



## LEGAL DESCRIPTION

BEING a tract of land located in the THOMAS BRATTON SURVEY, ABSTRACT No. 162, City of Mansfield, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Gavin M. Callaway and Robert D. Ray, recorded in Clerk's File No. D205250564 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found with yellow plastic cap stamped "GEODATA" in the Easterly boundary line of said Callaway and Ray Tract, being the most Westerly Southwest corner of Lot 1, Block 1, New Elementary School South Addition, an addition to the City of Mansfield, Texas, according to the plat recorded in Cabinet A, Slide 3314 of the Plat Records of Tarrant County, Texas, being the Northeast corner of that certain tract of land described in deed as Permanent Right-of-Way to the City of Mansfield, recorded in Volume 12992, Page 65 of the Deed Records of Tarrant County, Texas and lying in the Northerly right-of-way line of East Broad Street (a variable width right-of-way);

THENCE along the said Northerly right-of-way line of East Broad Street as follows:

N 73° 29' 37" W, 199.88 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "PROLINE" at the most Easterly corner of that certain tract of land described in deed as Permanent Right-of-Way to the City of Mansfield, recorded in Clerk's File No. D209106486 of the Deed Records of Tarrant County, Texas;

N 66° 35' 45" W, 42.08 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "PROLINE" in the Westerly boundary line of aforesaid Callaway and Ray Tract, being the Easterly boundary line of that certain tract of land described in deed to Robert Daniel Ray and Suzanne Ray, recorded in Clerk's File No. D205141499 of the Deed Records of Tarrant County, Texas;

THENCE N 29° 38' 41" W, 438.16 feet along the common boundary line between aforesaid Callaway and Ray Tract and said Ray Tract to a 5/8-inch iron rod found with yellow plastic cap stamped "BGE" at the most Southerly corner of Lot 4, Block 1, Hunters Pointe Addition, an addition to the City of Mansfield, Texas, according to the plat recorded in Clerk's File No. D219274676 of the Plat Records of Tarrant County, Texas;

THENCE N 60° 24' 38" E, 164.70 feet along the Southeast boundary line of said Lot 4, Block 1, Hunters Point Addition to a 5/8-inch iron rod found with yellow plastic cap stamped "BGE" at the most Easterly corner thereof, lying in the Easterly boundary line of aforesaid Callaway and Ray Tract and the Westerly boundary line of aforesaid Lot 1, Block 1, New Elementary School South Addition;

THENCE S 29° 33' 28" E, 615.77 feet along the common boundary line between said Callaway and Ray Tract and said Lot 1, Block 1, New Elementary School South Addition to the PLACE OF BEGINNING, containing 2.000 acres (87,090 square feet) of land.















