

LEGAL DESCRIPTION (Proposed Lot 3)

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:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "TERRACORP" 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 southerly southwest corner of that certain called 0.757 acre tract of land described by Special Warranty Deed to Pop Holdings, LP, as recorded by Instrument No. 201600048436, Official Public Records, Dallas County, Texas;

THENCE, along said westerly right-of-way line, South 35 degrees 25 minutes 21 seconds West, a distance of 43.83 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" found for the most easterly northeast corner of Lot 1, Block A, QT 973 Addition, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded by Instrument No. 201000105556, Official Public Records, Dallas County, Texas;

THENCE along the northerly line of said Lot 1 as follows:

North 29 degrees 45 minutes 19 seconds West, a distance of 44.68 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for an ell corner;

South 60 degrees 01 minutes 53 seconds West, a distance of 315.98 feet to a point for corner;

THENCE departing said northerly line, over and across said 22.7177 acre tract as follows:

North 29 degrees 57 minutes 15 seconds West, a distance of 104.31 feet to a point for corner, same being the beginning of a curve to the left;

Along said curve to the left, through a central angle of 72 degrees 06 minutes 23 seconds, a radius of 32.28 feet, an arc distance of 40.62 feet, having a chord bearing of North 09 degrees 34 minutes 50 seconds East, with a chord distance of 38.00 feet;

North 29 degrees 57 minutes 15 seconds East, 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 90 degrees 00 minutes 00 seconds, a radius of 32.00 feet, an arc distance of 50.27 feet, having a chord bearing of North 15 degrees 02 minutes 45 seconds East, with a chord distance of 45.25 feet;

North 60 degrees 02 minutes 45 seconds East, a distance of 299.25 feet to a point if the westerly line of that certain called 0.757 acre tract of land described by Special Warranty Deed to Firebrand Properties, LP, as recorded by Instrument No. 201600048496, Official Public Records, Dallas County, Texas;

THENCE, along the westerly lines of said 201600048496 and 201600048436, South 30 degrees 00 minutes 43 seconds East, a distance of 236.24 feet to the **POINT OF BEGINNING**, containing 73,454 square feet or 1.6863 acres of land, more or less.