

WHEREAS, the City of Hutchins and Hutchins Sunrise, LP are the owners of a 5.00 acres tract of land situated in the Benjamin Matthews Survey, Abstract Number 898, Town of Hutchins, Dallas County, Texas, and being all of Lot 1, Block A of Hutchins Addition, an addition to the City of Hutchins as recorded in Instrument Number 202400056602 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Kanady's Addition, an addition to the Town of Hutchins as recorded in Volume Q, Page 281 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a tract of land described in a deed to the City of Hutchins, as recorded in Instrument Numbers 202300097741 and 20230021005"1, O.P.R.D.C.T. and being part of that tract of land described in deed to Hutchins Sunrise, LP, as recorded in Volume 2003041, Page 5081, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the north end of a corner clip at the intersection of the northeast right-of-way line of J.J. Lemmon Street (a 100-foot wide right-of-way) with the northwesterly line of Lancaster Hutchins Road (a variable width right-of-way), said corner being the most southerly southwest corner of said Hutchins Sunrise tract;

THENCE North 30 degrees 51 minutes 58 seconds West, along the common said northeasterly right-of-way line of N. J.J. Lemmon Street and the southwest line of said City stamped "GEONAV"(hereinafter referred to as "with cap") set for the northwest corner of the herein described tract;

THENCE North 59 degrees 08 minutes 02 seconds East, along the north line of said City of Hutchins tract and over and across said Hutchins Sunrise, LP, tract, a distance of 544.52 feet to a 5/8-inch iron rod with a cap stamped "KHA"found for corner for the northeast corner of said Lot 1, Block A;

THENCE North 39 degrees 02 minutes 39 seconds East, continuing over and across said Hutchins Sunrise tract, a distance of 242.80 feet to a 5/8-inch iron rod with a cap stamped "KHA"found for corner;

THENCE North 58 degrees 34 minutes 43 seconds East, continuing over and across said Hutchins Sunrise tract, a distance of 365.09 feet to a 1/2-inch iron rod with cap set for corner on the common east line of said Hutchins Sunrise tract and the west line of that tract of land described in deed to Little Flock Baptist Church, as recorded in Volume 310, page 346, D.R.D.C.T.;

THENCE South 30 degrees 59 minutes 07 seconds East, along the common east line of said Hutchins Sunrise tract and said west line, a distance of 33.61 feet to a point for the common most easterly southeast corner of said Hutchins Sunrise tract and the southwest corner of said Little Flock tract, said corner being on the aforementioned northwesterly right-of-way line of Lancaster Hutchins Road

THENCE South 31 degrees 17 minutes 02 seconds West, along the common south line of said Hutchins Sunrise tract and said Lot 1, Block A and said northwesterly right-of-way line, a distance of 1,239.29 feet to a 1/2-inch iron rod set for the south end of the aforementioned corner clip;

THENCE North 84 degrees 43 minutes 58 seconds West, along said corner clip, a distance of 51.93 feet to the POINT OF BEGINNING AND CONTAINING 320,762 square feet or 7.340 acres of land, more or less.