

# LEGAL DESCRIPTION

BEING A PORTION OF LOT 1, BLOCK 29, OF THE ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 63, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEY TO LINDA C LACY, RECORDED IN INSTRUMENT NUMBER D208174024, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN BELOW.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4849C0460 R, dated September 25, 2009, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 30'

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY UNLESS OTHERWISE NOTED

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## METES AND BOUNDS DESCRIPTION

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BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD ALSO BEING AT THE NORTHWEST INTERSECTION OF SOUTH 2ND AVENUE (50 FOOT ROW) AND ALVARADO STREET (50 FOOT ROW);

THENCE N 85° W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTH LINE OF SAID ALVARADO STREET, AT A DISTANCE OF 147.11 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 150.0 FEET TO A POINT FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN C. WHATLEY, RECORDED IN VOLUME 12572, PAGE 1140, DRTCT;

THENCE N 05° E, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE EAST LINE OF THE SAID WHATLEY TRACT, A DISTANCE OF 75.0 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTHEAST CORNER OF THE SAID WHATLEY TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARK F. & BONNIE L. WALKER, RECORDED IN VOLUME 10032, PAGE 1623, DRTCT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSE & EMMA BALDERAS, RECORDED IN VOLUME 7088, PAGE 336, DRTCT, FROM WHICH A 2" IRON PIPE FOUND BEARS S 29°37'52" W, 3.43 FEET;

THENCE S 85° E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTH LINE OF THE SAID BALDERAS TRACT, A DISTANCE OF 150.0 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE SAID BALDERAS TRACT, SAID POINT ALSO BEING IN THE WEST LINE OF SAID SOUTH 2ND AVENUE;

THENCE S 05° W (BEARING BASIS), WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND THE WEST LINE OF SAID SOUTH 2ND AVENUE, A DISTANCE OF 75.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.258 ACRES (11,250 SQUARE FEET) OF LAND, MORE OR LESS.

Address: 106 SOUTH 2ND AVENUE  
G.F. No.: ATD-24A-6000251600063

Purchaser

Purchaser

106 S. 2nd AVE.

## LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L.	- Building Line	I.P.F.	- Iron Pipe Found	□	- Buried Cable Riser	—//—	- Wood Fence
C.M.	- Control Monument	I.R.F.	- Iron Rod Found	P.O.S.E.	- Public Open Space Easement	—O—	- Chain Link Fence
D.C.	- Drainage Easement	I.R.S.	- Capped Iron Rod Set	R.O.W.	- Right of Way	—□—	- Iron Fence
D.U.E.	- Drainage & Utility Easement	O.H.E.	- Overhead Electric	□	- Telephone Riser	—X—	- Wire Fence
M.E.	- Maintenance Easement ( )	R.D.	- Record Data	U.E.	- Utility Easement	—m—	- Electric Meter
ET	- Electric Transformer ( )	B.B.	- Bearing Basis	□m	- Gas Meter		

EXHIBIT A- ZC#20-012