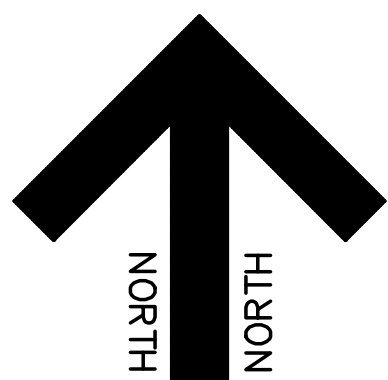
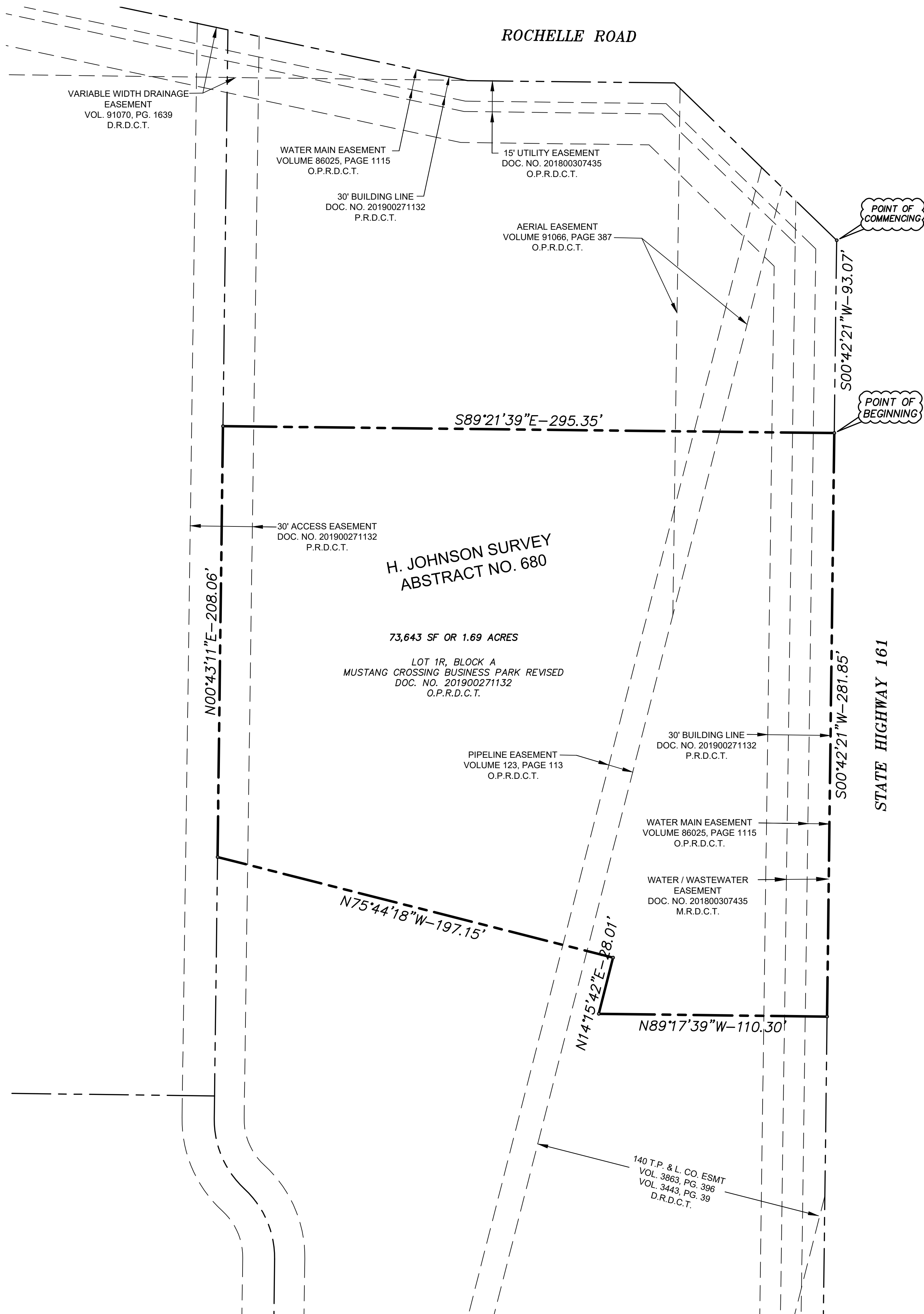


LOCATION MAP

N.T.S.



SCALE: 1" = 20'



DESCRIPTION

**BEING** a 1.69 acre tract of land situated in the H. JOHNSON SURVEY, Abstract No. 680, City of Irving, Dallas County, Texas, and a portion being that certain tract of land known as Lot 1R, Block A, MUSTANG CROSSINGS BUSINESS PARK REVISED, an addition to the City of Irving, Dallas County, Texas, as recorded in Instrument Number 201900271132, Official Public Records, Dallas County, Texas; said tract also being that certain tract described in Deed to Rochelle Valley Property Development, LLC, recorded in Instrument Number 20180041206, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point at the easterly northeast corner of said Lot 1A and the intersection of the south line of Rochelle Road (a variable width public right-of-way) and the west line of State Highway 161 (a variable width public right-of-way);

**THENCE** South 00 degrees 42 minutes 21 seconds West, along the said west line of State Highway 161, a distance of 93.07 feet to the POINT OF BEGINNING;

**THENCE** South 00 degrees 42 minutes 21 seconds West, continuing along the said west line of State Highway 161, a distance of 281.85 feet to a point;

**THENCE** North 89 degrees 17 minutes 39 seconds West, departing the said west line of State Highway 161, a distance of 110.30 feet to a point;

**THENCE** North 14 degrees 15 minutes 42 seconds East, a distance of 28.01 feet to a point;

**THENCE** North 75 degrees 44 minutes 18 seconds West, a distance of 197.15 feet to a point;

**THENCE** North 00 degrees 43 minutes 11 seconds East, a distance of 208.06 feet to a point;

**THENCE** South 89 degrees 21 minutes 39 seconds East, a distance of 295.35 feet to the Point of Beginning, and containing 1.69 Acres (73,643 square feet) of land.

CONTRACT EXHIBIT

BEING A 1.69 ACRE TRACT OF LAND  
SITUATED IN THE H. JOHNSON SURVEY, A-680,  
CITY OF IRVING, DALLAS COUNTY, TEXAS

JDJR	PREPARED BY: ENGINEERS AND CONSULTANTS, INC.	
	TBPLS Firm No. 100356-00	
ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958		
DATE: DEC. 8, 2021	DRAWN BY: BJC	JDJR PROJECT NO. 1069-7-17
SCALE: 1" = 20'	CHECKED BY: JDJR	© COPYRIGHT 2021