



CASE LOCATION MAP
Case Number: SU180804/S180802
7-Eleven



City of Grand Prairie
Planning and Development
(972) 237-8257 www.gptx.org

PROPERTY DESCRIPTION

BEING a 2.407 acre tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract Number 202, located in the City of Grand Prairie, Dallas County, Texas, being a portion of a called 3.505 acre tract of land described as "Tract I" in the Special Warranty Deed to Bernard and Audre Rapaport Foundation, recorded in Instrument Number 20070195052, of the Official Public Records of Dallas County, Texas (OPRDCT), said 2.407 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "WIER & ASSOCIATES" at the northernmost northwest corner of said Tract I at the northeast end of a corner clip located at the intersection of the south right-of-way line of Trinity Boulevard (100' wide right-of-way), with the east right-of-way line of Hard Rock Road (Variable Width), both as described as a called 19.323 acre tract to the City of Grand Prairie in the Special Warranty Deed for Street Dedication recorded in Instrument Number 199001082082, OPRDCT;

THENCE North 88 degrees 52 minutes 08 seconds East, with the north line of said Tract I and the south right-of-way line of said Trinity Boulevard, a distance of 182.23 feet to a found 3.5" TXDOT Aluminum Disk Stamped "PBSJ 3538" at the northernmost northeast corner of said Tract I and the northwest corner of a corner clip located at the intersection of the south right-of-way line of said Trinity Boulevard and the west right-of-way line of Texas State Highway 161 (Variable Width) described as a called 8.9071 acre tract to the State of Texas in the Special Warranty Deed recorded in Instrument Number 200302186106, OPRDCT;

THENCE South 44 degrees 04 minutes 07 seconds East, with the east line of said Tract I and the west right-of-way line of said Texas State Highway 161, a distance of 38.12 feet to a point for corner from which a found 1/2" iron rod with cap stamped "HALFF ASSOC. INC." bears South 84 degrees 55 minutes 57 seconds East, a distance of 0.27 feet;

THENCE South 00 degrees 05 minutes 36 seconds East, continuing with the east line of said Tract 1 and the west right-of-way line of said Texas State Highway 161, a distance of 415.40 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" from which a found 1/2" iron rod at an angle point on the east line of said Tract I and at an angle point on the west right-of-way line of said Texas State Highway 161 bears South 00 degrees 05 minutes 36 seconds East, a distance of 143.13 feet;

THENCE South 89 degrees 21 minutes 44 seconds West, across said Tract I, a distance of 239.48 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" on the west line of said Tract I and on the east right-of-way line of said Hard Rock Road (Variable Width);

THENCE North 00 degrees 40 minutes 14 seconds West, with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 146.00 feet to a found 1/2" iron

rod at an angle point on the west line of said Tract I and at an angle point on the east right-of-way line of said Hard Rock Road;

THENCE North 01 degrees 24 minutes 16 seconds East, continuing with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 138.09 feet to a found 1/2" iron rod at an angle point on the west line of said Tract I and at an angle point on the east right-of-way line of said Hard Rock Road;

THENCE North 00 degrees 40 minutes 14 seconds West, continuing with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 122.48 feet to a found 1/2" iron rod at an angle point on the west line of said Tract I and at an angle point on the east right-of-way line of said Hard Rock Road;

THENCE North 40 degrees 10 minutes 33 seconds East, with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 46.26 feet to the POINT OF BEGINNING and containing 2.407 acres of land, or 104,869 square feet of land, more or less.