

LEGAL DESCRIPTION

BEING a tract of land situated in both the John Watson Survey, Abstract No. 1670 and the B.D. Ford Survey, Abstract No. 37 of Tarrant County, Texas and being all of Lots 1, 2, & part of Lot 3, Block 1 of the White Settlement Heights, an addition to the City of Fort Worth as recorded in Volume 388-58, Page 565 of the Plat Records of Tarrant County, Texas and being more particularly described in metes and bounds as follows;

BEGINNING at a capped 1/2" iron rod stamped "4613" found for the southeast corner of Lot 122A of the Hassetts Gardens , an addition to the City of Fort Worth as recorded in Volume 388-K, Page 423 of the Plat Records of Tarrant County, Texas and said capped iron rod also being the southwest corner of said Lot 1, Block 1 of White Settlement Heights, and said capped iron rod also being in the north Right-of-Way (R.O.W.) line of White Settlement Road, a variable width R.O.W.;

THENCE N 00°07'00" W a distance of 383.82' to a capped 1/2" iron rod stamped "4613" found corner for the northwest corner of said Lot 1, said capped iron rod being at the most westerly southwest corner of Lot 1, Block 1, A. Cozart Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Page 7300 of the Plat Records of Tarrant County, Texas and said capped iron rod also being the southwest corner of said Lot 1, Block 1 of White Settlement Heights

THENCE N 89°13'04" E following the most westerly south line of said Lot 1 a distance of 657.84' to a capped 1/2" iron rod stamped "4613" found corner at an ell corner of said Lot 1, Block 1, A. Cozart Addition;

THENCE S 00°34'49" E following the most southerly west line of said Lot 1, Block 1, A. Cozart Addition a distance of 394.61' to a capped 1/2" iron rod stamped "4613" found corner at the most southerly southwest corner of said Lot 1, Block 1, A. Cozart Addition, said capped iron rod also being in the north ROW line of White Settlement Road;

THENCE N 89°50'42" W following the north ROW line of White Settlement Road a distance of 661.00' to the POINT OF BEGINNING and containing 256,646 Square Feet or 5.892 Acres of land.