

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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WHEREAS, HOT DOG TRUCKING LLC is the owner of a 10.10-acre tract of land situated in the William L. Wilson Survey, Abstract Number 1553. City of Hutchins, Dallas County, Texas, and being all of Lot 1, Block A, of Talco Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instruments No. 202200057113, Official Public Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed With Vendor's Lien to HOT DOG TRUCKING LLC as recorded in Instrument Number 202200090898 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found for the northwest corner of said HOT DOG TRUCKING tract, and at the southwest corner of a tract of land described in a deed to Jack Keller as recorded in Volume 88078, Page 1683, of the Deed Records of Dallas County, Texas, said corner being on the east right-of-way line of West Wintergreen Road (a 50-foot-wide public right-of-way);

THENCE North 89°35'03" East, departing the west right-of-way line of said W. Wintergreen Road, and along the north line of said HOT DOG TRUCKING tract and the south line of said Keller tract a distance of 547.49 feet to a 1/2-inch iron rod found at the southeast corner of said Keller tract and the southwest corner of a tract of land described in a deed to WHL DALLAS 45 LLC as recorded in Instrument Number 201500240391 (O.P.R.D.C.T.), for a corner,

THENCE North 88°52'38" East, along the north line of said HOT DOG TRUCKING tract and the south line of said WHL DALLAS 45 LLC tract, a distance of 215.72 feet to a 3/8 inch iron rod found, for a corner;

THENCE North 89°15'18" East, along the north line of said HOT DOG TRUCKING tract and the south line of said WHL DALLAS 45 LLC tract, a distance of 175.18 feet to a 3/8 inch iron rod found at the southeast corner of said WHL DALLAS 45 LLC tract and the southwest corner of a tract of land described in a deed to Bruce Williams as recorded in Instrument Number 202100158460 (O.P.R.D.C.T.), for a corner;

THENCE North 70°43'44" East, along the north line of said HOT DOG TRUCKING tract and the south line of said Williams tract a distance of 165.45 feet to a 60D nail found in post at the northeast corner of said HOT DOG TRUCKING tract and the northwest corner of a tract of land described in deed to Firebird Investments LLC, as recorded in Instrument Number 202000230263, (O.P.R.D.C.T.), for a corner;

THENCE South 01°15'04" East, along the east line of said HOT DOG TRUCKING tract and the west line of said Firebird Investments LLC tract, a distance of 452.58 feet to a 3/8-inch iron rod found at the southeast corner of said HOT DOG TRUCKING tract and the southwest corner of said Firebird

Investments LLC tract, and on the north right-of-way line of Talco Road (50-foot-wide Public Right-Of-Way), for a corner;

THENCE South 89°19'58" West, along the south line of said HOT DOG TRUCKING tract and the north right-of-way line of said Talco Road, a distance of 331.61 feet to a 1/2-inch iron rod found with yellow cap stamped "GEONAV", for a corner;

THENCE South 89°23'27" West, along the south line of said HOT DOG TRUCKING tract and the north right-of-way line of said Talco Road, a distance of 217.94 feet to a 3/8-inch iron rod found, for a corner;

THENCE North 89°50'59" West, along the south line of said HOT DOG TRUCKING tract and the north right-of-way line of said Talco Road, a distance of 550.08 feet to a 1/2-inch iron rod found at the southwest corner of said HOT DOG TRUCKING tract and the intersection of the north right-of-way line and the east right-of-way line of said W. Wintergreen Road, for a corner;

THENCE North 00°41'57" West, along the west line of said HOT DOG TRUCKING tract and the east right-of-way line of said W. Wintergreen Road, a distance of 392.15 feet to the **POINT OF BEGINNING** and containing 439,990 square feet or 10.1008 acres of land, more or less.

BASIS OF BEARING

Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).