

PROPOSED LOT 6 LEGAL DESCRIPTION:

WHEREAS Grand Central Crossing LLC, is the sole owner of a 3.064 acre tract of land in the City of Grand Prairie, located in D.R. Cameron Survey, Abstract No. 295, and being a portion of that certain tract of land conveyed to Grand Central Crossing LLC, by Special Warranty Deed recorded in Instrument Number 201700159562, Official Public Records, Dallas County, Texas, and being particularly described as follows;

BEGINNING at a PK Nail found for the southeast corner of said Grand Central Crossing tract, same being in the west line of Fieldwood Drive (a 50' right-of-way), as dedicated by Brookfield North Phase One, an Addition to the City of Grand Prairie, Dallas County, Texas, by map recorded in Volume 2003152, Page 124, Map Records, Dallas County, Texas, same being the northeast corner of that certain tract of land conveyed to Grand Prairie Independent School District by deed recorded in Instrument Number 20070419598, said Official Public Records;

THENCE South 89 deg. 54 min. 06 sec. West, along the common line of said Grand Central Crossing tract, and said Grand Prairie Independent School District tract, a distance of 307.34 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE through the interior of said Grand Central Crossing tract as follows:

North 00 deg. 19 min. 47 sec. West, a distance of 405.19 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract;

South 89 deg. 40 min. 13 sec. West, a distance of 39.95 feet to a 1/2 inch iron rod set for the most westerly southwest corner of the herein described tract;

North 00 deg. 19 min. 47 sec. West, a distance of 23.50 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

North 89 deg. 40 min. 13 sec. East, a distance of 350.10 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Grand Central Crossing tract, same being in the west line of aforesaid Brookfield North Phase One, Block A;

THENCE South 00 deg. 02 min. 43 sec. West, along the common line of said Block A, passing a 1/2 inch capped iron rod found for the southwest corner of said Block A, same being northwest intersection of Wood Brook Drive (a 50 foot right of way) and aforesaid Fieldwood Drive (a 50 foot right of way), and continuing along the common line of said Grand Central Crossing tract and said Fieldwood Drive, a total distance of 429.94 feet to the POINT OF BEGINNING and containing 133,487 square feet or 3.064 acres of computed land, more or less.