

ZONING DESCRIPTION

BEING a tract of land situated in the William C. Shelton Survey, Abstract No. 1285, City of Hutchins, Dallas County, Texas and being part of Lot 1R, Block A of the Wilwash Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Instrument No. 20202000152325, Official Public Records, Dallas County, Texas, and being part of a tract of land described in Special Warranty Deed with Reservations to Wilwash, LLC recorded in Instrument No. 201600191833 of said Official Public Records and being more particularly described as follows:

BEGINNING at a point for the intersection of the southeast right-of-way line of Finn Road (a variable width right-of-way) and the southwest right-of-way line of Goode Road (a variable width right-of-way, and being the north corner of said Lot 1R, Block A;

THENCE with said southwest right-of-way line, South 30°45'43" East, a distance of 312.00 feet to a point for corner;

THENCE departing said southwest right-of-way line, the following courses and distances:

South 59°23'17" West, a distance of 277.00 feet to a point for corner;

North 30°45'43" West, a distance of 312.00 feet to a point for corner in said southeast right-of-way line of Finn Road;

THENCE with said southeast right-of-way line, North 59°23'17" East, a distance of 277.00 feet to the **POINT OF BEGINNING** and containing 1.9840 acres or 86,424 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.