

WHEREAS Hutchins Hotel, LLC are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "MAG" nail found with a shiner stamped "JPH" for the most southerly corner of R Lot 1C, Block M, of Ebla Subdivision, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in Document Number 2005035926302, Map Records of Dallas County, Texas (M.R.D.C.T.), and same being a point on the easterly right-of-way line of Interstate Highway No. 45 (variable width public right-of-way), also being a point on the northerly right-of-way line of Dowdy Ferry Road (100 foot public right-of-way);

THENCE departing the northerly right-of-way line of said Dowdy Ferry Road, along the easterly right-of-way line of said Interstate Highway No. 45, and along the westerly boundary line of said R Lot 1C, the following courses and distances:

North 57 degrees 05 minutes 32 seconds West for a distance of 122.18 feet to a 1/2 inch rebar found with a broken cap for corner;

North 28 degrees 44 minutes 15 seconds West for a distance of 166.79 feet to a 1/2 inch rebar found for the most northwesterly corner of said R Lot 1C, and same being a southwesterly corner of a tract of land described to F. Dean Armstrong, Trustee of Goff Family Trust, by the Deed recorded in Document Number 20190000011858, O.P.R.D.C.T., also being the most northwesterly corner of a tract of land described to Dhruti, Inc., by the Deed recorded in Volume 98155, Page 4945, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 59 minutes 45 seconds East departing the easterly right-of-way line of said Interstate Highway No. 45, along a southerly boundary line of said F. Dean Armstrong tract, and along the northerly boundary line of said Dhruti tract, for a distance of 224.99 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southeasterly corner of said F. Dean Armstrong tract, and same being the most southwesterly corner of the herein described tract;

THENCE along the easterly and southerly boundary lines of said F. Dean Armstrong tract, the following courses and distances:

North 31 degrees 00 minutes 15 seconds West for a distance of 258.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northwesterly corner of the herein described tract;

North 58 degrees 56 minutes 04 seconds East for a distance of 302.98 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northeasterly corner of the herein described tract, and same being the most easterly corner of said F. Dean Armstrong tract, also being a point on the westerly right-of-way line of Myron Goff Street (60 foot public right-of-way; City of Hutchins Right-of-Way Deed recorded in Vol. 2003184, Page 78, D.R.D.C.T.), also being a point for the beginning of a non-tangent curve to the left through a central angle of 27 degrees 25 minutes 04 seconds, having a radius of 530.00 feet, and whose chord bears South 17 degrees 18 minutes 55 seconds East for a chord distance of 251.21 feet;

THENCE along the westerly right-of-way line of said Myron Goff Street, the following courses and distances:

Along said curve, an arc distance of 253.62 feet to a 5/8 inch rebar found for a point of tangency at the end of said curve;

South 31 degrees 02 minutes 34 seconds East for a distance of 14.32 feet to a 1/2 inch rebar found for the most northeasterly corner of said R Lot 1C, and same being the southeasterly corner of the herein described tract;

THENCE South 58 degrees 56 minutes 04 seconds West along the northerly boundary line of said R Lot 1C, for a distance of 243.54 feet to the POINT OF BEGINNING containing 1.553 acres (67,628 square feet) of land, more or less.