

LEGAL DESCRIPTION:

BEING a tract of land situated in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 1, Block B of Epic West Towne Crossing - Phase 1, an addition to the City of Grand Prairie, recorded in Instrument No. 201800038144 of the Official Public Records of Dallas County, Texas and a portion of a tract of land described in Special Warranty Deed to Epic West Towne Crossing LP, recorded in Instrument No. 201700040410 of said Official Public Records and being more particularly described as follows:

BEGINNING at a PK nail found at the northeast corner of said Lot 1, Block B and in the west right-of-way line of State Highway 161 (a variable width public right-of-way);

THENCE with said west right-of-way line of State Highway 161, South $2^{\circ}29'05''$ East, a distance of 201.13 feet to a 5/8" iron rod with cap stamped "RPLS 4838" found at the north end of a corner clip at the intersection of said west right-of-way line of State Highway 161 and the north right-of-way line of Mayfield Road (a variable width public right-of-way);

THENCE with said corner clip, South $36^{\circ}47'33''$ West, a distance of 74.53 feet to an "X" cut in concrete found for the south end of said corner clip;

THENCE with said north right-of-way line of Mayfield Road, South $89^{\circ}09'44''$ West, a distance of 199.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north right-of-way line of Mayfield Road the following courses and distances to wit:

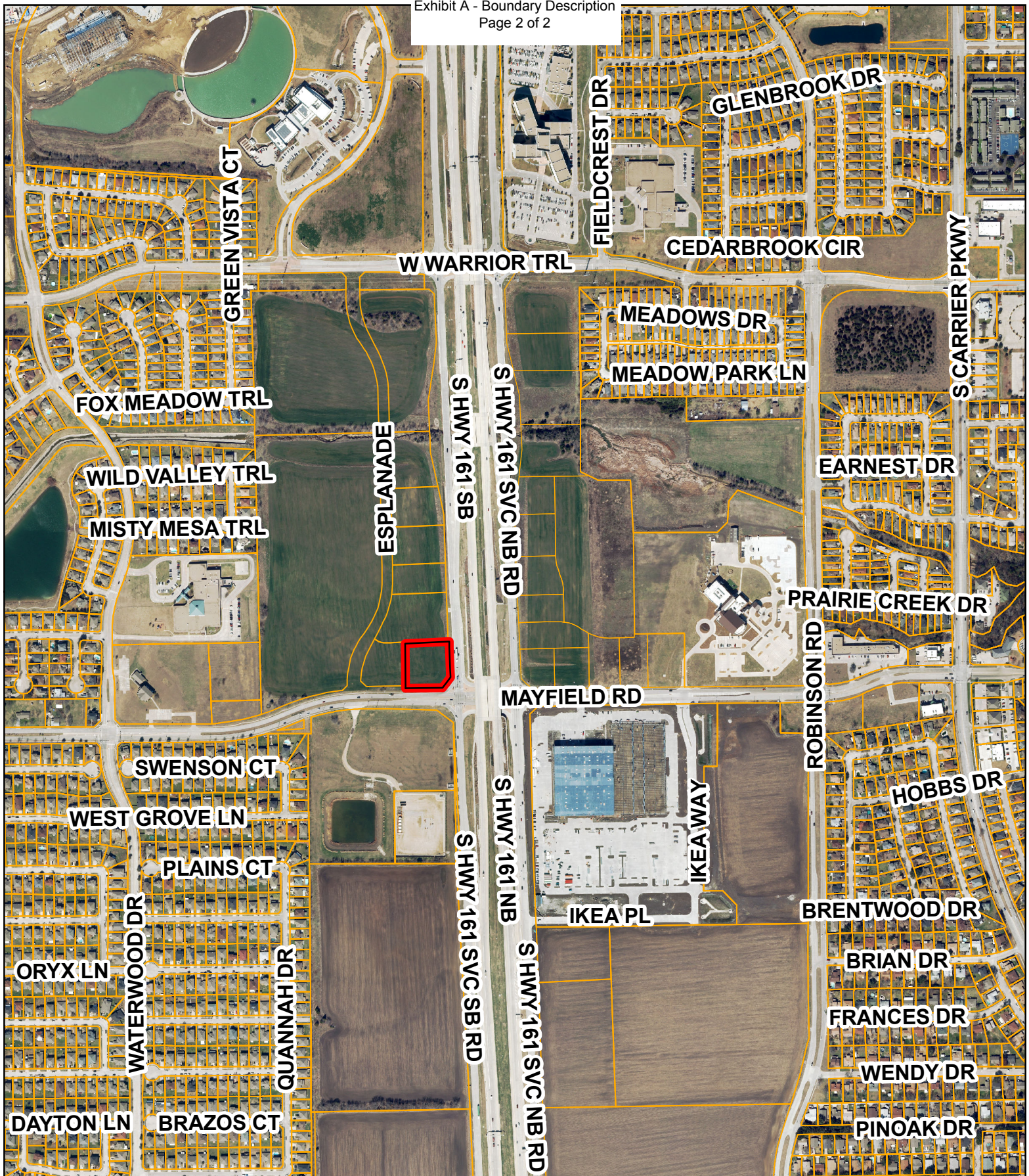
North $2^{\circ}29'05''$ West, a distance of 69.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South $87^{\circ}30'55''$ West, a distance of 12.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North $2^{\circ}29'05''$ West, a distance of 184.00 feet to an "X" cut in concrete set for corner in the north line of said Lot 1, Block B;

THENCE with said north line of Lot 1, Block B, North $87^{\circ}30'55''$ East, passing at a distance of 253.01 feet to a PK nail found, in all a total distance of 258.75 feet to the **POINT OF BEGINNING** and containing 1.4724 acres or 64,139 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



CASE LOCATION MAP
Case Number SU190602/S190602
Raising Cane's



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org