

BEING all of Lot 7, Block A, Bush & Pioneer Centre, an addition in the City of Grand Prairie, Dallas County Texas, according to the plat thereof, recorded under Instrument Number 201600194923, Official Public Records, Dallas County, Texas, the subject tract being more particularly described as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506).

COMMENCING at a 1/2 inch rebar found at the northwest corner of Lot 10, in said Block A;

THENCE SOUTH 00 degrees 44 minutes 23 seconds WEST, with the west line of said Bush & Pioneer Centre, a distance of 454.00 feet to an angle point in the west line of Lot 8, in said Block A;

THENCE SOUTH 03 degrees 27 minutes 09 seconds EAST, with the west line of said Bush & Pioneer Centre, a distance of 209.14 feet to a 1/2 inch rebar with red plastic cap stamped "WINDROSE" (hereinafter "capped rebar set") set at the most westerly northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE with the perimeter and to the corners of said Lot 7, Block A, the following courses and distances:

1. NORTH 43 degrees 13 minutes 37 seconds EAST, a distance of 27.44 feet to a capped rebar set;
2. NORTH 89 degrees 54 minutes 23 seconds EAST, a distance of 201.61 feet to a capped rebar set;
3. SOUTH 00 degrees 05 minutes 37 seconds EAST, a distance of 10.96 feet to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 208.00 feet, a central angle of 34 degrees 18 minutes 31 seconds, and a chord bearing and distance of SOUTH 17 degrees 14 minutes 52 seconds EAST, 122.70 feet;
4. Along the arc of said curve to the left, an arc length of 124.55 feet to a capped rebar set at the end of said curve;
5. SOUTH 55 degrees 02 minutes 00 seconds WEST, a distance of 293.06 feet to a capped rebar set;
6. NORTH 03 degrees 27 minutes 09 seconds WEST, a distance of 276.26 feet, returning to the **POINT OF BEGINNING** and enclosing 1.149 acres, or 50,055 square feet of land, more or less.