





BEING a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, in the City of Grand Prairie, Dallas County, Texas, and being a tract of land conveyed to Bush Pioneer Property LP., a Texas limited partnership, recorded in Instrument No. 201600006725 Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TXHS" set lying in the southerly right-of-way line of West Pioneer Parkway (SH-303 variable width right-of-way) and the easterly right-of-way line of George Bush Turnpike (SH 161 variable width right-of-way) and also being the southwesterly point of a corner clip of said right-of-way;

THENCE North 45 degrees 52 minutes 07 seconds East, along said corner clip and along a southeasterly right-of-way line of said W. Pioneer Parkway common with the northwesterly line of said Bush Pioneer tract, a distance of 163.02 feet to a 1/2 inch iron rod found at the northeasterly end of said corner clip and lying in the southerly right-of-way line of said W. Pioneer Parkway;

THENCE South 84 degrees 25 minutes 48 seconds East, along the southerly right-of-way line of said W. Pioneer Parkway common with the northerly line of said Bush Pioneer tract, a distance 149.56 feet to a 1/2 inch iron rod found for the northeasterly corner of the herein described tract common with the a northwesterly corner of Lot 1, Block A, Bush Pioneer Centre, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Instrument No. 201600194923, Official Public Records, Dallas County, Texas;

THENCE South 05 degrees 44 minutes 18 seconds West, along a westerly line of said Lot 1, Block A, common with the easterly line of said Bush Pioneer tract, a distance of 257.99 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for an the southeasterly corner of said Bush Pioneer tract and also being the northeasterly corner of Lot 10, Block A of said Bush Pioneer Centre;

THENCE South 86 degrees 24 minutes 23 seconds West, along the northerly line of said Lot 10, Block A, common with the southerly line of said Bush & Pioneer tract, a distance of 238.25 feet to a 1/2 inch iron rod found for corner lying on the easterly right-of-way line of said George Bush Turnpike;

THENCE North 00 degrees 45 minutes 34 seconds West, along the easterly right-of-way line of said George Bush Turnpike, common with westerly line of said Bush Pioneer tract, a distance of 172.65 feet to the POINT OF BEGINNING and containing 62,685 square feet or 1.4391 acres of land.