

Being 121.459 acres of land located in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas and the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas, being the remainder of a tract of land described in the deed to R.S. Brown, recorded in Volume 1445, Page 190, Deed Records, Tarrant County, Texas. Said 121.459 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 4050" found at the Northwest corner of a tract of land described in the deed to Mansfield Independent School District, recorded in County Clerk's Instrument No. 2016-21732, Deed Records, Johnson County, Texas, being in the West line of said Brown tract;

THENCE N29°51'12"W, along said West line, a distance of 4,018.58 feet to a point in West Broad Street;

THENCE N57°02'07"E, a distance of 213.69 feet to a point in West Broad Street;

THENCE N45°46'39"E, a distance of 265.19 feet to a point in West Broad Street;

THENCE N38°02'08"E, a distance of 102.70 feet to a point in West Broad Street;

THENCE N38°37'21"E, a distance of 69.37 feet to a point at the Southwest corner of a tract of land described in the deed to Bethlehem Baptist Church, recorded in County Clerk's Instrument No. D214228913, Deed Records, Tarrant County, Texas;

THENCE along the South and East lines of said Bethlehem Baptist Church tract the follow courses and distances:

1. N36°34'02"E, a distance of 185.00 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;
2. N42°06'44"E, a distance of 130.00 feet to a point in rip rap at the Southeast corner of said Bethlehem Baptist Church tract;
3. N40°03'12"W, a distance of 265.07 feet to a point at the Northeast corner of said Bethlehem Baptist Church tract, being in the South line of a tract of land described in the deed to Lionel Hamilton, Sr., and wife, Benetha Hamilton, recorded in Volume 5596, Page 469, Deed Records, Tarrant County, Texas;

THENCE N53°12'48"E, along the South line of said Hamilton tract, a distance of 96.63 feet to a 1/2" iron rod found at the Southeast corner of said Hamilton tract, being in the West line of a tract of land described in the deed to Scott Tracy, and wife, Lori Carter Tracy, recorded in Volume 11941, Page 1945, Deed Records, Tarrant County, Texas;

THENCE S28°23'30"E, along the West line of said Tracy tract, a distance of 270.03 feet to a point at the Southwest corner of said Tracy tract;

THENCE N69°34'00"E, along the South line of said Tracy tract, a distance of 207.14 feet to a point at the Southeast corner of said Tracy tract, being in West Broad Street and at the Southwest corner of a tract of land described in the deed to Johnny Jackson, and wife, Bessie Jackson, recorded in Volume 10658, Page 1570, Deed Records, Tarrant County, Texas;

THENCE N69°17'50"E, along the South line of said Jackson tract, a distance of 93.43 feet to a point at the Southeast corner of said Jackson tract, being in West Broad Street and at the Southwest corner of a tract of land described in the deed to Alfredo Martinez, and wife, Guadalupe Martinez, recorded in Volume 16379, Page 146, Deed Records, Tarrant County, Texas;

THENCE N69°30'06"E, along the South line of said Martinez tract, a distance of 112.51 feet to a point in West Broad Street, being in the East line of said Brown tract;

THENCE S30°10'03"E, along the East line of said Brown tract, at a distance of 72.07 feet passing a wooden fence post found in the South Right-of-Way line of West Broad Street as described in the deed recorded in County Clerk's Instrument No. D212100964, Deed Records, Tarrant County, Texas, from which a 3/8" iron rod found bears N87°23'33"E 4.48 feet, at a distance of 912.57 feet passing a 5/8" iron rod found at the Northwest corner of Lot 1, Block 1, CMS Plat of Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, recorded in Volume 388-161, Page 1, Plat Records, Tarrant County, Texas, at a distance of 1523.30 feet passing a 5/8" iron rod stamped "Carter & Burgess: found at the Northwest corner of Lot 3R, Block 1, Mansfield Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's Instrument No. D200164953, Deed Records, Tarrant County, Texas, at a distance of 2153.34 feet passing a 1/2" iron rod found at the Southwest corner of said Lot 3R, being the Northwest corner of Lot 1R, Block 1, S.J. Louis Construction Company of Texas Addition, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D209176371, Deed Records, Tarrant County, Texas, continuing in all a distance of 3,390.05 feet to a point in a wooden fence post; at the Southwest corner of said Lot 1R, being in the North line of Lot 2, Block 1, Broseh Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D211207785, Deed Records, Tarrant County, Texas;

THENCE S59°12'33"W, along the North line of said Lot 2, a distance of 589.32 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set and the Northwest corner of said Lot 2;

THENCE S29°49'10"E, a distance of 803.33 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" found at the Northeast corner of said Mansfield Independent School District tract;

THENCE S59°39'01"W, along the North line of said Mansfield Independent School District tract, a distance of 801.73 feet to the point of beginning, containing 121.459 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

Kenneth R. Rogers  
Registered Professional  
Land Surveyor No. 6066

