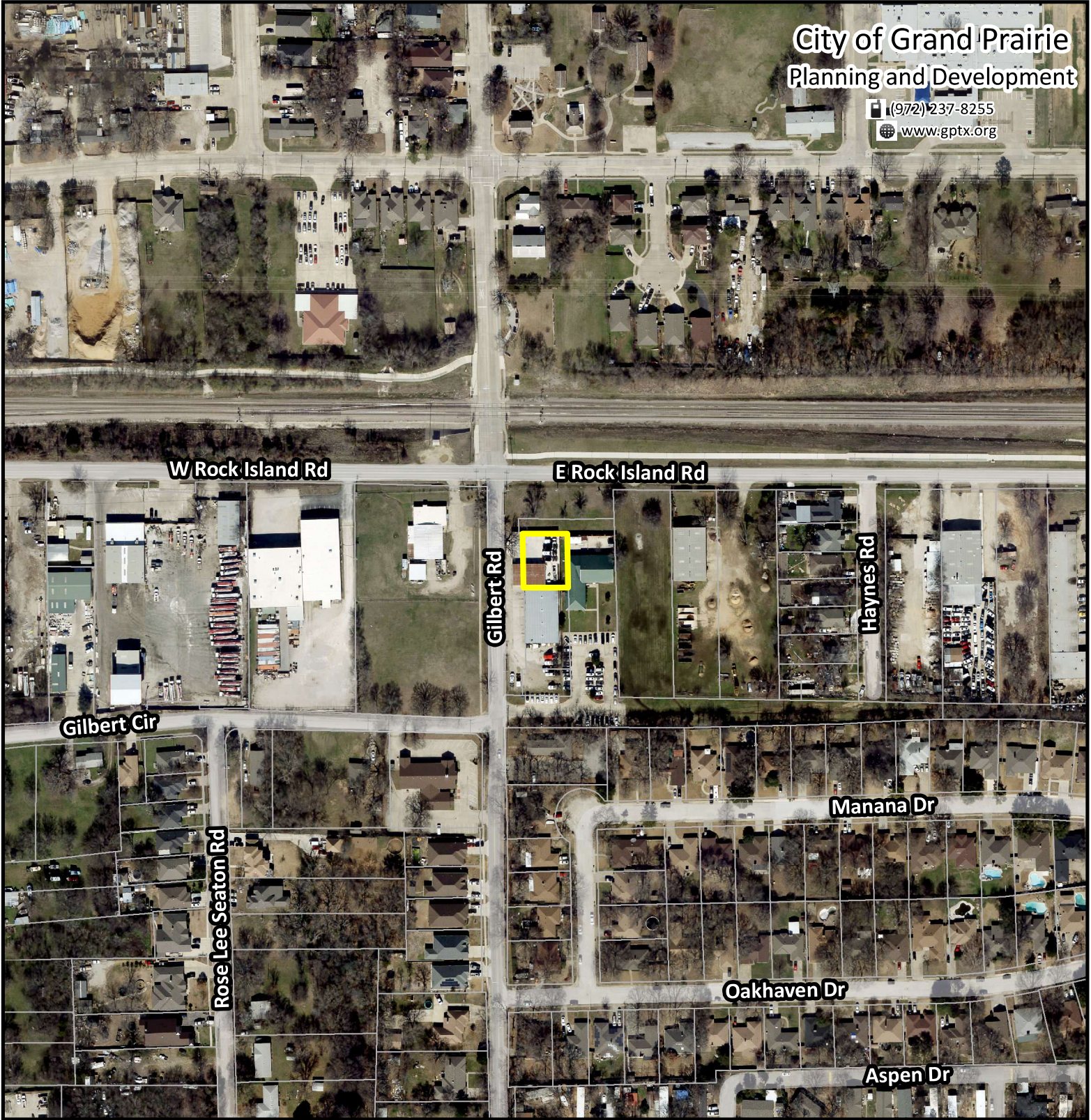





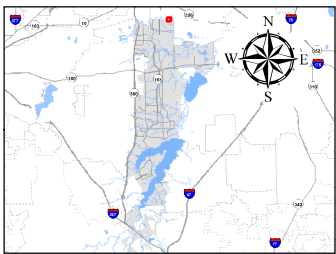
City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org



-  Location
-  Street Center Line
-  Parcels

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 public based on the Public Information Act. The City of Grand Prairie make 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 0.05 Miles



PLANNING
Date: 8/4/2025

Exhibit A - Boundary Description
Page 2 of 2

Being all that certain lot, tract or parcel of land situated in the John C. Read Survey, Abstract Number 1183, City of Grand Prairie, Dallas County, Texas, and being Lots 1 and 2 of Yancy Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas according to the plat thereof recorded in Volume 851 18, Page 3315 of the Plat Records of Dallas County, Texas, and being that certain tract of land described by deed to Carl O. Yancy and wife, Mona Yancy, recorded in Volume 87139, Page 4632 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY" for the northwest corner of said Lot 1, being in the south line of that certain tract of land described by deed to Celestial Church of Christ, recorded under Document Number 20070249862 of the Official Public Records of Dallas County, Texas, from which a 3/8 inch iron rod found for the southwest corner thereof bears North 90 degrees 00 minutes 00 seconds West, a distance of 12.00 feet, said beginning point being in the east line of Gilbert Road having a variable width Right-of-way;

THENCE South 90 degrees 00 minutes 00 seconds East, with the south line of said Celestial Church of Christ tract, a distance of 88.00 feet to a 3/8 inch iron pipe found for the southwest corner thereof and being in the west line of a called 10 foot wide alley as referenced in Document Number 20070073036, Deed Records of Dallas County, Texas, and Document Number 20070249862, Deed Records of Dallas County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds West, with the west line of said alley and passing a 1/2 inch iron rod found for the southeast corner of said Lot 2 a distance of 249.58 feet and continuing along said course for a total distance of 299.58 feet to a 1/2 inch iron rod found for the southeast corner of said Yancy tract;

THENCE North 90 degrees 00 minutes 00 seconds West, with the south line of said Yancy tract, a distance of 100.00 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY" at the southwest corner thereof and being in the east line of said Gilbert Road;

THENCE with the east line of said Gilbert Road the following three (3) courses:

North 00 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY" for the northwest corner of said Yancy tract;

South 90 degrees 00 minutes 00 seconds East, with the north line of said Yancy tract, a distance of 12.00 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2;

North 00 degrees 00 minutes 00 seconds East, with the west line of said Yancy Commercial Park addition, a distance of 250.00 feet to the POINT OF BEGINNING, and containing 0.619 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.