

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.C. ATTERBERRY SURVEY, ABSTRACT NUMBER 18, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT 1, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84072, PAGE 6199, OF THE MAP RECORDS OF DALLAS, COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED TRACTS 1 & 2, CONVEYED TO BC WINTERGREEN LP BY DEED RECORDED IN INSTRUMENT NUMBER 202600050486 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF VANDERBILT ROAD, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID TRACT 1 AND THE NORTHEASTERLY CORNER OF TRACT 4, BLOCK B OF CARPENTER INDUSTRIAL PARK SECTION ONE ADDITION;

THENCE SOUTH 60° 00' 00" WEST DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF VANDERBILT ROAD AND ALONG THE COMMON LINE OF SAID TRACTS 1 AND 4 FOR A DISTANCE OF 549.79 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT 2, AND BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK B OF CARPENTER INDUSTRIAL PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86222, PAGE 4080 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 30° 08' 49" WEST AND ALONG THE WEST LINE OF AFORESAID TRACT 2 FOR A DISTANCE OF 586.10 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT 2, AND BEING THE NORTHEAST CORNER OF TRACT 3, BLOCK B OF SAID CARPENTER INDUSTRIAL PARK SECTION ONE, AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. WINTERGREEN ROAD;

THENCE NORTH 59° 56' 13" EAST FOLLOWING ALONG THE SOUTH LINE OF SAID W. WINTERGREEN ROAD AND ALONG THE NORTH LINE OF SAID TRACT 2 FOR A DISTANCE OF 30.62 FEET TO A 5/8" IRON ROD SET FOR THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 02' 29", HAVING A RADIUS OF 1043.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 57' 27"

EAST FOR A DISTANCE OF 327.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $08^{\circ} 30' 00''$, HAVING A RADIUS OF 1156.61 FEET, AND WHOSE LONG CHORD BEARS NORTH $73^{\circ} 43' 38''$ EAST FOR A DISTANCE OF 171.43 FEET TO A 5/8" IRON ROD SET AT A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SAID POINT BEING THE NORTH END OF A CORNER CLIP AT THE NORTHEAST INTERSECTION OF SAID W. WINTERGREEN ROAD AND VANDERBILT ROAD;

THENCE SOUTH $70^{\circ} 23' 30''$ EAST AND ALONG SAID CORNER CLIP, A DISTANCE OF 44.85 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST LINE OF SAID VANDERBILT ROAD;

THENCE SOUTH $30^{\circ} 13' 45''$ EAST ALONG THE WEST LINE OF SAID VANDERBILT ROAD FOR A DISTANCE OF 460.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.9151 ACRES (301,223 SQUARE FEET) OF LAND, MORE OR LESS.