

DAY AND SOWELL TRACTS
METES AND BOUNDS DESCRIPTION
76.734 Acres or 3,342,543 Square Feet

Being all that certain lot, tract or parcel of land situated in the S. S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas, being all of that certain tract of land described in deed to Doris Ann Day Trust recorded in Volume 9743, Page 1428 of the Deed Records of Tarrant County, Texas, and referenced in deed to Glenn M. Day, III, Mary Angelyn Day Englert, Margaret Ann Day Samson and Elizabeth Jean Day Cooper in deed recorded in Instrument D208367819 of the Deed Records of Tarrant County, Texas, part of those certain tracts of land described in deed to Sowell Property Partners-Mansfield, LP. recorded in Volume 14864, Page 188, Volume 13515, Page 325 and Instrument D215155442 of the Deed Records of Tarrant County, Texas, said Sowell tracts being hereinafter referred to as "Sowell tracts" and part of that certain tract of land described in deed to the Flying A Group, LTD, recorded in Volume 13322, Page 16, and being more particularly described as follows:

BEGINNING at a ½" iron rod found at the north corner of said Day tract, being the east corner of that certain tract of land according to deed to Michel Tanios Rubeiz recorded in Volume 7946, Page 1460 of the Deed Records of Tarrant County, Texas, and being on the southwest line of Cedar Point Addition, an addition to the City of Mansfield according to the plat thereof recorded in Instrument D203031742 of the Plat Records of Tarrant County, Texas;

THENCE S 29°46'32" E, along the northeast line of said Day tract and the southwest line of Cedar Point Addition, passing at 275.37 feet, the south corner thereof from which a ½" iron rod found bears S 58°05'46" W, 0.26 feet, said corner being the west corner of Lot 1, Block 1, Mansfield Towne Crossing, Phase 5, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 11104 of the Plat Records of Tarrant County, Texas a total distance of 604.30 feet to a ½" capped iron rod (Brittain & Crawford) found at the south corner thereof and the north corner of that certain tract of land described in deed to Sowell Property Partners-Mansfield, LP recorded in Volume 14864, Page 325 of the Deed Records of Tarrant County, Texas, being a west southwest corner of Lot 1, Block 1, Mansfield Towne Crossing Phase 5, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet "A", Slide 11104 of the Plat Records of Tarrant County, Texas;

THENCE, along the common boundary line between said Sowell tracts and said Mansfield Towne Crossing, Phase 5, and in Watson Branch, the following:

N 70°12'16" E, 295.48 feet, to a ½" iron rod with Brittain & Crawford cap;

S 69°38'18" E, 293.46 feet; and

N 88°05'53" E, 260.70 feet, to a ½" iron rod with Brittain & Crawford cap at the most westerly corner of Lot 1, Block 2, Mansfield Towne Crossing, Phase 4, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet "A", Slide 8522 of the Plat Records of Tarrant County, Texas;

THENCE, continuing along said common boundary line between said Sowell tracts and said Mansfield Towne Crossing, Phase, and in Watson Branch, the following;

S 31°11'17" E, 350.00 feet, to a ½" iron rod with Brittain & Crawford cap;

S 73°03'22" E, 511.99 feet, to a ½" iron rod with Brittain & Crawford cap;

N 89°53'16" E, 597.90 feet, to a ½" iron rod with Brittain & Crawford cap;

N 06°26'56" E, 346.30 feet, leaving said Watson Branch, to a ½" iron rod with Brittain & Crawford ca, and

N 60°26'19" E, 27.64 feet, to a ½" iron rods with Brittain & Crawford cap on the most northeast line of said Sowell tracts and said Mansfield Crossing Phase 4, being the southwest line of Lot 1, Block 1, Mansfield Pointe Addition, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet "A", Slide 12077 of the Plat Records of Tarrant County, Texas;

THENCE S 46°33'16" E, 587.35 feet, along the northeast line of said Sowell tracts and the southwest line of said Lot 1, Block 1, Mansfield Pointe Addition, to a ½" iron rod on the northwest right-of-way line of Mouser Way according to Right-of-Way Deed to the City of Mansfield recorded in Instrument D216157021 of the Deed Records of Tarrant County, Texas;

THENCE, along the northwest Right-of-Way line of Mouser Way, the following:

Southwesterly, with the arc of a curve to the right having a radius of 2141.25 feet, a central angle of 01°25'57", whose chord bears S 63°38'36" W, 53.53 feet, an arc length of 53.54 feet, to a ½" iron rod with Brittain & Crawford cap;

S 64°21'34" W, 100.04 feet, to a ½" iron rod with Brittain & Crawford cap;

Southwesterly, with the arc of a curve to the left having a radius of 2211.25 feet, a central angle of 04°26'21", whose chord bears S 62°21'34" W, 171.28 feet, an arc length of 171.32 feet, to a ½" iron rod with Brittain & Crawford cap;

S 59°55'12" W, 582.19 feet, to a ½" iron rod with Brittain & Crawford cap;

S 59°34'21" W, 646.52 feet, to a ½" iron rod with Brittain & Crawford cap;

S 59°29'30" W, 382.60 feet, to a ½" iron rod with Brittain & Crawford cap on the east line of said Flying A tract;

THENCE S 59°40'37" W, 305.92 feet, continuing along said Right-of-Way line, to a ½" iron rod with Brittain & Crawford cap at the southerly end of a "corner clip;

THENCE N 75°00'47" W, 21.08 feet, along said corner clip, to a ½" iron rod with Brittain & Crawford cap on the northeasterly Right-of-Way line of House Road;

THENCE, along the southwest line of said Flying A tract and the northeast Right-of-Way line of House Road, the following:

N 29°52'54" W, 86.97 feet, to a ½" iron rod with Brittain & Crawford cap;

S 60°21'20" W, 13.04 feet, to a ½" iron rod with Brittain & Crawford cap;

N 29°54'09" W, 475.82 feet, to a ½" iron rod with Brittain & Crawford cap, and

N 45°58'16" W, 48.17 feet, to the southeast corner of that certain tract of land described in deed to R. G. and Doris Goodson recorded in Volume 3449, Page 121 of the Deed Records of Tarrant County, Texas;

THENCE, N 29°28'08" W, 669.93 feet, leaving said House Road and along the common line between said Sowell tracts and said Goodson tract, to a 5/8" iron rod found at the northwest corner of said Goodson tract, being an angle point corner in the southeasterly line of said Day tract;

THENCE S 64°57'10" W, along the southeast line of said Day tract and the northwest line of said Goodson tract, passing at 254.61 feet, the west corner thereof, being the north corner of that certain tract of land described in deed to Mark and Wendy Foster recorded in Volume 6987, Page 135 of the Deed Records of Tarrant County, Texas, passing at 526.89 feet, the west corner thereof, from which a ½" iron rod found bears S 29°22'38" E, 0.55 feet, said corner being the north corner of that certain tract of land described in deed to David Wesley and Josalin Black recorded in Instrument D216272074 of the Deed Records of Tarrant County, Texas, passing at 661.93 feet, the west corner thereof and the north corner of the remainder of that certain tract of land described in deed to Harry Blissard recorded in Volume 2790, Page 9 of the Deed Records of Tarrant County, Texas, (property now owned by Imogene Lambert), passing at 1078.50 feet, the north corner of Pressley Hiway Addition, an addition to the City of Mansfield according to the plat thereof recorded in Volume 160, Page 98 of the Plat Records of Tarrant County, Texas, and continuing a total distance of 1197.50 feet, to a 5/8" iron rod found at the west corner of said Pressley Hiway Addition and the south corner of said Day tract, being on the easterly right-of-way line of F. M. Highway 157 (100' R.O.W.), and being in a curve to the right;

THENCE Northwesterly, along the southwest line of said Day tract, the easterly right-of-way line of said F. M. Highway 157, and with the arc of said curve having a radius of 1859.88 feet, a central angle of 28°23'31", whose chord bears N 02°21'12" W, 912.23 feet, an arc length of 921.63 feet, to a 1" iron rod found;

THENCE N 11°50'33" E, 116.95 feet, continuing along the easterly right-of-way line of F. M. Highway 157 and the southwest line of said Day tract, to a ½" iron rod found at the west corner thereof, being the south corner of that certain tract of land described in deed to Doraco Brothers, LLC recorded in Instrument D210276021 of the Deed Records of Tarrant County, Texas;

THENCE N 59°15'13" E, along the northwest line of said Day tract and the southeast line of said Doraco tract, passing at 391.62 feet, a ½" iron rod found at the east corner thereof and the south corner of said Rubeiz tract, and continuing a total distance of 985.54 feet, to the POINT OF BEGINNING and containing approximately 76.734 acres or 3,342,543 square feet of land.

NOTE: The foregoing description was prepared from record documents and recent surveys of the component properties. The entire tract has not been surveyed as a whole and is subject to revision if further survey work is performed.

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