



C-1
R=527.70
L=199.68'
CRD=S10°12'52"W
CL=198.49'
Δ 21°40'50"
C-2
R=527.70
L=194.27'
CRD=N31°36'04"E
CL=193.17'
Δ 21°05'33"

EXHIBIT B		
15.373 ACRES IN THE ALEX COCKRELL SURVEY ABSTRACT NO. 245 AND THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1064		
City of Grand Prairie, Dallas County, Tx		
KEETON SURVEYING COMPANY		
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:	SCALE:	FILE:
03/12/2019	1"=400'	GP-ANNEXareaR
K:/2018 PROJECTS/CITY OF GRAND PRAIRIE ANNEX		

AREA B

Description of Area B:

Being a 15.373 acre tract of land, and being out of the Alex Cockrell Survey, Abstract No. 245, and the McKinney and Williams Survey, Abstract No. 1064, located in Dallas County, Texas, said 15.373 acre tract being a portion of a called 53.6 acre tract, a called 31 acre tract, a 37 acre tract, and a 25 acre tract of land deeded to TP&L, according to the deed thereof recorded in Volume 1992, Page 1 of the Deed Records of Dallas County, Texas, said 15.373 acre tract also being a portion of a called 30.67 acre tract of land deeded to DP&L, according to the deed thereof recorded in Volume 1991, Page 5 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at the most northerly, northwest corner of a called 26.202 acre tract of land (called Tract 4 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 the most easterly, southwest corner of Common Area "A" Block 1064A/6113 of Mountain Creek Lake Installment No. 2, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. 200900269017, of the Plat Records of Dallas County, Texas, said point also being in the easterly line of Hardy Road, a variable width right-of-way;

THENCE S. 00°37'33" E., along the common line of said Hardy Road and said Tract 4, a distance of 73.02 feet to a point for corner in said easterly line of Hardy Road and beginning of a curve to the right having a radius 527.70 feet;

THENCE continuing along common line of said Hardy Road and Tract 4, and with said curve to the right, through a central angle of 21°40'50", an arc distance of 199.68 feet, and having a chord which bears S. 10°12'52" W., a distance of 198.49 feet to the POINT OF BEGINNING of herein described tract;

THENCE S. 47°12'46" E., departing said Hardy Road and with the common line of said 15.373 acre tract and said Tract 4, a distance of 204.22 feet to a point for corner;

THENCE S. 07°18'43" W., with the common line of said 15.373 acre tract and said Tract 4, a distance of 3415.81 feet to a point for corner on the approximate elevation of 458 contour near the shoreline of Mountain Creek Lake;

THENCE along the common line of said 15.373 acre tract and said meanders of the elevation of 458 contour of Mountain Creek Lake, the following 4 courses;

- (1) S. 61°44'54" W., a distance of 18.37 feet to a point for corner;
- (2) S. 00°51'42" E., a distance of 24.54 feet to a point for corner;
- (3) N. 82°25'10" W., a distance of 106.87 feet to a point for corner;
- (4) S. 82°27'32" W., a distance of 73.64 feet to a point for corner;

THENCE with the common line a called 228.383 acre tract of land (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 said 15.373 acre tract the following 2 calls;

- (1) N. 07°18'43" E., a distance of 3371.51 feet to a point for corner;
- (2) N. 47°12'46" W., a distance of 69.09 feet to a point for corner, said point in aforementioned Hardy Road and being in a curve to the left having a radius 527.70 feet;

THENCE along the common line of said Hardy Road and said 15.373 acre tract and with said curve to the left through a central angle of 21°05'33", an arc distance of 194.27 feet and a chord which bears N. 31°36'04" E., a distance of 193.17 feet to the POINT OF BEGINNING, and CONTAINING 669,641 square feet or 15,373 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
M. L. Mitchell
Registered Professional Land Surveyor
Registration No. 2617



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