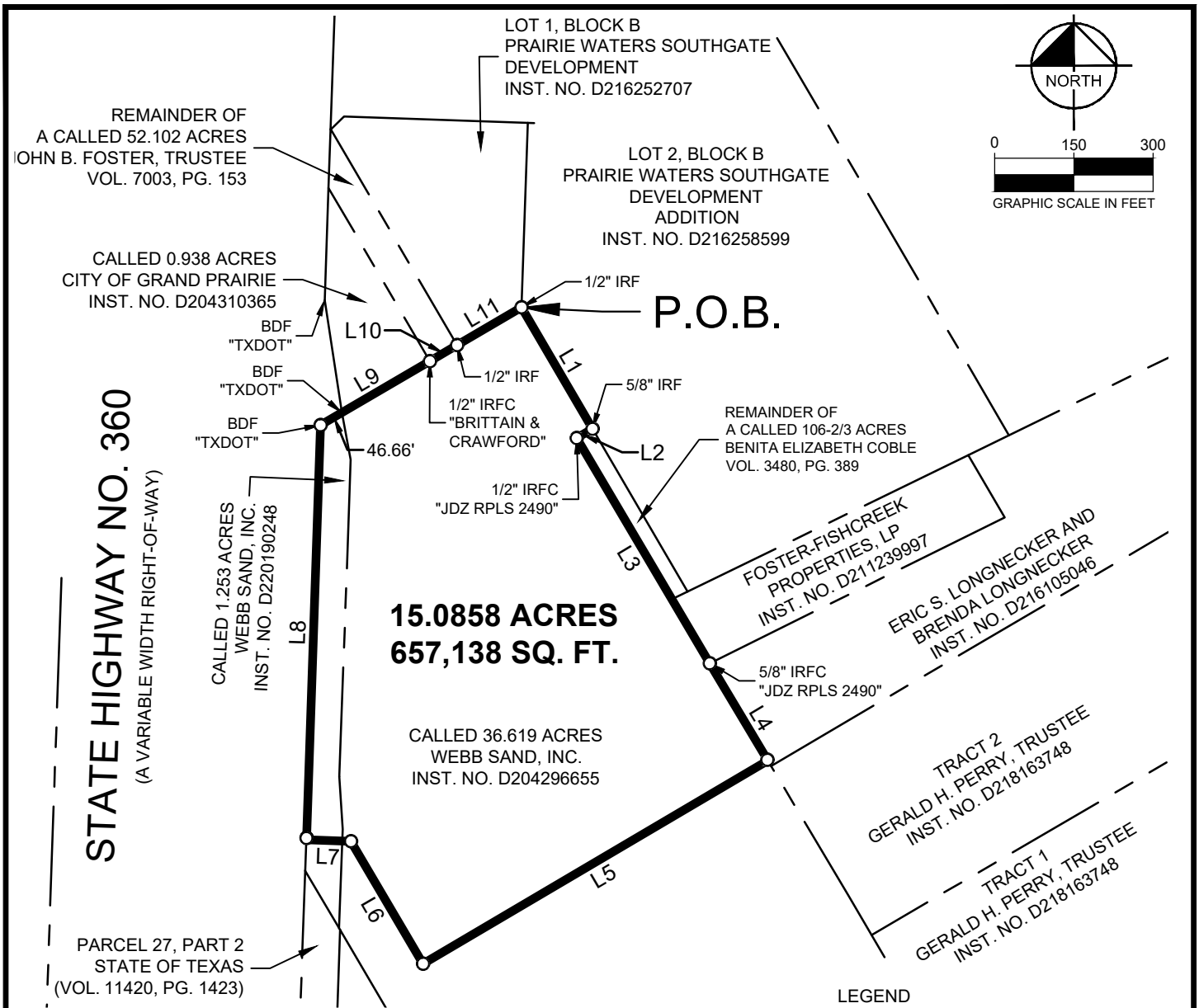
ZONING EXHIBIT
RALPH GRAVES SURVEY
ABSTRACT NO. 569
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

Kimley»»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	3/15/2022	064446518	2 OF 4



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LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 BDF = BRASS DISK FOUND

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1" = 300'	DMD	JDW	3/15/2022	064446518	3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°16'19"E	266.45'
L2	S59°47'35"W	34.83'
L3	S30°34'11"E	495.43'
L4	S30°51'18"E	214.66'
L5	S59°28'50"W	757.59'
L6	N30°27'46"W	269.21'
L7	N88°02'14"W	84.53'
L8	N01°57'46"E	785.54'
L9	N59°39'43"E	239.75'
L10	N59°21'44"E	59.84'
L11	N59°35'39"E	141.47'

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Multi-Family
South

LEGAL DESCRIPTION
ZONING EXHIBIT

BEING a 23.4606 acre (1,021,944 square foot) tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Grand Prairie, Tarrant County, Texas, and being part of a called 24 acre tract of land described in Special Warranty Deed to Sandy K 360, LLC recorded in Instrument No. D217247765, said Official Public Records, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of Lot 1, Block B, Prairie Waters Southgate Development, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. D216252707, said Official Public Records, and being the north corner of a called 36.619 acre tract of land described in Warranty Deed to Webb Sand, Inc. recorded in Instrument No. D204296655, said Official Public Records;

THENCE along the northwest line of the said called 36.619 acre tract, the following three (3) calls:

South 59°35'39" West, a distance of 141.47 feet to a 1/2-inch iron rod found;

South 59°21'44" West, a distance of 59.84 feet to a 1/2-inch iron rod with cap stamped "BRITTAIN & CRAWFORD" found;

South 59°39'43" West, a distance of 239.75 feet to a brass disk stamped "TXDOT" found in the east right-of-way line of State Highway No. 360, a variable width right-of-way;

THENCE South 1°58'51" West, along the said east right-of-way line, a distance of 1362.96 feet to a brass disk stamped "TXDOT" found for the **POINT OF BEGINNING**, being the south corner of a said called 0.552 acre tract of land described as Parcel 27, Part 2 in the Deed to the State of Texas recorded in Volume 11420, Page 1423, Deed Records, Tarrant County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 59°20'07", a radius of 200.00 feet, a chord bearing and distance of North 60°00'59" East, 197.99 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 207.12 feet to a point for corner;

THENCE South 44°41'39" East, a distance of 182.85 feet to a point for corner;

THENCE South 29°45'21" East, a distance of 532.43 feet to a point for corner;

THENCE North 59°36'07" East, a distance of 39.99 feet to a point for corner, being on the east line of the said called 24 acre tract;

THENCE South 30°20'25" East, along the east line of the said called 24 acre tract, a distance of 685.72 feet to a U.S. Army Corps of Engineers brass disk found for corner, being the northernmost corner of a called 20.37 acre tract of land described in General Warranty Deed to the United States of America recorded in Volume 7371, Page 217, said Deed Records;

(CONTINUED ON SHEET 2)

ZONING EXHIBIT
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THENCE South 52°02'01" West, along the northwesterly line of the said called 20.37 acre tract, a distance of 923.05 feet to a U.S. Army Corps of Engineers brass disk found for corner;

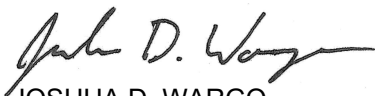
THENCE North 64°41'33" West, continuing along the said northwesterly line, a distance of 297.65 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the said east right-of-way line of State Highway No. 360;

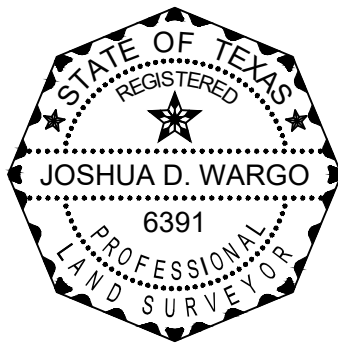
THENCE North 1°57'45" East, along the said east right-of-way line, a distance of 1506.33 feet to the **POINT OF BEGINNING** and containing 23.4606 acres or 1,021,944 square feet of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.


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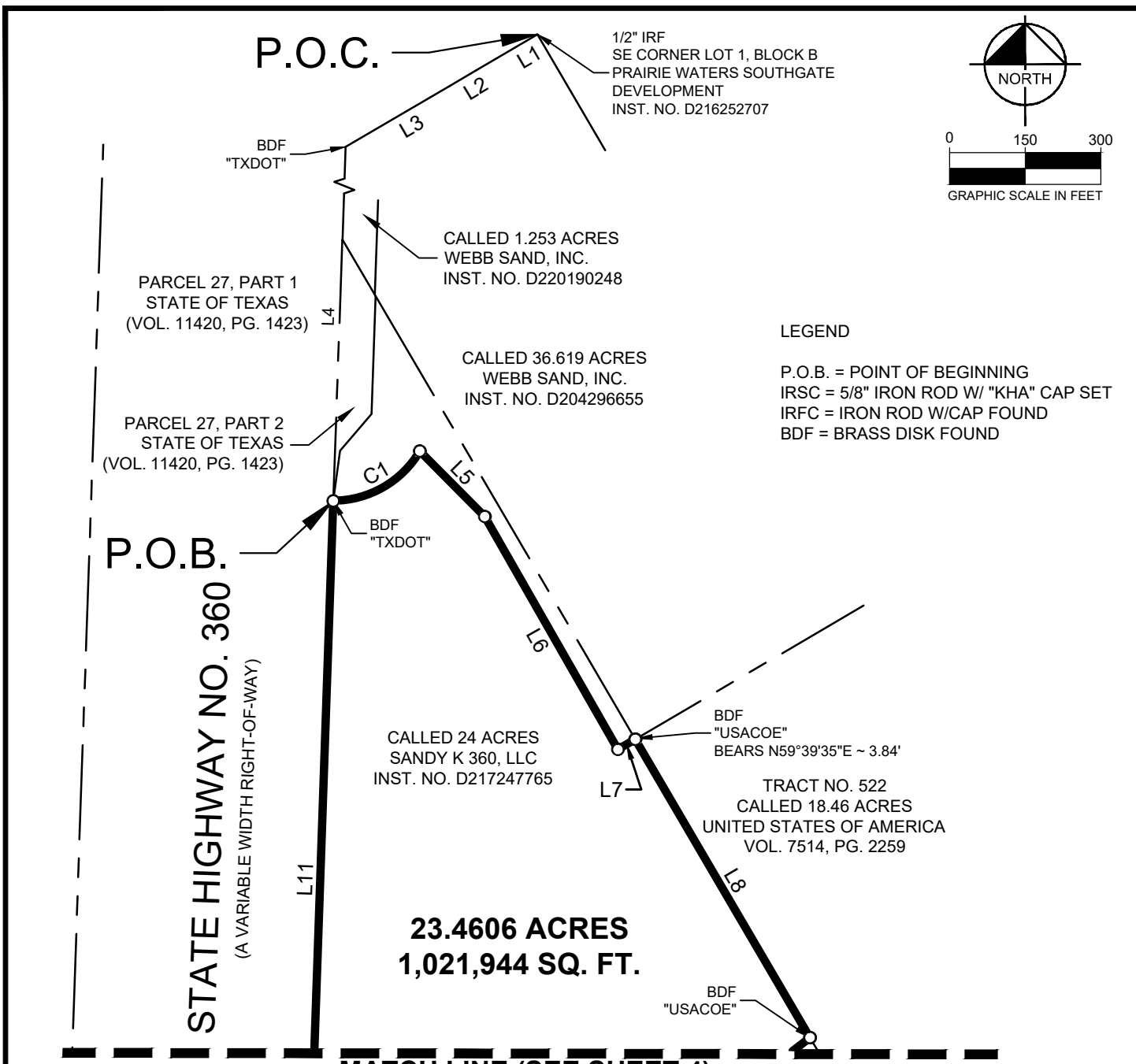


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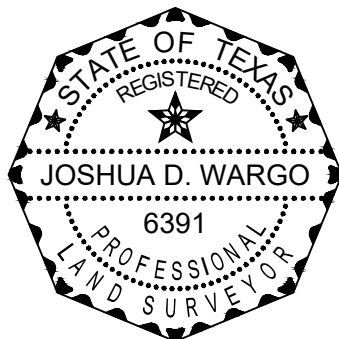


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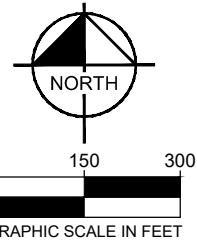
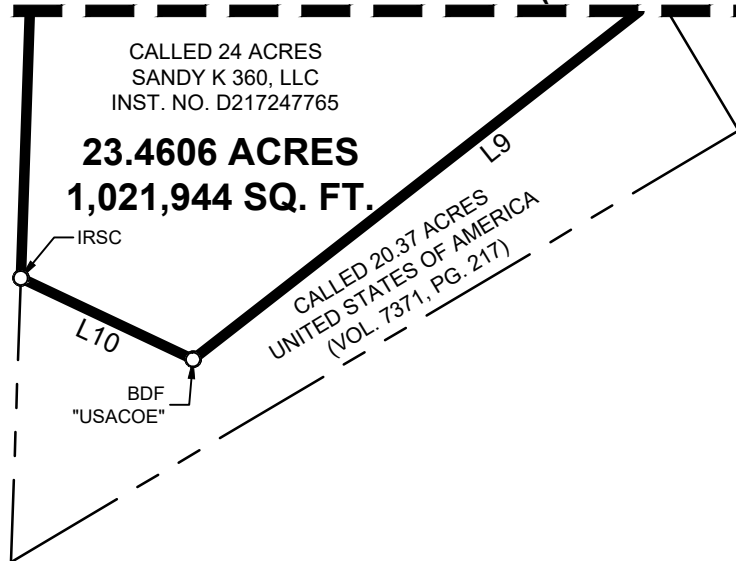


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1" = 300'	DMD	JDW	3/14/2022	064446518	3 OF 4

MATCH LINE (SEE SHEET 3)



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S59°35'39"W	141.47'	L8	S30°20'25"E	685.72'
L2	S59°21'44"W	59.84'	L9	S52°02'01"W	923.05'
L3	S59°39'43"W	239.75'	L10	N64°41'33"W	297.65'
L4	S01°58'51"W	1362.96'	L11	N01°57'45"E	1506.33'
L5	S44°41'39"E	182.85'			
L6	S29°45'21"E	532.43'			
L7	N59°36'07"E	39.99'			

LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 BDF = BRASS DISK FOUND

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°20'07"	200.00'	207.12'	N60°00'59"E	197.99'

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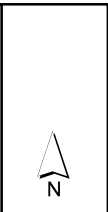
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CASE LOCATION MAP
ZON-22-03-0007 - Zoning Change/Concept Plan
Jefferson at Loyd Park



City of Grand Prairie
Development Services
☎ (972) 237-8255
🌐 www.gptx.org