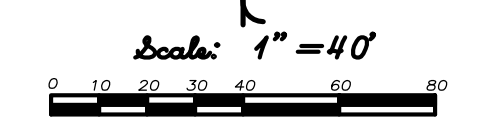


C.H. BORDEN SURVEY A-243
JOHN STEPHENS SURVEY, A-1494



Being a tract of land out of the C. H. Borden Survey A-243 and the John Stephens Survey A-1494, Tarrant County, Texas and being the three tracts described in Volume 11396 Page 0495, Deed Records Tarrant County, Texas, and being more particularly described as follows;

Beginning at a found rock being the northeast corner of the John Stephens Survey, the southeast corner of the C. H. Borden Survey and in the west line of the J. Wilburn Survey, A-1680;

THENCE S 00° 12' 31" W, with the west line of a tract of land described as Tract 1 in Volume 10899 Page 528, Deed Records Tarrant County, Texas, and the west line of the J. Wilburn Survey, a distance of 205.02 feet to a found 5/8" iron rod for an angle point;

THENCE S 00° 12' 22" W, continuing with said tract described in Volume 10899 Page 528, a distance of 104.57 to a set 1/2" iron rod for a corner, in the north right-of-way line of I-20 and SW Loop 820, said point being in a curve to the right whose center bears N 14° 30' 28" E, a distance of 2834.79 feet;

THENCE with I-20 and SW Loop 820 and the arc of said curve a distance of 339.88 feet, having a central angle of 06° 52' 11", to a set 1/2" iron rod at the point of a compound curve to the right whose center bears N 21° 22' 38" E, a distance of 180.00 feet;

THENCE with Arc of said curve a distance of 238.75 feet, having a central angle 75° 59' 52" to a found TXDOT brass cap in concrete for a corner, said point being in the east line of US 377 and the south line Old Benbrook Road (County Road No. 1024);

THENCE N 51° 45' 42" E, with the south line of Old Benbrook Road, a distance of 131.61 feet to a 1/2" set iron rod for an angle point;

THENCE N 67° 55' 26" E, continuing with the south line of Old Benbrook Road, a distance of 166.33 feet to a found 1/2" iron rod for an angle point;

THENCE N 64° 19' 47" E, continuing with the south line of Old Benbrook Road, a distance of 49.92 feet to a found 1/2" iron rod for an angle point;

THENCE N 69° 51' 57" E, continuing with the south line of Old Benbrook, a distance of 143.45 feet for a corner, said point being in the east line of the C. H. Borden Survey, and the west line of the J. Wilburn Survey, and being the northwest corner of a tract of land described in Volume 5800 Page 356, Deed Records Tarrant County, Texas;

THENCE South, with the west line of the tract described in Volume 5800 Page 356 and the east line of the C. H. Borden Survey, and the west line of the J. Wilburn Survey, a distance of 200.75 feet to the point of beginning and containing 3.457 acres of land more or less.

- NOTES
1. CONTROLLED ACCESS HIGHWAY FACILITY RECORDED IN VOLUME 5021, PG. 572 LIMITS ACCESS TO SUBJECT PROPERTY ALONG RIGHT-OF-WAY OF LOOP 820
 2. EASEMENT RECORDED IN VOLUME 5579, PAGE 232, D.R.T.C.T. RELEASED BY TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED BY CLERKS FILE # D199155946 ON 6/17/99.
 3. TESCO EASEMENT RECORDED IN VOLUME 1328, PAGE 50, D.R.T.C.T. LOCATED ON PROPERTY CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION AND DOES NOT AFFECT THIS SITE PER LETTER FROM H. O. BRUTON, SENIOR R.O.W. AGENT, TU ELECTRIC/LONE STAR GAS DATED 5/12/1999.

R=2834.79'
L=339.88'
Δ=6°52'11"

TRACT OF LAND
IN THE
C. H. BORDEN SURVEY, A-243
JOHN STEPHENS SURVEY, A-1494
TARRANT COUNTY, TEXAS

P:\GIS\MapDocuments\Projects\GIS\Change\BordenSurvey\Map\Map and proposed road.dwg, 1/11/2005 2:28:18 PM