



CASE LOCATION MAP
Case Number: **CPA191003**
Riverside Mixed Use



City of Grand Prairie
Planning and Development
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LEGAL DESCRIPTION OF THE PROPERTY

Tract 1:

Being a 12.82 acre tract of land situated in the Norman Underwood Survey, Abstract No. 1582, Tarrant County, Texas and being all of that certain parcel called Tract One as conveyed by deed to CPG Riverside, L.P., a Delaware limited partnership, as recorded in Volume 17362, Page 58, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said point being the northeast corner of said Tract One, and being the intersection of the southerly right-of-way line of Riverside Parkway (a variable width R.O.W.) as dedicated to the City of Grand Prairie by plat, as recorded in Volume 388-145, Page 74, Plat Records, Tarrant County, Texas and the west right-of-way line of State Highway 360 (a variable width R.O.W.), said point also being the beginning of non-tangent curve to the right having a radius of 5554.58 feet, a central angle of 12°21 '58" and a long chord which bears South 07°06'13" West, 1196.51 feet;

THENCE southwesterly, along said west right-of-way line of State Highway 360 and said non-tangent curve to the right, an arc distance of 1198.94 feet to a set 1 /211 iron rod for corner;

THENCE South 13°17'52 11 West, continuing along said west right-of-way line, for a distance of 143.65 feet to a found 1/211 iron rod for corner, being the northeast corner of Lot 1, Block A of Towns of Riverside Addition, as recorded in Instrument No. D206314578, Deed Records, Tarrant County, Texas;

THENCE North 06°33'28 11 West, leaving said west right-of-way line and following along the common line of said CPG Riverside tract and Towns of Riverside Addition, for a distance of 125.81 feet to a found 1/2" iron rod for corner;

THENCE North 14°45'10 11 West, continuing along said common line, for a distance of 172.08 feet to a found 1/2" iron rod for corner;

THENCE North 64°35'07 11 West, continuing along said common line, for a distance of 502.71 feet to a set 1/211 iron rod for corner;

THENCE North 81 °43'59 11 West, continuing along said common line, for a distance of 45.05 feet to a found 1/2" iron rod for corner, being in said southerly right-of-way line of Riverside Parkway;

THENCE North 13°18'17 11 East, leaving said common line and following along said southerly right-of-way line of Riverside Parkway, for a distance of 342.29 feet to a found 1/2" iron rod for corner, being the beginning of a tangent curve to the right having a radius of 650.00 feet, a central angle of 51 °55'31 11 and a long chord which bears North 39°15'36 11 East, 569.12 feet;

THENCE northeasterly, along said southerly right-of-way line and said curve to the right, an arc distance of 589.07 feet to a found 1/211 iron rod for corner;

THENCE North 65°13'21 11 East, continuing along said southerly right-of-way line, for a distance of 8.05 feet to a found 1/2" iron rod for corner, being the beginning of a tangent curve to the right

having a radius of 400.00 feet, a central angle of 24°59'12", and a long chord which bears North 77°42'57" East, 173.06 feet;

THENCE northeasterly, along said southerly right-of-way line and said curve to the right, an arc distance of 174.44 feet to a found 1/2" iron rod for corner;

THENCE South 89°47'27" East, continuing along said southerly right-of-way line, for a distance of 122.50 feet to the POINT OF BEGINNING and CONTAINING 558,418 square feet or 12.82 acres of land, more or less.

Tract 2:

BEING a 246.52 acre tract of land situated in the J.J. Goodfellow Survey, Abstract No. 1904, the Jefferson Estill Survey, Abstract No. 491, the Norman Underwood Survey, Abstract No. 1582, the Jonathan Brown Survey, Abstract No. 110, the J. Burnett Survey, Abstract No. 178 and the E. Jones Survey, Abstract No. 842, Tarrant County, Texas, and being all of that certain parcel called Tract Two as conveyed by deed to CPG Riverside, L.P., a Delaware limited partnership, as recorded in Volume 17362, Page 58, Deed Records, Tarrant County, Texas, and being all of Lot 1-R, Block 1, Riverside Club, as recorded in Volume 388-193, Pg. 53, Plat Records, Tarrant County, Texas. Said 246.52 acres being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for corner, said point being the most easterly northeast corner of said Tract Two, and being the intersection of the northerly right-of-way line of Riverside Parkway (a variable width R.O.W.) as dedicated to the City of Grand Prairie by plat, as recorded in Volume 388-145, Page 74, Plat Records, Tarrant County, Texas and the west right-of-way line of State Highway 360 (a variable width R.O.W.);

THENCE South 89°55'45" West, along said northerly right-of-way line of Riverside Parkway, for a distance of 19.92 feet to a set 1/2 inch iron rod for corner;

THENCE South 90°00'00" West, continuing along said northerly right-of-way line, for a distance of 2.01 feet to a set 1/2 inch iron rod for corner, being the beginning of a tangent curve to the left having a radius of 530.00 feet, a central angle of 24°46'12" and a long chord which bears South 77°36'54" West, 227.35 feet;

THENCE westerly, along said northerly right-of-way line and said curve to the left, an arc distance of 229.13 feet to a set 1/2-inch iron rod for corner;

THENCE South 65°13'45" West, continuing along said northerly right-of-way line, for a distance of 96.10 feet to a set 1/2 inch iron rod for corner, being the beginning of a tangent curve to the left having a radius of 750.00 feet, a central angle of 51°55'29" and a long chord which bears South 39°16'01" West, 656.67 feet;

THENCE southwesterly, along said northerly right-of-way line and said curve to the left, an arc distance of 679.69 feet to a set 1/2 inch iron rod for corner;

THENCE South 13°18'17" West, continuing along said northerly right-of-way line, for a distance of 352.53 feet to a found 1/2 inch iron rod for corner;

THENCE North 81°43'59" West, leaving said northerly right-of-way line, for a distance of 37.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 89°12'21" West, for a distance of 276.52 feet to a found 1/2 inch iron rod for corner;

THENCE South 69°18'58" West, for a distance of 712.41 feet to a set 1/2 inch iron rod for corner;

THENCE South 14°01'09" West, for a distance of 1742.22 feet to a found 1/2 inch iron rod for corner;

THENCE South 29°43'59" West, for a distance of 2579.44 feet to a set 1/2 inch iron rod for corner;

THENCE South 52°52'18" East, for a distance of 814.88 feet to a set 1/2 inch iron rod for corner;

THENCE South 69°30'14" East, for a distance of 74.85 feet to a set 1/2 inch iron rod for corner;

THENCE South 89°30'59" West, for a distance of 1139.92 feet to a set 1/2 inch iron rod for corner;

THENCE North 00°52'14" West, for a distance of 1186.23 feet to a set 1/2 inch iron rod for corner;

THENCE South 87°30'46" West, for a distance of 680.51 feet to a point for corner, being in the approximate limits of the Trinity River;

THENCE the following calls along said approximate limits of the Trinity River:

North 05°15'52" East, for a distance of 468.44 feet to a point for corner;

North 64 °03'46" East, for a distance of 234.19 feet to a point for corner;

South 49°31 '14" East, for a distance of 540.00 feet to a point for corner;

South 86°46'14" East, for a distance of 250.00 feet to a point for corner;

North 06°13'46" East, for a distance of 970.00 feet to a point for corner;

South 65°50'20" East, for a distance of 410.22 feet to a point for corner;

South 64 °52'58" East, for a distance of 204.80 feet to a point for corner;

North 27°20'59" East, for a distance of 619.00 feet to a point for corner;

North 15°21 '55" East, for a distance of 156.45 feet to a point for corner;

North 15°08'27" West, for a distance of 165.15 feet to a point for corner;

North 64°32'31" West, for a distance of 379.31 feet to a point for corner;

North 34°37'46" West, for a distance of 407.97 feet to a point for corner;

North 33°22'52" East, for a distance of 289.17 feet to a point for corner;

South 76°58'54" East, for a distance of 473.01 feet to a point for corner;

North 14 °29'37" East, for a distance of 541 .65 feet to a point for corner;

North 10°23'42" East, for a distance of 388.71 feet to a point for corner;
North 08°09'09" East, for a distance of 708.08 feet to a point for corner;
North 00°19'13" West, for a distance of 212.01 feet to a point for corner;
North 12°53'10" West, for a distance of 345.58 feet to a point for corner;
North 03°08'11" West, for a distance of 302.24 feet to a point for corner;
North 08°19'16" West, for a distance of 200.65 feet to a point for corner;
North 18°04'02" West, for a distance of 145.50 feet to a point for corner;
North 25°11'36" West, for a distance of 148.14 feet to a point for corner;
North 06°03'49" East, for a distance of 115.85 feet to a point for corner;
North 77°03'40" East, for a distance of 119.64 feet to a point for corner;
South 80°32'52" East, for a distance of 206.34 feet to a point for corner;
South 73°50'18" East, for a distance of 241.21 feet to a point for corner;
South 53°06'55" East, for a distance of 305.31 feet to a point for corner;
North 87°34'42" East, for a distance of 106.09 feet to a point for corner;
North 27°53'02" East, for a distance of 118.42 feet to a point for corner;
North 06°41'39" East, for a distance of 186.01 feet to a point for corner;
North 13°24'38" West, for a distance of 97.67 feet to a point for corner;
North 43°11'36" West, for a distance of 273.62 feet to a point for corner;
North 18°59'04" West, for a distance of 73.00 feet to a point for corner;
North 01°42'02" East, for a distance of 76.95 feet to a point for corner;
North 41°02'58" East, for a distance of 125.39 feet to a point for corner;
North 67°29'14" East, for a distance of 108.40 feet to a point for corner;
North 88°28'56" East, for a distance of 255.06 feet to a point for corner;
North 54°43'24" East, for a distance of 85.96 feet to a point for corner;
North 27°48'29" East, for a distance of 127.36 feet to a point for corner;
North 07°17'18" East, for a distance of 129.87 feet to a point for corner;

North 24°28'38" West, for a distance of 148.45 feet to a point for corner;

North 18°02'39" West, for a distance of 185.16 feet to a point for corner;

North 39°04'14" West, for a distance of 105.83 feet to a point for corner;

North 42°48'23" West, for a distance of 281.46 feet to a point for corner;

North 25°49'10" West, for a distance of 230.16 feet to a point for corner;

North 20° 43'05" East, for a distance of 194.10 feet to a point for corner;

North 05°42'00" East, for a distance of 125.46 feet to a point for corner;

North 16°32'27" East, for a distance of 128.04 feet to a point for corner;

North 21 °17'35" East, for a distance of 172.36 feet to a point for corner;

North 66°31 '11" East, for a distance of 218.37 feet to a point for corner;

South 59°53'53" East, for a distance of 58.57 feet to a point for corner;

THENCE North 00°02'39" West, leaving said approximate limits, for a distance of 49.63 feet to a set 1/2 inch iron rod for corner;

THENCE North 89°54'21" West, for a distance of 282.16 feet to a set 1/2 inch iron rod for corner;

THENCE North 01 °56'58" East, for a distance of 659.26 feet to a set 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 11309.20 feet, a central angle of 0°29'11" and a long chord which bears North 87°58'33" East, 95.98 feet;

THENCE northeasterly, along said non-tangent curve to the right, an arc distance of 95.98 feet to a set 1/2 inch iron rod for corner, being in said west right-of-way line of State Highway 360;

THENCE South 30°24'11" East, along said west right-of-way line, for a distance of 1492.61 feet to a set 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 5554.58 feet, a central angle of 29°45'22" and a long chord which bears South 15°23'27" East, 2852.43 feet;

THENCE southeasterly, along said west right-of-way line and said non-tangent curve to the right, an arc distance of 2884.74 feet to the POINT OF BEGINNING and CONTAINING 10,738,538 square feet or 246.52 acres of land, more or less.