


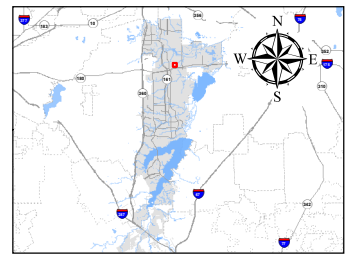


City of Grand Prairie  
Planning and Development

(972) 237-8255  
www.gptx.org

-  Location
-  Street Center Line
-  Parcels

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0 0.05 Miles



PLANNING  
Date: 12/9/2025

BEING a 80,596 square foot or 1.850 acre tract of land, situated in the Mckinney & Williams Survey, Abstract Number 1003, in the City of Grand Prairie, County of Dallas, Texas, being all of Tracts 15 through 18, same being a property described in a Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Volume 2005100, Page 4333, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Volume 2004194, Page 5442 (O.P.R.D.C.T.), and Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Instrument #201400201567 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) at the Southwest corner of a tract of land described as Tract 21, recorded in Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Volume 2005100, Page 4333 (O.P.R.D.C.T.), and being the intersection of the North right of way line of Northwest 4th Street, a 40 foot right-of-way, with the North right of way line of Hill Street, a 60 foot right-of-way; from which a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Tract 21, bears North 04 degrees 46 minutes 37 seconds West, a distance of 188.00 feet;

THENCE North 85 degrees 13 minutes 23 seconds West, with the common line between said Tract 21 and the North right of way line of said Hill Street, a distance of 216.00 feet to a 1/2 inch iron rod set for the Southwest corner of said Tract 18, same being the Southeast corner of a tract of land described as Tract 19, recorded in Deed to Carol A. Anderson, recorded in Volume 2005100, Page 4333 (O.P.R.D.C.T.), same being THE POINT OF BEGINNING;

THENCE North 04 degrees 46 minutes 37 seconds West, with the common line between said Tract 18 and said Tract 19, a distance of 308.34 feet to a 1/2 inch iron rod set for the Northwest of said Tract 18 and the South line of a tract of land described as Lot 3, of Highland Hill Addition, recorded in Volume 13, Page 99, Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE North 89 degrees 23 minutes 21 seconds East, with the common line between said Tracts 15 through 18 and Lot 4, and said Lot 3, a distance of 270.72 feet to a 1/2 inch iron rod set at the Northeast corner of said Tract 15, same being the South line of a tract of land described as Lot 1, of Highland Hill Addition;

THENCE South 04 degrees 46 minutes 37 seconds West, with the common line between said Tract 15 and a tract of land described as Tract 12 of the Grand Prairie ISD, a distance of 288.67 feet to a 1/2 inch iron rod set for the common South Corner of said Tract 18, said Tract 12 and the North right of way line of said Hill Street;

THENCE South 85 degrees 13 minutes 23 seconds West, with the North right of way line of said Hill Street, a distance of 270.00 feet to the POINT OF BEGINNING, containing 80,596 square foot or 1.850 acres of land more or less.