

Metes and Bounds Description

BEING a 26.46 acre tract of land in the JC Armstrong Survey, Abstract 43, Tarrant County, Texas, being all of a called 13.03 acre tract of land and a called 13.31 acre tract of land recorded in Tarrant County Clerk's File No. D217224070 and being all of a of a called 22.5 ace tract and a called 3.8 acre tract of land as recorded in Volume 2547 Page 547 of the Deed Records of Tarrant County Texas, said 26.46 acre tract being more particularly described as follows;

BEGINNING at United States Forest Service Monument (USFS) in the westerly Right of Way of North Day Miar Road (ROW varies) in the northerly line of USFS's Joe Pool Park as recorded in Volume 689 Page 1445 of the Deed Records of Tarrant County, Texas also being the southeasterly corner of the said 3.8 acre tract and being the southeasterly corner of the herein described tract; with all bearing referenced to NAD 83 Texas North Central Zone

THENCE S 59 deg. 31' 14" W along the northerly line of Joe Pool Park, a distance of 1538.10 feet to USFS Monument in the easterly line of a called 36.619 acre tract of land also being the northwesterly corner of a USFS tract of land as recorded in Volume 6923 Page 116 of the Deed Records of Tarrant County, and being the southwest corner of the herein described tract;

THENCE N 30 deg. 35' 05" W along the easterly line of the said 36.619 acre tract, a distance of 745.52 feet to a Fence Corner found for the southwesterly corner of a called 7.371 acre tract of land as recorded in Tarrant County Clerk's File No. 216105046 and being the northwesterly corner herein described tract;

THENCE N 59 deg. 32' 58" E, along the southerly line of the said 7.371 acre tract, a distance of 1555.23' to a 1" iron rod found in the westerly line of North Day Miar Road, also being the southeasterly corner of a called 1.584 acre tract of land as recorded in Tarrant County Clerk's File No. 215164485 and being the northeasterly corner of the herein described tract;

THENCE S 29 deg. 16' 03" E, along the westerly line North Day Miar Road, a distance of 744.90 feet to the **POINT OF BEGINNING**, and containing 26.46 acres of land, more or less

