

LEGAL DESCRIPTION TRACT 2 (904 S IH-45)

TRACT 2:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 499, DALLAS COUNTY, TEXAS AND BEING A

TRACT OF LAND CONVEYED TO T.S. MILLER, LTD., RECORDED IN VOLUME 98237, PAGE 5044, DEED RECORDS, DALLAS COUNTY,

TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MILLER TRACT, SAID POINT BEING ON THE

NORTHEAST LINE OF S. INTERSTATE 45 (300' R.O.W.), SAID POINT BEING N 22°46'00" W 891.33 FT. FROM THE NORTHWEST

CORNER OF MILTON TRUCK LINE ADDITION, AN ADDITION TO THE CITY OF HUTCHINS RECORDED IN VOLUME 93117, PAGE 1437,

MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 22°46'00" W, ALONG THE NORTHEAST LINE OF SAID S. INTERSTATE 45, A DISTANCE OF 490.64 FT. TO A 3/4 INCH IRON

ROD FOUND FOR THE NORTHWEST CORNER OF SAID MILLER TRACT;

THENCE N 59°40'00" E, LEAVING THE NORTHEAST LINE OF SAID S. INTERSTATE 45 AND ALONG THE NORTH LINE OF SAID MILLER

TRACT, A DISTANCE OF 910.50 FT. TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 27°48'00" E, ALONG THE EAST LINE OF SAID MILLER TRACT, A DISTANCE OF 494.49 FT. TO A 1/2 INCH IRON ROD SET

FOR THE SOUTHEAST CORNER OF SAID MILLER TRACT;

THENCE S 60°07'33" W, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 953.28 FT. TO THE POINT OF BEGINNING

AND CONTAINING 10.4903 ACRES (456, 956 SQ. FT.) OF LAND, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY

## UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no

guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The

surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify

that utilities are located as accurately as possible from information available. The surveyor has not physically located the

underground utilities.

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NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS

WITH WASHERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE

Filename: \\GLSNAS\OFFICE\JOBS\# PROJECTS 2024\241181 904-1310 S I45 SERVICE RD\_HUTCHINS, TX\_ALTA\_NV5\DWG\241181 904-1310 S I45 SERVICE ROAD, H; LUaTsCt HSlaNvSed, 2:T /X2.2D/2W0G24 12:01:56 P;M Plot Date:2 /22/2024; Login:L eigh Reynolds