

EXHIBIT B	
44.534 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245	
City of Grand Prairie, Dallas County, Tx	
<b>KEETON SURVEYING COMPANY</b>	
H.B. KEETON	M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS	
2037 DALWORTH STREET	GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843	FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net	
DATE: 11/14/2018	SCALE: FILE:
REV: 03/12/2019	1"=400' GP-ANNEXareaR
K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX	

AREA A

**Description of Area A:**

Being a called 44.534 acre tract of land, out of the Alex Cockrell Survey, Abstract No. 245, in Dallas County, Texas, said 44.534 acre tract being a portion of a called 228.383 acre tract (called Tract 3 per deed) deeded to City of Grand Prairie, according to the deed thereof recorded in Volume 2000201, Page 3551, of the Deed Records of Dallas County, Texas, and a portion of a called 25 acre tract of land deeded to DP&L, according to the deed thereof recorded in Volume 1992, Page 1, of the Deed Records of Dallas County, Texas, said 44.534 acre tract being more particularly described by metes and bounds as follows;

**BEGINNING** at a point for corner at an inner ell corner of said Tract 3 and the northwest corner of a previously called 25 acre tract deeded to DP&L according to the deed thereof recorded in Volume 1992, Page 5, of the Deed Records of Dallas County, Texas, and being in the intersection of an extension of the centerline of Cardiff Street, a called 31 foot wide concrete street, with the extension of the centerline of Lakeview Street, a 31 foot wide street;

**THENCE** N. 89°48'29" W., along the common line of said Tract 3 and the centerline of said Lakeview Street, a distance of 615.95 feet to a point for corner in concrete in the curving, easterly right-of-way line of Hardy Road, a variable width right-of-way;

**THENCE** along the curving easterly right-of-way of said Hardy Road the following 5 courses;

(1) Along a non-tangent curve to the left, having a radius of 1482.70 feet, through a central angle of 15°06'41", an arc distance of 391.06 feet and having a chord which bears N. 06°24'48" E., a distance of 389.92 feet to a point for corner at the end of said curve;

(2) N. 01°08'33" W., a distance of 775.00 feet to a point for corner for the beginning of a curve to the right having a radius 523.10 feet;

(3) Along said curve to the right through a central angle of 62°56'51", an arc distance of 574.70 feet and having a chord which bears N. 30°26'01" E., a distance of 546.23 feet to a point for corner at the end of said curve;

(4) N. 61°54'27" E., a distance of 657.20 feet to a point for corner for the beginning of a curve to the left having a radius of 527.70 feet;

(5) Along said curve to the left, through a central angle of 19°45'21", an arc distance of 181.95 feet and having a chord bears N. 52°01'31" E., a distance of 181.05 feet to a point for corner;

**THENCE** along the easterly line of said Tract 3, the following 2 courses;

(1) S. 47°12'46" E., a distance of 69.09 feet to a point for corner;

(2) S. 07°18'43" W., a distance of 3,371.51 feet to a point for corner in the approximate elevation of 458 contour near the shoreline of Mountain Creek Lake;

**EXHIBIT B**

**44.534 ACRES IN THE  
ALEX COCKRELL SURVEY  
ABSTRACT NO. 245**

City of Grand Prairie, Dallas County, Tx

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AREA A

**THENCE** continuing with the common line of said Tract 3 and along the meanders of the approximate elevation 458 contour of Mountain Creek Lake, the following 3 courses;

- (1) S. 82°27'32" W., a distance of 68.90 feet, to a point for corner;
- (2) S. 21°26'18" E., a distance of 88.49 feet to an angle point;
- (3) S. 44°48'08" E., a distance of 30.45 feet to an angle point being the most northerly corner of a portion of said DP&L 25 acre tract;

**THENCE** departing an easterly line of said Tract 3 and along the meanders of said approximate elevation 458 contour of Mountain Creek Lake, the following 3 courses;

- (1) Continuing S. 44°48'08" E., a distance of 99.75 feet, to a point for corner;
- (2) S. 32°56'50" E., a distance of 107.79 feet to an angle point;
- (3) S. 34°21'26" E., a distance of 52.33 feet to an angle point;

**THENCE** S. 89°32'03" W., with the south line of said DP&L 25 acre tract, over and across said Tract 3, and with the approximate north line of E. Pioneer Parkway ~ State Highway 303 (right-of-way varies), a distance of 476.94 feet to a point for corner;

**THENCE** N. 00°09'49" W., with the common line of said Tract 3 and Gateway Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 74122, Page 734, of the Plat Records of Dallas County, Texas, a distance of 620.00 feet to a point for corner

**THENCE** S. 89°38'47" E., with the common line of said Tract 3 and Block 14 of said Gateway Addition, a distance of 300.44 feet, to a point for corner;

**THENCE** N. 00°04'34" E., with the common line of said Tract 3 and said Cardiff Street, a distance of 1037.97 feet to the POINT OF BEGINNING, and CONTAINING 1,939,889 square feet or 44.534 acres of land, more or less.

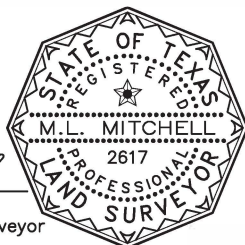
**Notes:**

-This description/exhibit is not from an on the ground survey. It is based on existing deed information and survey prepared by Don Randall Hughes R.P.L.S. No. 5345 dated 8-24-2000 and is not to be used to convey title.

-The Surveyor prepared this exhibit without the benefit of a Title Commitment. The surveyor has not abstracted the record title and/or easements of subject property and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.

-This exhibit does not show existing improvements or easements.

  
**M. L. Mitchell**  
Registered Professional Land Surveyor  
Registration No. 2617



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