

METES AND BOUNDS DESCRIPTION
Lot 6R, Block A

BEING a tract of land situated in the A. Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, the subject tract being a portion of Lots 6 and 7, Block A of Bush & Pioneer Centre according to the plat recorded in Instrument Number 201600194923 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the north line of Arkansas Lane, a variable width public right-of-way, with the east line of the President George Bush Turnpike, a variable width public right-of-way (also known as State Highway 161), for the southerly southwest corner of Lot 6;

THENCE N 46°56'51" W, 181.43 feet to a point from which a 1/2" iron rod found at the common corner of said Lot 6 and 7 bears N 46°56'51" W, a distance of 20.53 feet;

THENCE N 43°03'09" E, 60.50 feet;

THENCE S 46°56'51" E, 15.00 feet;

THENCE N 43°03'09" E, 139.49 feet;

THENCE around a tangent curve to the right having a central angle of 11°56'23", a radius of 112.00 feet, a chord of N 49°01'21" E - 23.30 feet, an arc length of 23.34 feet;

THENCE N 54°59'32" E, 34.02 feet;

THENCE around a tangent curve to the right having a central angle of 02°39'52", a radius of 112.00 feet, a chord of N 56°19'28" E - 5.21 feet, an arc length of 5.21 feet;

THENCE N 57°39'24" E, 27.90 feet to the southwest line of Lot 1, Block A;

THENCE along said southwest line and around a non-tangent curve to the left having a central angle of 28°30'27", a radius of 208.00 feet, a chord of S 46°35'50" E - 102.43 feet, an arc length of 103.49 feet;

THENCE S 29°08'57" W, 106.12 feet

THENCE S 00°24'30" E, 148.50 feet

THENCE S 89°35'30" W, 112.06 feet to the POINT OF BEGINNING with the subject tract containing 50,713 square feet or 1.164 acres of land.