

## **LEGAL DESCRIPTION (Proposed Lot 5)**

**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 623.62 feet to the **POINT OF BEGINNING**;

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

South 29 degrees 57 minutes 15 seconds East, a distance of 268.08 feet to a point, same being the beginning of a curve to the left;

Along said curve to the left, through a central angle of 86 degrees 25 minutes 00 seconds, a radius of 32.00 feet, an arc length of 48.26 feet, having a chord bearing of South 13 degrees 15 minutes 15 seconds West and a chord distance of 43.82 feet;

South 29 degrees 57 minutes 15 seconds West, a distance of 44.29 feet to a point for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 82 degrees 04 minutes 24 seconds, a radius of 32.28 feet, an arc length of 46.24 feet, having a chord bearing of South 14 degrees 33 minutes 51 seconds West and a chord distance of 42.39 feet;

South 60 degrees 04 minutes 29 seconds West, a distance of 155.28 feet;

North 29 degrees 57 minutes 15 seconds West, a distance of 375.24 feet to a point in the southeast line of a called 0.7219 acre tract (called Tract 1) described by deed to Hutchins Warehouse Limited Partnership, as recorded by Instrument No. 20080061179, Official Public Records, Dallas County, Texas;

**THENCE**, along said southeast line and the southeast line of said Tract 2, North 60 degrees 15 minutes 15 seconds East, a distance of 215.00 feet to the **POINT OF BEGINNING**, containing 77,408 square feet or 1.7770 acres of land, more or less.