

PROPERTY DESCRIPTION ~ PRIME POINTE WEST

BEING a tract of land situated in the JOSEPH MANLEY SURVEY, ABSTRACT NO. 687, City of HUTCHINS, DALLAS County, Texas and being a portion of a tract of land as described in deed to SZ DALLAS WAREHOUSE, LLC, recorded in Instrument No. 202200297737, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, at the intersection of the South right-of-way line of W. Wintergreen Road (variable width right-of-way) and the Easterly right-of-way line of N. Lancaster-Hutchins Road (variable width right-of-way), said iron rod being the most northerly Northwest corner of said SZ DALLAS WAREHOUSE, LLC tract;

THENCE North 89 deg 10 min 32 sec East, departing said Easterly right-of-way line and along said South right-of-way line and the North line of said SZ DALLAS WAREHOUSE, LLC tract, for a distance of 816.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE South 00 deg 56 min 29 sec East, departing said South right-of-way line and said North line of said SZ DALLAS WAREHOUSE, LLC tract, along the eastern line of said SZ DALLAS WAREHOUSE, LLC tract, for a distance of 2,363.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, said iron rod being situated in the Northeasterly line of a tract of land as described in deed to Texas Utilities Electric Company;

THENCE North 31 deg 01 min 47 sec West, along said Northeasterly line, a distance of 1,908.33 feet to a point for corner from which a MAG nail found bears South 16 deg 52 min 18 sec East, a distance of 0.69 feet, said point being situated in the approximate centerline of Cornell Road (variable width right-of-way);

THENCE North 01 deg 01 min 17 sec West, departing the Northeasterly line of said Texas Utilities Electric Company tract and along the approximate centerline of said Cornell Road, for a distance of 302.96 feet to a point for corner from which a MAG nail found bears South 24 deg 47 min 51 sec East, a distance of 0.71 feet, said point being the intersection of the approximate centerline of said Cornell Road and the Southeasterly right-of-way line of said N. Lancaster-Hutchins Road and being the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet, a central angle of 06 deg 06 min 41 sec, a chord bearing of North 18 deg 52 min 44 sec East and a chord length of 310.77 feet;

THENCE departing the approximate centerline of said Cornell Road and along the Southeasterly right-of-way line of said N. Lancaster-Hutchins Road, and along said non-tangent curve to the left, for an arc distance of 310.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE North 15 deg 49 min 23 sec East, continuing along said Southeasterly right-of-way line, for a distance of 123.56 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 33.088 acres or 1,441,320 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of June, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.