

03'53"E 1067.38

40' NO BUILY & MUTUAL ACCESS ESMT. VOL. 2002199, PG. 77 D.R.D.C.T.



# INTERSTATE HIGHWAY NO. 20

(VARIABLE WIDTH RIGHT OF WAY) CITY OF GRAND PRAIRIE DRAINAGE EASEMENT

389°29'33"E 366.77  
REFERENCE BEARING FROM PLAT

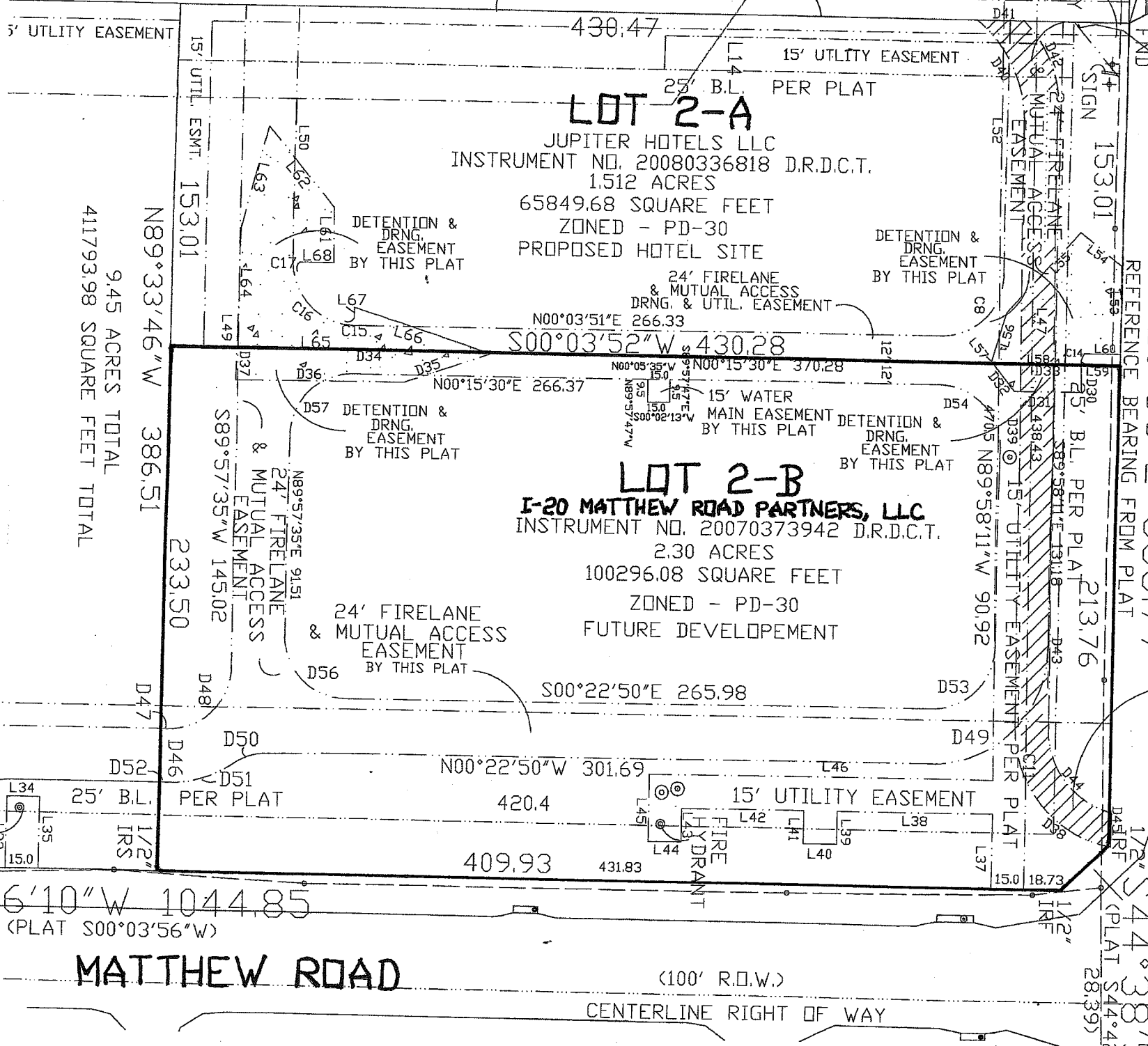
28.45  
1 1/2" S 44° 38' 11" E  
(PLAT S 44° 41' 12" E 28.39)

## LOT 2-A

JUPITER HOTELS LLC  
INSTRUMENT NO. 20080336818 D.R.D.C.T.  
1.512 ACRES  
65849.68 SQUARE FEET  
ZONED - PD-30  
PROPOSED HOTEL SITE

## LOT 2-B

I-20 MATTHEW ROAD PARTNERS, LLC  
INSTRUMENT NO. 20070373942 D.R.D.C.T.  
2.30 ACRES  
100296.08 SQUARE FEET  
ZONED - PD-30  
FUTURE DEVELOPEMENT



6'10" W 1044.85  
(PLAT S00°03'56"W)

## MATTHEW ROAD

(100' R.O.W.)  
CENTERLINE RIGHT OF WAY

9.45 ACRES TOTAL  
411793.98 SQUARE FEET TOTAL

N 89°33'46" W 386.51  
233.50

S 89°57'35" W 145.02

153.01

N 00°22'50" W 301.69

420.4

409.93

431.83

S 00°03'52" W 430.28

N 00°15'30" E 266.37

N 00°15'30" E 370.28

N 00°03'51" E 266.33

S 00°22'50" E 265.98

N 89°58'11" E 131.18  
213.76  
N 89°58'11" W 90.92

153.01

28.39

