

**WHEREAS**, HUTCHINS INDUSTRIAL VENTURES, LLC, is the owner of an 11.87 acre tract or parcel of land situated in the W.H. SHELTON SURVEY, ABSTRACT NO. 1292, City of Hutchins, Dallas County, Texas, being a called 11.869 acre tract of land conveyed to HUTCHINS INDUSTRIAL VENTURES, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202000243075 of the Official Public Records of Dallas County, Texas, being all of Tract 1, Block A, Rachels Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Volume 85243, Page 1248 of the Plat Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod with red plastic cap (illegible) found in the southeast right-of-way line of Wintergreen Road (variable width right-of-way), being the west corner of said Tract 1;

**THENCE**, N59°27'22"E, along the southeast right-of-way line of said Wintergreen Road, being the common northwest line of said Tract 1, a distance of 440.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the southeast right-of-way line of said Wintergreen Road and the southwest right-of-way line of Joe Ed Wallace Way (60' right-of-way), being the north corner of said Tract 1;

**THENCE**, S30°49'38"E, along the southwest right-of-way line of said Joe Ed Wallace Way, being the common northeast line of said Tract 1, a distance of 1175.00 feet to a 1/2" iron rod with red plastic cap stamped "KHA" found, being the north corner of a called 78.672 acre tract of land conveyed to Wintergreen TH LLC by Special Warranty Deed of record in Document Number 202200032936 of the Official Public Records of Dallas County, Texas and the east corner of said Tract 1;

**THENCE**, S59°27'22"W, along the northwest line of said 78.672 acre tract, being the common southeast line of said Tract 1, a distance of 440.00 feet to a 1/2" iron rod with red plastic cap (illegible) found in the northeast line of Lot 1, Block A, DLH Hutchins Wintergreen 11 North Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Document Number 20080328622 of the Official Public Records of Dallas County, Texas, being the south corner of said Tract 1, from which a found 1/2" iron rod bears S30°49'38"E, a distance of 21.59 feet, being the east corner of said Lot 1;

**THENCE**, N30°49'38"W, along the northeast line of said Lot 1, being the common southwest line of said Tract 1, a distance of 1175.00 feet to the **POINT OF BEGINNING**, containing 11.87 acres or 516,994 square feet, more or less.