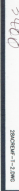


CASE LOCATION MAP
Case Number Z190302/CP190302
Mixed Use at 161 and Forum



City of Grand Prairie
Planning and Development

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MF-T-2

BEING all that certain tract or parcel of land situated in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found for corner at a westerly northwest corner of said Campbell-Mayfield (134.395 acre) tract, same being at the southwest corner of that certain (called 17.5 acre) tract of land described in a Quit Claim deed from Service Broadcasting Corporation to Childs-Kelly Venture, dated December 21, 1984 and recorded in Volume 85222, Page 1830, Dallas County, Deed Records, and being in the east line of that certain (called 161.5 acre) tract of land conveyed to Dr. John O. Baker and Dr. Bryant O. Baker by deed dated January 25, 1952 and recorded in the Dallas County, Deed Records, and also being in fence in the centerline line of Old Matthew Road, an abandoned 30 foot road closed by Order recorded in Volume 45, Page 258 of the Dallas County Commissioner's Court Minutes, same being the west line of said William Reed Survey and the common east line of the G.W. Long Survey, Abstract No. 1726;

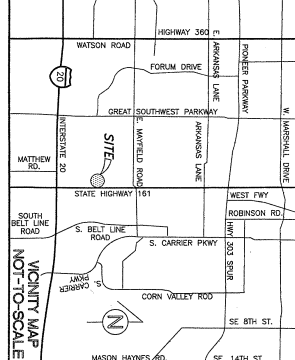
THENCE departing said Long Survey and said Baker (161.5 acre) tract, North 89° 45' 25" East, passing the east line of said abandoned Old Matthew Road, and continuing a total distance of 824.90 feet to a 1/2" iron rod found for corner at an interior corner of said Campbell-Mayfield (134.395 acre) tract and the common southeast corner of said Childs-Kelly Venture (17.5 acre) tract;

THENCE North 89° 45' 25" East for a distance of 26.57 feet to a 5/8" iron rod set for corner in the West right-of-way line of State Highway No. 161;

THENCE South 01° 56' 55" East, along the west line of said State Highway No. 161, a distance of 1405.85 feet to a corner in the south line of said Campbell-Mayfield (134.395 acre) tract, same being in the common north line of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being in the south line of said William Reed Survey and the common north line of the Frederick Dohme Survey, Abstract No. 395;

THENCE departing said State Highway No. 161, South 89° 45' 40" West, along the south line of said Campbell-Mayfield (134.395 acre) tract and the common north line of said Campbell-Belt Line (159.023 acre) tract and the said William Reed - Frederick Dohme Survey line, at a distance of 883.23 feet passing a 5/8" iron rod set at the northwest corner of said Campbell-Belt Line (159.023 acre) tract and the east line of aforesaid abandoned Old Matthew Road, and continuing on a total distance of 898.23 feet to a 1/2" iron rod found for corner at the Southwest corner of said Campbell-Mayfield (134.395 acre) tract, same being at the southwest corner of said William Reed Survey, and being in the east line of aforesaid Baker (161.5 acre) tract, the east line of aforesaid G.W. Long Survey and a fence in the centerline of said abandoned Old Matthew Road;

THENCE North 00° 02' 32" West, along the Reed-Long Survey line, the center of said abandoned Old Matthew Road and the meanders of a wire fence, a distance of 1405.18 feet to the POINT OF BEGINNING and CONTAINING 28.2216 ACRES OF LAND, more or less.



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property:

BEING all that certain tract or parcel of land situated in the Frederick Dohme Survey, Abstract No. 395 City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron rod found for corner in the north line of said Frederick Dohme Survey, and the common north line of said Campbell-Belt Line (159.023 acre) tract, same being in the common south line of the William Reed Survey, Abstract No. 1193 and the common south line of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being at the intersection of said common lines with the west line of State Highway No. 161, a 400 foot right-of-way at this point, as described in instruments to the State of Texas recorded in Volume 2003039, Page 7373 and Volume 2004207, Page 5223, Deed Records, Dallas County, Texas;

THENCE departing said William Reed Survey and said Campbell-Mayfield (134.395 acre) tract, along the west right-of-way line of said State Highway No. 161, the following courses and distances numbered (1) through (5):

- (1) South 01° 56' 55" East, a distance of 1216.25 feet to a 5/8" Iron rod set for corner;
- (2) South 43° 03' 16" West, a distance of 67.84 feet to a 5/8" iron rod set for corner;
- (3) South 83° 43' 14" West, a distance of 96.61 feet to a 5/8" Iron rod set for corner;
- (4) South 88° 03' 05" West, a distance of 82.04 feet to a 5/8" iron rod set for corner at a common corner of a proposed 80 foot right-of-way;
- (5) South 01° 56' 55" East, and continuing along the west line of said State Highway No. 161, a distance of 40.00 feet to a 5/8" Iron rod set for corner at the intersection of said west line, with the centerline of said proposed 80 foot right-of-way;

THENCE departing said State Highway No. 161, South 88° 03' 04" West, along the centerline of said proposed 80 foot right-of-way, a distance of 702.61 feet to a 5/8" iron rod set for corner in the west line of said Campbell-Belt Line (159.023 acre) tract and the west line of the said Frederick Dohme Survey, same being in the common east line of the C. D. Ball Survey, Abstract No. 1699, and being in the common east line of that certain (called 133.861 acre) tract of land conveyed to Tommy Joe Winn, et al, by instrument recorded in Volume 94053, Page 3064 of the Deed Records of Dallas County, Texas;

THENCE departing centerline, North 00° 01' 34" East, along the west line of said Frederick Dohme Survey and the meanders of a wire fence, passing the northeast corner of said Tommy Joe Winn (133.861 acre) tract, the northeast corner of said Ball Survey, the common southeast corner of the G. W. Long Survey, Abstract No. 1726 and a common corner of that certain (called 161.5 acre) tract of land conveyed to Dr. John O. Baker and Dr. Bryant O. Baker by deed dated January 25, 1952 and recorded in the Dallas County, Deed Records, leaving fence and joining the east line of Old Matthew Road, an abandoned 30 foot road closed by Order recorded in Volume 45, Page 258 of the Dallas County Commissioner's Court Minutes, and continuing on a total distance of 1338.66 feet to a 5/8" Iron rod set for corner at the northwest corner of said Frederick Dohme Survey and the northwest corner of said Campbell-Belt Line (159.023 acre) tract, same being a common corner of said Long Survey, and being in the south line of aforesaid William Reed Survey, and also being in the south line of aforesaid Campbell-Mayfield (134.395 acre) tract;

THENCE departing said Long Survey, and said Baker (161.5 acre) tract, and said abandoned Old Matthew Road, North 89° 45' 40" East, along the south line of said William Reed Survey, the south line of said Campbell-Mayfield (134.395 acre) tract, the common north line of said Frederick Dohme Survey, and the common north line of said Campbell-Belt Line (159.023 acre) tract, a distance of 883.23 feet to the POINT OF BEGINNING and CONTAINING 27.3056 ACRES OF LAND, with 0.8446 Acres of Land lying in the proposed 80 foot right-of-way, for a Net Area of 26.6610 Acres of Land, more or less.