

PROPERTY DESCRIPTION

BEING a tract of land situated in the William H. Shelton Survey, Abstract No. 1292, Dallas County, Texas, and being all of Lot 2, Block A, Safe Stop Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202400099438, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said Lot 2, at the intersection of the southeast right-of-way line of Wintergreen Road (a variable width right-of-way) and the southwest right-of-way line of Goode Road (a variable width right-of-way);

THENCE South 30°53'14" East, with said southwest right-of-way line of Goode Road, a distance of 1,232.15 feet to a point for the southeast corner of said Lot 2 and a north corner of Lot 1, Block A of said Safe Stop Addition;

THENCE with the common line of said Lots 1 & 2, the following courses and distances:

South 59°53'00" West, a distance of 93.10 feet to a point for corner;

North 74°07'48" West, a distance of 213.92 feet to a point for corner;

North 41°28'02" West, a distance of 231.95 feet to a point for corner;

North 77°56'29" West, a distance of 243.91 feet to a point for corner;

North 36°27'27" West, a distance of 107.83 feet to a point for corner;

North 48°49'40" West, a distance of 127.50 feet to a point for corner;

South 63°43'39" West, a distance of 23.14 feet to a point for corner;

North 30°17'48" West, a distance of 455.04 feet to a north corner of said Lot 1 and the west corner of said Lot 2 and in said southeast right-of-way line of Wintergreen Road;

THENCE North 59°36'47" East, with said southeast right-of-way line of Wintergreen Road, a distance of 528.93 feet to the **POINT OF BEGINNING** and containing 498,256 square feet or 11.4384 acres of land.

This document was prepared under 22 TAC §138.95, 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.