

LEGAL LAND DESCRIPTION:

(PROPOSED LOT 1, BLOCK 2, NEWPORT ADDITION)

BEING 1.578 acres (68,720 square feet) of land in the El Paso & Pacific Railroad Company Survey, Abstract Number 1828, City of Mansfield, Tarrant County, Texas; said 1.578 acres (68,720 square feet) of land being a portion of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Akram H. Chowdury (hereinafter referred to as Chowdury tract), as recorded in Instrument Number D217282120, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 1.578 acres (68,720 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Easterly corner of said Chowdury tract, same being on the existing Southwesterly right-of-way line of U. S. Highway Number 287 (Business) (100' right-of-way), as recorded in Volume 1117, Page 505, Deed Records, tarrant County, Texas (D.R.T.C.T.);

THENCE South 59 degrees 45 minutes 28 seconds West with the common line between said Chowdury tract and the existing Northwesterly right-of-way line of Turner-Warnell Road, also known as County Road Number 2033 (variable width right-of-way, no record found), a distance of 298.61 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southerly corner of said Tally tract, same being the existing Northeasterly right-of-way line of said Gertie Barrett Road (variable width right-of-way, no record found);

THENCE North 65 degrees 23 minutes 40 seconds West, departing the existing Northwesterly right-of-way line of said Turner-Warnell Road, with the common line between said Chowdury tract and the Existing Northeasterly right-of-way line of said Gertie Barrett Road, a distance of 240.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Southerly corner of the remainder of that certain tract of land described in a Warranty Deed to Jim Tally (hereinafter referred to as Tally tract), as recorded in Instrument Number D215198846, O.P.R.T.C.T.;

THENCE North 59 degrees 21 minutes 06 seconds East, departing the existing Northeasterly right-of-way line of said Gertie Barrett Road, with the common line between said Chowdury tract and said Tally tract, pass ata distance of 153.82 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southerly corner of that certain tract of land described in a deed to WE-Cedar Hill Memorial Park, Inc. (hereinafter referred to as WE-Cedar Hill Memorial Park tract), as recorded in Instrument Number D218018144, O.P.R.T.C.T. and continue with said course and the common line between said Chowdury tract and said WE-Cedar Hill Memorial Park tract for a total distance of 393.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Northerly corner of said Chowdury tract, same being the Easterly corner of said Tally tract, same also being the existing Southwesterly right-of-way line of said U. S. Highway Number 287 (Business);

THENCE South 42 degrees 35 minutes 45 seconds East, with the common line between said Chowdury tract and the existing Southwesterly right-of-way line of said U. S. Highway Number 287 (Business), a distance of 204.34 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.578 acres (68,720 square feet) of land, 0.100 acre (4,317 square feet) to be dedicated in a future right-of-way, leaving a net calculated are of 1.478 acres (64,403 square feet).