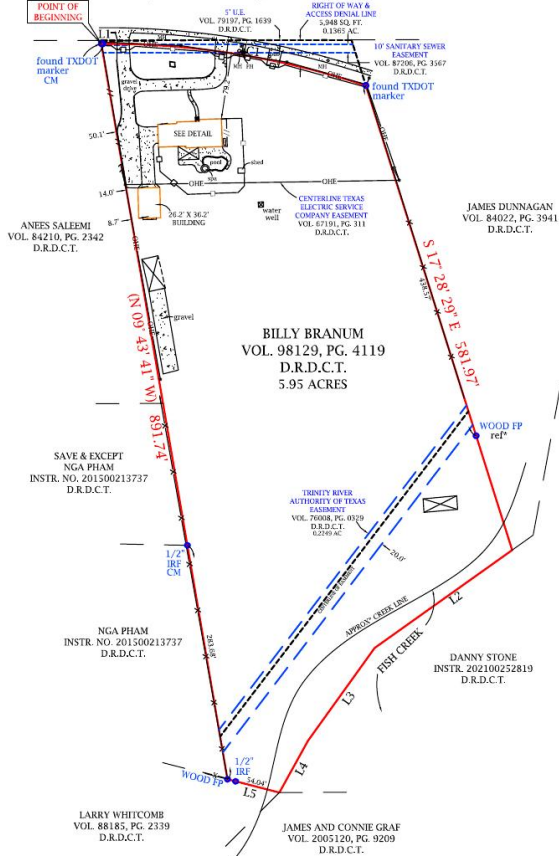


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	319.72'	978.00'	18°43'51"	S 80°58'38" E	318.30'

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 89°39'27" E	1.62'
2	S 54°32'00" W	201.74'
3	S 35°42'00" W	136.30'
4	S 28°50'25" W	70.86'
5	N 75°36'00" W	64.04'

## INTERSTATE HIGHWAY 20

(VARIABLE WIDTH R.O.W.)



## LEGEND

B.L. = BUILDING LINE	CM = CONTROL MONUMENT	TF = TIE FENCE	TH = TREE HYDRANT
M.E. = MAINTENANCE EASEMENT	R.O.W. = RIGHT OF WAY	1 = REFERENCE BEARING BASIS	L.P. = LIGHT POLE
D.E. = DRAINAGE EASEMENT	IPF = IRON PIPE FOUND	R.W. = RETAINING WALL	P.P. = POWER POLE
D.U.E. = DRAINAGE & UTILITY EASEMENT	IRF = IRON ROD FOUND	OH = OVER HEAD ELECTRIC LINE	S = STONE
S.S.E. = SANITARY SEWER EASEMENT	IRS = IRON ROD SET	GM = GAS METER	B = BRICK
S.E. = SEWER EASEMENT	W.F. = WOOD FENCE	ET = ELECTRIC TRANSFORMER	C = CONCRETE
U.E. = UTILITY EASEMENT	CLF = CHAIN LINK FENCE	A/C = AIR CONDITIONER	W = WOOD
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT	W.R.F. = WROUGHT IRON FENCE	DM = ELECTRIC METER	TP = TELEPHONE PEDESTAL
P.A.E. = PUBLIC ACCESS EASEMENT	R.F. = RAILROAD FENCE	WM = WATER METER	EP = ELECTRIC PEDESTAL

## METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED BY DEED TO BILLY BRENT BRANUM RECORDED IN VOLUME 98129, PAGE 4119, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH A PINK CAP MARKED "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT" AT THE NORTHWEST CORNER OF SAID BRANUM TRACT AND IN THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 89° 39' 27" EAST A DISTANCE OF 1.62 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF SAID INTERSTATE HIGHWAY 20 AND THE NORTHERLY LINE OF SAID BRANUM TRACT TO A 5/8 INCH IRON ROD WITH A PINK CAP MARKED "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT" AND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 978.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 80° 58' 38" E 318.30 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT WITH A CENTRAL ANGLE 18° 43' 50", PASSING A 5/8 INCH IRON ROD WITH A PINK CAP MARKED "ACCESS DENIAL LINE" AT A DISTANCE OF 123.97 AND CONTINUING FOR A TOTAL ARC DISTANCE OF 319.72 FEET TO A 5/8 INCH IRON ROD WITH A PINK CAP MARKED "TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT" FOR THE NORTHEAST CORNER OF SAID BRANUM TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JAMES DUNNAGAN RECORDED IN VOLUME 84022, PAGE 3941, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 17° 28' 29" EAST ALONG THE EASTERLY LINE OF SAID BRANUM TRACT AND THE WESTERLY LINE OF SAID DUNNAGAN TRACT PASSING AT A DISTANCE OF 438.57 FEET A WOOD FENCE POST AND CONTINUING FOR A TOTAL DISTANCE OF 581.97 FEET TO A POINT;

THENCE ALONG THE SOUTHERLY LINE SAID BRANUM TRACT AND THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED BY DEED TO DANNY STONE RECORDED IN INSTRUMENT NUMBER 202100252819, DEED RECORDS OF DALLAS COUNTY, TEXAS AND ALONG THE BEARINGS AND DISTANCES MEANDERING ALONG THE CENTERLINE OF FISH CREEK AS FOLLOWS:

THENCE SOUTH 54° 32' 00" WEST A DISTANCE OF 201.74 FEET TO A POINT WITHIN A CREEK;

THENCE SOUTH 35° 42' 00" WEST A DISTANCE OF 136.30 FEET TO A POINT WITHIN A CREEK;

THENCE SOUTH 28° 50' 25" WEST A DISTANCE OF 70.86 FEET TO A POINT WITHIN A CREEK;

THENCE NORTH 75° 36' 00" WEST PASSING AT A DISTANCE OF 54.04 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 64.04 FEET TO WOOD FENCE POST FOR CORNER AT THE SOUTHWEST CORNER OF SAID BRANUM TRACT;

THENCE NORTH 09° 43' 41" WEST (REFERENCE BEARING) ALONG THE WESTERLY LINE OF SAID BRANUM TRACT AND THE EASTERLY LINE OF A TRACT OF LAND CONVEYED BY DEED TO NGA PHAM RECORDED IN INSTRUMENT NUMBER 201500213737, DEED RECORDS OF DALLAS COUNTY, TEXAS, PASSING AT A DISTANCE OF 283.68 FEET A 1/2 INCH IRON ROD FOUND AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 891.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 259,315 SQUARE FEET OR 5.95 ACRES OF LAND.

MT = MANHOLE

PURCHASER

PURCHASER

ADDRESS	1000 INTERSTATE HIGHWAY 20
C.L.S. NO.	102021664
DATE	11-12-2022

I, Wayne Johnson, Registered Professional Land Surveyor No. 5424, do hereby declare that the map shown herein accurately represents the property as determined by an on the ground survey made under my direct supervision and corrects those (the boundary lines and dimensions of the property) as found on the date of the survey, indicated corners, there are no visible corners, or perturbations, except as shown and said property has access to a public roadway. All easements and right of ways that are shown on this map are shown or noted herein. The survey is for the exclusive use of title company, the mortgage company and the herein named purchaser.

Wayne Johnson  
Registered Professional Land Surveyor No. 5424  
DALLAS COUNTY, TEXAS  
EXPIRATION DATE: OCTOBER 30, 2025  
1111 N. GULF FRIEDLAND  
MCLENNAN, TEXAS 76709



Notes:  
Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone GCS, GRS-80 Survey feet.

Examined and recorded in Volume 2117, Page 521, Volume 63173, Page 229, D.D.C.T., has no effect on this tract.

FILED: CHEN L28  
DRAWN: L28  
SCALE: 1" = 100'