

LEGAL DESCRIPTION

Legal description of the land:

Being a part of the Samuel C. Neill Survey, Abstract 1159, Tarrant County, Texas, and being the tracts described in deed from Britton Cooperative Gin Company to C. W. Cope recorded in Volume 7458, Page 1367, Deed Records, Tarrant County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set in the center of Britton Road, at the southwest corner of the Tract 2 described in said Cope tract and the southeast corner of the Second tract described in deed from Lucile Johnson, et al to Betty Preist recorded in Volume 6887, Page 216 of said Deed Records, also being on the common line of said Neil Survey and the Hugh Henderson Survey, Abstract 432 and the common line of said Tarrant County and Ellis County;

THENCE North, with the common line of said Preist Second Tract and Cope Tract 2, at 25.35 feet passing a 1/2 inch steel rod set in all 458.33 feet to a 1/2 inch steel rod set on the common line of said Preist Second and First Tracts;

THENCE East, with the common line of said Preist First Tract and Cope Tract 2, a distance of 4.44 feet to a 1/2 inch steel rod set at the southeast corner of said Preist First Tract and an interior corner of said Tract 2;

THENCE North with the common line of said Preist First Tract and Cope Tract 2, a distance of 0.59 feet to a 1/2 inch steel rod set on the southwest line of the Houston and Texas Central Railroad;

THENCE S 74°46'45" E, with the common line of said Cope Tracts and Railroad, 492.78 feet to a 1/2 inch steel rod set at the northeast corner of said Cope Tracts;

THENCE South with the east line of said Cope Tract 3, a distance of 329.55 feet (deed, 331.25 feet) to a 1/2 inch steel rod set in said Britton Road, common line of said Neil and Henderson Survey and Tarrant and Ellis County line;

THENCE West, (bearing base line) with the common line of said Surveys and Counties, south line of said Cope Tracts and center of said Road, 479.94 feet to the point of beginning and containing 4.3502 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.