



LEGAL DESCRIPTION - TRACT I

Being 5.00 acres of land located in the JAMES GIBSON SURVEY, Abstract No. 620, Tarrant County, Texas, and being a portion of a tract of land described in deed to Meredith M. Cox and wife, Betty Jane Cox as recorded in Volume 8694, Page 2187, Real Property Records, Tarrant County, Texas, said 5.00 acres being more particularly described by metes and bounds as follows:

Beginning at a $\frac{1}{2}$ " iron rod found in place at the northwest corner of the said Cox tract, said iron rod being in the east line of Bennett-Lawson Road (County Road No. 1088), said iron rod also being at the southwest corner of Lot 18, Block 1, TATE ADDITION to Tarrant County, Texas, according to the plats thereof recorded in Volume 388-179, Page 95 and Volume 388-191, Page 10, Plat Records, Tarrant County, Texas;

THENCE North 60 degrees 02 minutes 00 seconds East along the north line of said Cox tract and the south line of said Block 1, TATE ADDITION, a distance of 875.59 feet to a set $\frac{1}{2}$ " iron rod;

THENCE South 29 degrees 42 minutes 21 seconds East, 248.75 feet to a set $\frac{1}{2}$ " iron rod;

THENCE South 60 degrees 02 minutes 00 seconds West, 875.59 feet to a $\frac{1}{2}$ " iron set in the west line of the said Cox tract and the aforesaid east line of Bennett-Lawson Road (County Road No. 1088);

THENCE North 29 degrees 42 minutes 21 seconds West along the west line of the said Cox tract and along the east line of said Bennett-Lawson Road a distance of 248.75 feet to the Place of Beginning and containing 5.00 acres of land, more or less.

LEGAL DESCRIPTION - TRACT II

Being 5.00 acres of land located in the JAMES GIBSON SURVEY, Abstract No. 620, Tarrant County, Texas, and being a portion of a tract of land described in deed to Meredith M. Cox and wife, Betty Jane Cox as recorded in Volume 8694, Page 2187, Real Property Records, Tarrant County, Texas, said 5.00 acres being more particularly described by metes and bounds as follows:

Beginning at a $\frac{1}{2}$ " iron rod found in place at the southwest corner of the said Cox tract, said iron rod being in the east line of Bennett-Lawson Road (County Road No. 1088), said iron rod also being at the northwest corner of a tract of land described in deed to Roger A. Kerbow (Tract II) as recorded in Clerk's File No. D205261032, Real Property Records, Tarrant County, Texas;

THENCE North 29 degrees 42 minutes 21 seconds West along the west line of said Cox tract and the east line of said Bennett-Lawson Road (County Road No. 1088), a distance of 248.31 feet to a set $\frac{1}{2}$ " iron rod;

THENCE North 60 degrees 02 minutes 00 seconds East, 875.59 feet to a set $\frac{1}{2}$ " iron rod;

THENCE South 29 degrees 42 minutes 21 seconds East, 249.18 feet to a $\frac{1}{2}$ " iron set in the south line of the said Cox tract and the north line of the aforesaid Kerbow tract (Tract I);

THENCE South 60 degrees 05 minutes 23 seconds West along the south line of the said Cox tract and along the north line of the said Kerbow tract, a distance of 875.59 feet to the Place of Beginning and containing 5.00 acres of land, more or less.

LEGAL DESCRIPTION - TRACT III

Being 19.88 acres of land located in the JAMES GIBSON SURVEY, Abstract No. 620, Tarrant County, Texas, and being a portion of a tract of land described in deed to Meredith M. Cox and wife, Betty Jane Cox as recorded in Volume 8694, Page 2187, Real Property Records, Tarrant County, Texas, said 19.88 acres being more particularly described by metes and bounds as follows:

Commencing at a $\frac{1}{2}$ " iron rod found in place at the northwest corner of the said Cox tract, said iron rod being in the east line of Bennett-Lawson Road (County Road No. 1088), said iron rod also being at the southwest corner of Lot 18, Block 1, TATE ADDITION to Tarrant County, Texas, according to the plats thereof recorded in Volume 388-179, Page 95 and Volume 388-191, Page 10, Plat Records, Tarrant County, Texas;

THENCE North 60 degrees 02 minutes 00 seconds East along the north line of said Cox tract and the south line of said Block 1, TATE ADDITION, a distance of 875.59 feet to a $\frac{1}{2}$ " iron rod set for the Point of Beginning of the herein described tract of land;

THENCE North 60 degrees 02 minutes 00 seconds East, continuing along the north line of the said Cox tract and the south line of said Block 1, TATE ADDITION, a distance of 1740.14 feet to a $\frac{1}{2}$ " iron rod found in place at the northeast corner of the said Cox tract and the southeast corner of the said Block 1, TATE ADDITION, said iron rod also being in the west line of a tract of land described in deed to Benny Harris as recorded in Volume 15559, Page 242, Real Property Records, Tarrant County, Texas;

THENCE South 28 degrees 45 minutes 00 seconds East along the east line of the Cox tract and partially along the west line of the said Harris tract, a distance of 499.74 feet to a $\frac{1}{2}$ " iron rod set for the southeast corner of the said Cox tract, said corner being by deed (Volume 8694, Page 2187), the southeast corner of the aforesaid JAMES GIBSON SURVEY, from said set $\frac{1}{2}$ " iron rod, a $\frac{1}{2}$ " iron rod found in place bears North 28°36'57" West, 8.81 feet;

THENCE South 60 degrees 02 minutes 00 seconds West, along the south line of the said Cox tract, at 255.53 feet passing a point at the northeast corner of a tract of land described in deed to Roger A. Kerbow (Tract I) as recorded in Clerk's file No. D205261032, Real Property Records, Tarrant County Texas, and the northwest corner of a tract of land described in deed to Walter E. Bontke and wife Patricia J. Bontke as recorded in Volume 8764, Page 2244, Real Property Records, Tarrant County, Texas, from said point a $\frac{1}{2}$ " iron rod found in place at the southwest corner of the said Bontke tract bears South 31 degrees 10 minutes 24 seconds East, 1104.75 feet, continuing along the south line of the said Cox tract and the north line of the said Kerbow tract a total distance of 1731.79 feet to a set $\frac{1}{2}$ " iron rod;

THENCE North 29 degrees 42 minutes 21 seconds West a distance of 497.93 feet to the Place of Beginning and containing 19.88 acres of land, more or less.

NOTES:

- 1.) BEARINGS ARE BASED ON THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 8694, PAGE 2187, R.P.R.T.C.T.
- 2.) SURVEYOR HAS NOT ABSTRACTED EASEMENTS, RIGHTS OF WAY, ETC.
- 3.) IMPROVEMENTS ARE NOT SHOWN.
- 4.) THIS SURVEY IS FOR THE PURPOSE OF DIVIDING THE ORIGINAL TRACT DESCRIBED IN DEED RECORDED IN VOLUME 8694, PAGE 2187, R.P.R.T.C.T.

LEGAL DESCRIPTION - 30 FOOT WIDE INGRESS-EGRESS EASEMENT

Being 0.60 acre of land located in the JAMES GIBSON SURVEY, Abstract No. 620, Tarrant County, Texas, and being a portion of a tract of land described in deed to Meredith M. Cox and wife, Betty Jane Cox as recorded in Volume 8694, Page 2187, Real Property Records, Tarrant County, Texas, said 0.60 acre being more particularly described by metes and bounds as follows:

Commencing at a $\frac{1}{2}$ " iron rod found in place at the northwest corner of the said Cox tract, said iron rod being in the east line of Bennett-Lawson Road (County Road No. 1088), said iron rod also being at the southwest corner of Lot 18, Block 1, TATE ADDITION to Tarrant County, Texas, according to the plats thereof recorded in Volume 388-179, Page 95 and Volume 388-191, Page 10, Plat Records, Tarrant County, Texas;

THENCE South 29 degrees 42 minutes 21 seconds East along the west line of the said Cox tract and the east line of said Bennett-Lawson Road (County Road No. 1088) a distance of 233.75 feet to the Point of Beginning of the herein described tract of land;

THENCE departing the said east line of Bennett-Lawson Road, North 60 degrees 02 minutes 00 seconds West, a distance of 875.59 feet to a point;

THENCE South 29 degrees 42 minutes 21 seconds East, at 15.00 feet passing a set $\frac{1}{2}$ " iron rod, in all, a total distance of 30.00 feet to a point;

THENCE South 60 degrees 02 minutes 00 seconds West, 875.59 feet to a point in the west line of the said Cox tract and the east line of said Bennett-Lawson Road (County Road No. 1088);

THENCE North 29 degrees 42 minutes 21 seconds West along the west line of said Cox tract and the east line of said Bennett-Lawson Road (County Road No. 1088), at 15.00 feet passing a set $\frac{1}{2}$ " iron rod, in all a total distance of 30.00 feet to the Place of Beginning and containing 0.60 acre of land.

GEODATA SURVEYING, INC.

P.O. BOX 13556
ARLINGTON, TEXAS
76094-0556
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LAND SURVEYING
TOPOGRAPHIC
MAPPING



I hereby certify this to be a true and correct representation of a survey made on the ground.

GLENN W. MILLER, R.P.L.S.-STATE OF TEXAS NO.4223

JAN. 27, 2011
DATE

SCALE 1" = 200'