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SITUATED ON BUFFALO CREEK

PROPERTY DESCRIPTION

Being all of that certain tract or parcel of land situated in the ALLEN M. DOWNEN SURVEY, a.k.a. A.M. DOWNING SURVEY, ABSTRACT NO. 415, City of Euless, Tarrant County, Texas, and being a portion of that certain called 5.393 acre tract of land as conveyed by Donald H. Dilmore, Trustee to Mad Triangle, LLC, by the Warranty Deed with Vendors Lien recorded as Instrument No. D210279836, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (stamped "Prism") 1/2 inch iron rod found on an easterly right-of-way line of Debra Dr., said iron rod found for the most westerly northwest corner of said 5.393 acre tract of land, and said iron rod found being the southwest corner of Lot 13, Block 21 of Oakwood Terrace North, 1st Filing, an addition to the City of Euless according to the plat recorded in Volume 388-31, Page 73 of the Plat Records of Tarrant County, Texas;

THENCE along the common lines between said 5.393 acre tract and said Block 21, of Oakwood Terrace North, 1st Filing the following courses and distances:

South 89 degrees 57 minutes 57 seconds East, leaving said right-of-way and along a common line of said Lot 13 and said 5.393 acre tract, a distance of 119.32 feet to a 3/8 inch iron rod found for an inset ell corner of said 5.393 acre tract and said iron rod found being the southeast corner of said Lot 13;

North 00 degrees 30 minutes 20 seconds East, a distance of 249.82 feet, to a 1/2 inch iron rod found for the most northerly northwest corner of said 5.393 acre, and said iron rod found for the common corner of Lot 10 and Lot 8;

South 89 degrees 24 minutes 37 seconds East, a distance of 513.06 feet, to a capped (stamped "Prism") 1/2 inch iron rod found for the most northerly northeast corner of said 5.393 acre tract, said iron rod found being the southeast corner of Lot 1, and said iron rod found being on a westerly line of Tract B, Common Area;

THENCE South 00 degrees 36 minutes 32 seconds West, a distance of 156.74 feet, to a 1/2 inch iron rod found for a common corner of said 5.393 acre tract of land and of said Tract B;

THENCE North 68 degrees 52 minutes 26 seconds East, along a northwesterly line of said 5.393 acre tract, a distance of 9.05 feet, to a capped (stamped "Prism") 1/2 inch iron rod found for an outset corner of said 5.393 acre tract of land;

THENCE South 00 degrees 47 minutes 39 seconds East, along an easterly line of said 5.393 acre tract, a distance of 158.48 feet, to a capped (stamped "RPLS 3946") 1/2 inch iron rod found for the southeast corner of said 5.393 acre tract, said iron rod found being on a northwesterly right-of-way line of State Highway No. 10;

THENCE South 66 degrees 39 minutes 29 seconds West, along a southwesterly line of said 5.393 acre tract, and along a northwesterly right-of-way line of State Highway No. 10, at a distance of 14.06 feet, passing a capped (stamped "RPLS 3946") 1/2 inch iron rod found, and continuing in all, a distance of 63.46 feet, to a 1/2 inch iron rod found for an outset corner of said 5.393 acre tract of land, said iron rod found for the southeast corner of that certain tract of land conveyed to Susan G. Masure, dba In The Wind, by the deed recorded in Volume 14048, Page 463, of the Deed Records of Tarrant County, Texas;

THENCE along the common lines between said 5.393 acre tract and said In The Wind tract the following courses and distances:

THENCE North 01 degrees 55 minutes 40 seconds West, a distance of 87.73 feet to a 1/2 inch in diameter pipe found for a common corner between said tracts;

THENCE North 89 degrees 33 minutes 46 seconds West, a distance of 157.55 feet to a 5/8 inch iron rod found for a common corner between said tracts;

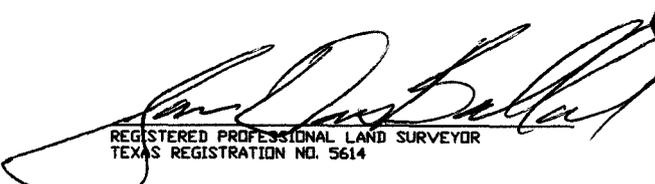
THENCE South 89 degrees 18 minutes 48 seconds East, along a southerly line of the herein described tract of land, a distance of 193.64 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an outset ell corner of the herein described tract of land;

THENCE South 00 degrees 02 minutes 03 seconds West, along an easterly line of the herein described tract, a distance of 17.34 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of the herein described tract of land;

THENCE South 41 degrees 39 minutes 13 seconds West, along a southeasterly line of the herein described tract, a distance of 62.14 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of the herein described tract of land;

THENCE South 89 degrees 57 minutes 57 seconds East, along a southerly line of the herein described tract, a distance of 190.39 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the most westerly southwest corner of the herein described tract, said iron rod set on a westerly line of said 5.393 acre tract, and said iron rod set on an easterly right-of-way line of Debra Dr.;

THENCE North 00 degrees 28 minutes 48 seconds East, along a westerly line of said 5.393 acre tract, and along an easterly right-of-way line of Debra Dr., a distance of 65.07 feet, to the POINT OF BEGINNING and containing 3.390 acres of land more or less, as surveyed by Buffalo Creek Surveyor, LLC, Joe Davis Ballard, RPLS No. 5614.


REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

