

STATE OF TEXAS:

COUNTY OF DALLAS:

LEGAL DESCRIPTION

BEING A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF A CALLED 51.76 ACRE TRACT OF LAND, AS CONVEYED TO TRIBECA TRUCK REPAIR & PARKING IN A DEED RECORDED IN INSTRUMENT NUMBER 202100294657, D.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, SOUTH 59 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 317.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, NORTH 30 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 696.59 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND, AS CONVEYED TO PAULA LEWIS, RECORDED IN INSTRUMENT NUMBER 201100279670, D.R.D.C.T.;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, NORTH 59 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 281.99 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID LEWIS TRACT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID TRIBECA TRUCK TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, THE FOLLOWING COURSES:

SOUTH 30 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 311.50 FEET, TO A 1/2-INCH IRON ROD FOUND:

NORTH 59 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 38.19 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP:

SOUTH 30 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 387.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 210,170.17 SQUARE FEET, OR 4.825 ACRES, MORE OR LESS.