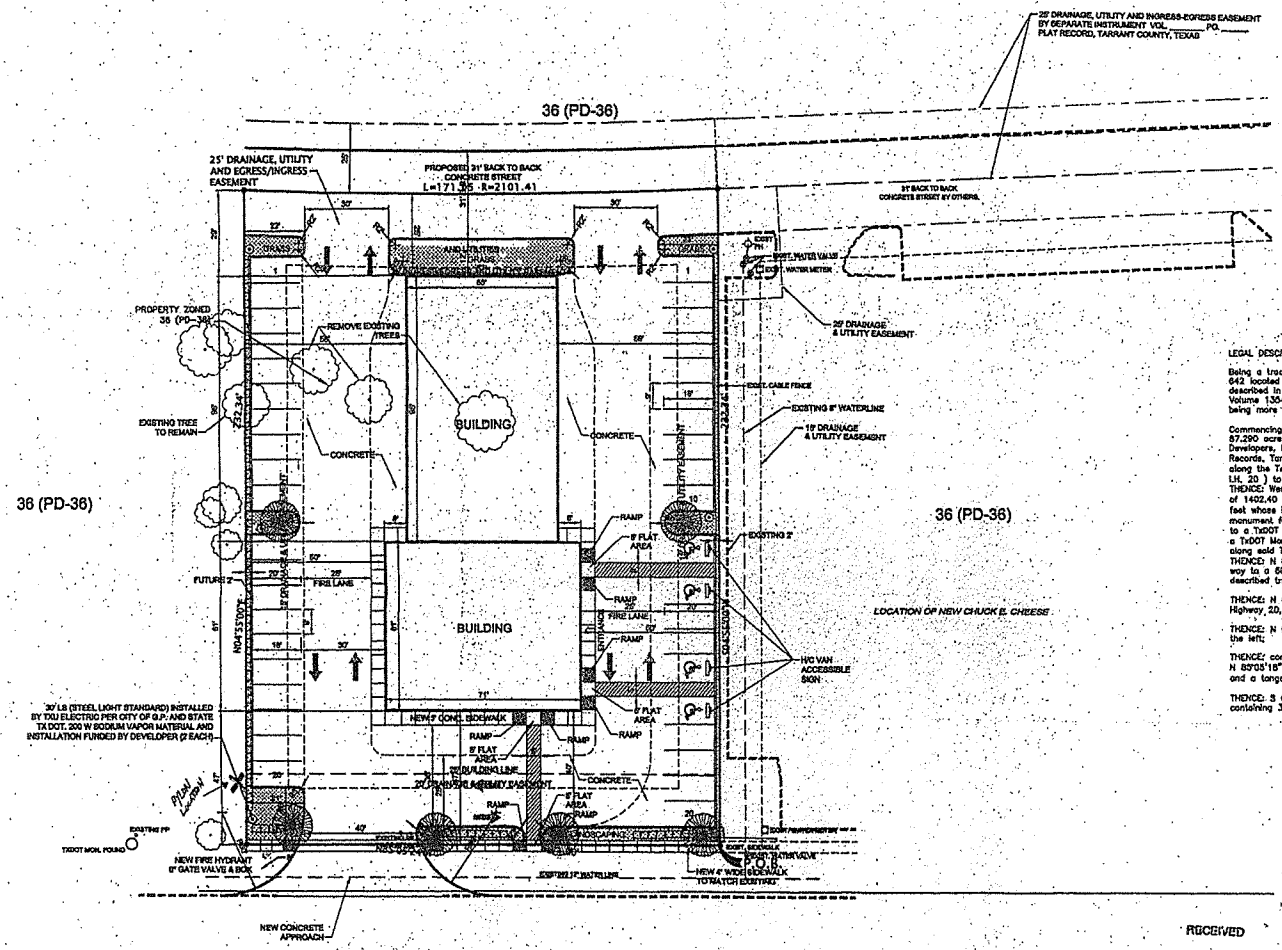

INTERSTATE HIGHWAY 20 FRONTAGE - SERVICE ROAD

RECEIVED
NOV 17 2014
PLANNING DEPARTMENT

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LEGAL DESCRIPTION

Being a tract of land situated in the William Hayman Survey, Abstract No. 642 located in Grand Prairie, Texas and being a portion of the tract described in a deed to Great Southwest Developers, L.P. as recorded in Volume 13546, Page 516, Deed Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows:

Commencing at a 5/8" Iron Rod Found at the Southeast corner of a 87.290 acre tract described in a deed of record to Great Southwest Developers, L.P., of record in Volume 13546, Page 516, of the Deed Records, Tarrant County, Texas; THENCE: S 80°12'40" W 108.90 feet the along the Texas Department of Transportation, North Right-of-Way line, (I.H. 20) to a TxDot monument for the beginning of a curve to the right; THENCE: Westerly along said right-of-way with said curve having a Radius of 1402.40 feet and a Central Angle of 12°00'18" a distance of 293.83 feet whose Long Chord bears S 82°34'56" W 293.29 feet to a TxDot monument for the end of said curve; THENCE: S 85°12'40" W 98.78 feet to a TxDOT Monument for a corner; THENCE: N 88°31'55" W 49.31 feet to a TxDOT Monument for a corner; THENCE: N 83°05'24" W 658.19 feet along said TxDOT right of way to an " x " cut in concrete for a corner; THENCE: N 83°05'24" W 250.78 feet continuing along said TxDot right of way to a 60D set, and being the POINT OF BEGINNING of the herein described tract;

THENCE: N 83°05'24" W, along the North right-of-way line of Interstate Highway 20, a distance of 171.00' to a 60D SET;

THENCE: N 04°55'00" E, 232.34' to a point for a corner and a curve to the left;

THENCE: continuing along the curve to the left with a chord of N 89°05'18" W, 171.00', an arc length of 171.05', a radius of 2102.41', and a tangent of 85.57' to a point for a corner;

THENCE: S 04°55'00" W, 232.34' to the POINT OF BEGINNING and containing 39,532 square feet, or 0.91 acres of land.

LEGEND

- 8" WATER MAIN
- GATE VALVE
- WATER METER
- CAP
- TEE
- FIRE HYDRANT ASSEMBLY

STATE OF TEXAS
PHILLIP JOHN BARNETT
45837
REGISTERED PROFESSIONAL ENGINEER

BENCH MARK

TEXAS STATE PLANE COORDINATE SYSTEM DATA:
POINT OF BEGINNING
5/8 IRON ROD FOUND
NORTH: 368129.320
EAST: 2438837.968
ELEVATION 583.16 MSL
S.E. CORNER 87 ACRE TRACT
APPROX. 1640 WEST OF SE CORNER OF GOODYEAR TIRE LOT

TOTAL NUMBER OF PARKING SPACES: 36
04 H/C
40 TOTAL

Note: Please ensure a 2% max slope in all directions required at access aisle and accessible parking.

Note: Survey done by others.

Note: Building and parking layout done by others.

Note: Sign placement and details to be determined by owner.

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SITE PLAN

GOODYEAR TIRE
GRAND PRAIRIE, TEXAS

JOB NO. 030013	DATE: 02-18-2003	C3
DESIGN BY: PJB	REVISION: 3-18-2003	
DRAWN BY: JAS	SCALE: 1"=20'	

CITY FILE NO. P-945 CASE NO. USP141101