

## **LEGAL DESCRIPTION (Proposed Lot 4)**

**BEING** a tract of land located in the City of Hutchins, Dallas County, Texas, a part of the William Gatlin Survey, Abstract No. 499, a part of that certain called 22.7177 acre tract of land described by Special Warranty Deed with Vendor's Lien to Wintergreen Road 22 Acre, L.P., as recorded in Volume 2005184, Page 1719, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found in the westerly right-of-way line of Interstate Highway No. 45 (IH-45; a variable width public right-of-way), same being located at the easterly southeast corner of that certain called 0.3570 acre (called Tract 2) tract of land described by Special Warranty Deed to Hutchins Warehouse Limited Partnership, as recorded by Instrument No. 20080061179, Official Public Records, Dallas County, Texas;

**THENCE**, along the southeast line of said Tract 2, South 60 degrees 15 minutes 15 seconds West, a distance of 322.45 feet to the **POINT OF BEGINNING**;

**THENCE** over and across said 22.7177 acre tract as follows:

South 29 degrees 57 minutes 39 seconds East, a distance of 207.92 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for an ell corner of said 22.7177 acre tract;

South 30 degrees 00 minutes 43 seconds East, a distance of 59.00 feet to a point;

South 60 degrees 02 minutes 45 seconds West, a distance of 299.25 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 03 degrees 35 minutes 00 seconds, a radius of 32.00 feet, an arc length of 2.00 feet, having a chord bearing of South 58 degrees 15 minutes 15 seconds West and a chord distance of 2.00 feet;

North 29 degrees 57 minutes 15 seconds West, a distance of 268.08 feet to a point in the southeast line of said Tract 2;

**THENCE**, along said southeast line, North 60 degrees 15 minutes 15 seconds East, a distance of 301.17 feet to the **POINT OF BEGINNING**, containing 80,559 square feet or 1.8494 acres of land, more or less.