

**SYCAMORE SCHOOL ROAD
(COUNTY ROAD NO. 1059)
(R/W VARIES)**

LEGAL DESCRIPTION

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TRACT 2

A 5.667 acre tract of land out of the George Hamilton Survey, Abstract No. 751, situated in the City of Fort Worth, Tarrant County, Texas, and more particularly a part of that certain tract in said Survey conveyed to Bradley Wayne in Volume 4982, Page 655, and to Donald M. White and Henry H. Dickerson, Jr., in Volume 5028, Page 875, and described by metes and bounds as follows:

BEGINNING at a set 1/2" steel rod in the south right-of-way line of Sycamore School Road (County Road No. 1059 of variable width) at its intersection with the west right-of-way line of Missouri, Kansas and Texas Railroad;

THENCE South 06°11'05" West along the west right-of-way line of said Railroad, 290.64 feet to a set 1/2" steel rod;

THENCE North 83°48'55" West, 71.63 feet to a set 1/2" steel rod;

THENCE South 77°41'58" West, 114.33 feet to a set 1/2" steel rod;

THENCE South 56°10'54" West, 190.99 feet to a set 1/2" steel rod;

THENCE South 72°31'48" West, 47.50 feet to a set 1/2" steel rod;

THENCE South 60°22'43" West, 102.06 feet to a set 1/2" steel rod;

THENCE South 80°45'32" West, 153.48 feet to a set 1/2" steel rod in the east line of Lot 1, Block 4, Village Acres Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-150, Page 36, Deed Records, Tarrant County, Texas;

THENCE North 00°06'36" West along the east line of said Lot 1, Block 4, 498.24 feet to a set 1/2" steel rod in the south right-of-way line of said Sycamore School Road for the northeast corner of said Lot 1, Block 4;

THENCE North 89°44'23" East along the south right-of-way line of Sycamore School Road, 659.39 feet to the Point of Beginning and containing 5.667 acres of land.

TRACT 3

A 9.170 acre tract of land out of the George Hamilton Survey, Abstract No. 751, situated in the City of Fort Worth, Tarrant County, Texas, and more particularly a part of that certain tract in said Survey conveyed to Bradley Wayne in Volume 4982, Page 655, and to Donald M. White and Henry H. Dickerson, Jr., in Volume 5028, Page 875, and described by metes and bounds as follows:

COMMENCING at a set 1/2" steel rod in the south right-of-way line of Sycamore School Road (County Road No. 1059 of variable width) at its intersection with the west right-of-way line of Missouri, Kansas and Texas Railroad;

THENCE South 06°11'05" West along the west right-of-way line of said Railroad, 290.64 feet to a set 1/2" steel rod at the beginning of a curve to the left having a radius of 5,956.64 feet;

THENCE continuing along said west right-of-way line, along said curve to the left, 1,518.78 feet (Long Chord South 00°53'15" East, 1,514.67 feet) to a set 1/2" steel rod for end of said curve;

THENCE South 08°12'55" East continuing along said west right-of-way line, 590.61 feet to a set 1/2" steel rod at the Point of Beginning;

THENCE South 08°12'55" East continuing along said west right-of-way line, 849.03 feet to a set 1/2" steel rod;

THENCE North 89°54'58" West, 917.64 feet to a set 1/2" steel rod;

THENCE North 38°01'38" East, 321.89 feet to a set 1/2" steel rod;

THENCE North 53°38'30" East, 219.47 feet to a set 1/2" steel rod;

THENCE North 32°31'13" East, 163.47 feet to a set 1/2" steel rod;

THENCE North 46°24'06" East, 460.36 feet to the Point of Beginning and containing 9.170 acres of land.

TRACT 1

Being a tract of parcel of land out of the George Hamilton Survey, Abstract No. 751, situated in the City of Fort Worth, Tarrant County, Texas, and more particularly a part of that certain tract of land situated in said Survey conveyed to Bradley Wayne in Volume 4982, Page 655, and to Donald M. White and Henry H. Dickerson, Jr., in Volume 5028, Page 875, and this part is described as follows:

BEGINNING at a found 1/2" steel rod for corner in the south line of Sycamore School Road (County Road No. 1059 of variable width) at its intersection with the east line of Missouri, Kansas and Texas Railroad right-of-way, said steel rod being South 25.0 feet and North 89°51'00" East, 121.20 feet from the northwest corner of said Hamilton Survey;

THENCE South 89°59'46" East (Basis of Bearing) along the south line of said Road, 452.35 feet to a found 1/2" steel rod for the northwest corner of a tract of land conveyed to the City of Fort Worth in Volume 6785, Page 493, Deed Records, Tarrant County, Texas;

THENCE along the westerly, south and east lines of said City of Fort Worth tract as follows: South 29°58'43" West, 1.14 feet to a found 1/2" steel rod for the beginning of a curve to the right having a radius of 150.00 feet, then along said curve to the right, 73.21 feet (Long Chord South 43°57'35" West 72.49 feet) to a found 5/8" steel rod for the end of said curve and the beginning of a curve to the left having a radius of 315.48 feet, then along said curve to the left, 58.67 feet (Long Chord South 52°36'51" West, 58.59 feet) to a found 1/2" steel rod for end of said curve, then South 00°01'17" East, 11.06 feet to a found 1/2" steel rod, then North 89°58'43" East, 259.27 feet to a set 1/2" steel rod, then North 29°58'43" East, 115.08 feet to a found 1/2" steel rod for corner in the south right-of-way of said Road;

THENCE South 89°59'46" East, along the south right-of-way line of said Road, 334.43 feet to a found 5/8" steel rod for the northwest corner of Block 8, South Brook Addition, Phase II, to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-123, Page 32, Deed Records, Tarrant County, Texas, said corner being the northwest corner of that certain parcel conveyed to Centennial Homes, Inc., as recorded in Volume 6269, Page 274 of said Deed Records;

THENCE in a southerly direction along the westerly line of South Brook Addition, Phase II and III as recorded in Volume 388-123, Page 32 and Volume 388-137, Page 83, of said Deed Records, and along the westerly line of said Centennial Homes, Inc. tract as follows: South 00°06'31" East, 100.32 feet to a set 1/2" steel rod for the beginning of a curve to the right having a radius of 1,000.00 feet, then along said curve to the right 489.50 feet (Long Chord South 13°51'38" West, 484.63 feet) to a found 1/2" steel rod for end of said curve, then South 27°58'25" West at 90.23 feet passing the northwest end of Ashwood Drive, a 50.00 foot street right-of-way, and abutting the northwest line of said Ashwood Drive, in all 126.69 feet to a found PK Nail in asphalt paving of said Ashwood Drive; and said PK Nail being the beginning of a curve to the left having a radius of 650.00 feet, then along said curve to the left, 711.90 feet (Long Chord South 03°26'16" East, 676.85 feet) to a set 1/2" steel rod for end of said curve, then South 37°22'27" East, 3.27 feet to a set 1/2" steel rod, then South 36°55'48" West, 95.39 feet to a set 1/2" steel rod for the beginning of a curve to the left having a radius of 1,000.00 feet, then along said curve to the left, 1,012.96 feet (Long Chord South 07°52'44" West, 970.20 feet) to a set 1/2" steel rod for the end of said curve, then South 21°05'40" East, 234.69 feet to a set 1/2" steel rod for the beginning of a curve to the right having a radius of 1,000.00 feet, then along said curve to the right, 369.27 feet (Long Chord South 10°34'49" East, 367.18 feet) to a set 1/2" steel rod for end of said curve and then South 00°01'03" West, 253.10 feet to a set 1/2" steel rod for the southwest corner of said Centennial Homes, Inc. tract;

THENCE North 89°44'23" West, 636.59 feet to a set 1/2" steel rod in the east right-of-way line of said Railroad;

THENCE northerly along the east right-of-way line of said Railroad as follows: North 08°12'55" West, 1,453.60 feet to a set 1/2" steel rod for the beginning of a curve to the right having a radius of 5,856.64 feet, then along said curve to the right, 1,493.96 feet (Long Chord North 00°53'15" West, 1,489.91 feet), to a set 1/2" steel rod for the end of said curve, then North 06°11'05" East, 301.76 feet to the POINT OF BEGINNING and containing 56.817 acres of land.

NOTES:

1. The easement to Texas Electric Service Company recorded in Volume 5567, Page 141, DRTCT does not affect the subject property.
2. Hatched area denotes Vertical and Lateral Support Easement to the City of Fort Worth in Volume 6285, Page 487, DRTCT.
3. Hatched area denotes 20' wide Drainage Easement to the City of Fort Worth in Volume 6983, Page 911, DRTCT, which does not affect the subject property.

A portion of the subject property lies within the 100 year floodplain. Flood Zones X and AE Community 480596 Panel 0415-H Eff. Date 8-02-95

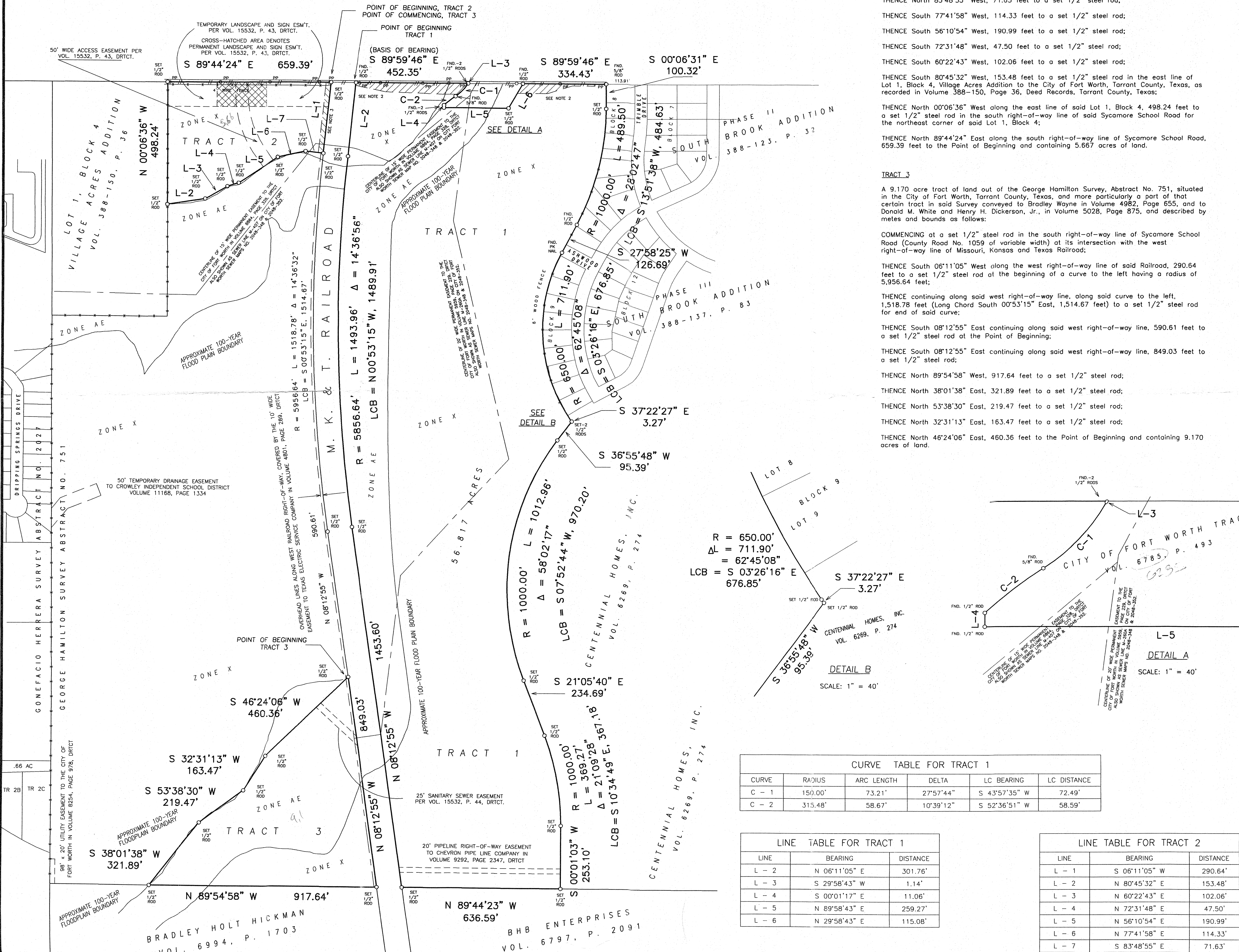
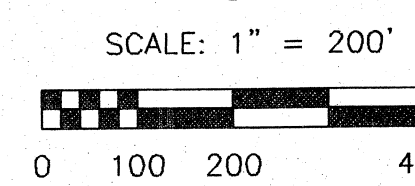
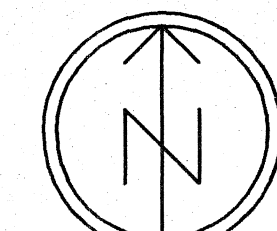
Flood zone boundaries shown hereon are scaled from the applicable FEMA map, and are an approximation of the actual floodplain. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood; or areas determined to be outside the 500-year floodplain. Zone AE is defined as a Special Flood Hazard Area inundated by 100-year flood with base flood elevations determined.

I hereby certify that this sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction on the ground, and that there are no encroachments or protrusions, except as noted.

(Signature)
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151

Job No. 6864-02-East
F.B. 323, P. 81
GF No. 02-2005464

Date of Survey: Sept 26, 2002
Date of Last Revision: Oct 6, 2003



CURVE TABLE FOR TRACT 1

CURVE	RADIUS	ARC LENGTH	DELTA	LC BEARING	LC DISTANCE
C - 1	150.00'	73.21'	27°57'44"	S 43°57'35" W	72.49'
C - 2	315.48'	58.67'	10°39'12"	S 52°36'51" W	58.59'

LINE TABLE FOR TRACT 1

LINE	BEARING	DISTANCE
L - 2	N 06°11'05" E	301.76'
L - 3	S 29°58'43" W	1.14'
L - 4	S 00°01'17" E	11.06'
L - 5	N 89°58'43" E	259.27'
L - 6	N 29°58'43" E	115.08'

LINE TABLE FOR TRACT 2

LINE	BEARING	DISTANCE
L - 1	S 06°11'05" W	290.64'
L - 2	N 80°45'32" E	153.48'
L - 3	N 60°22'43" E	102.06'
L - 4	N 72°31'48" E	47.50'
L - 5	N 56°10'54" E	190.99'
L - 6	N 77°41'58" E	114.33'
L - 7	S 83°48'55" E	71.63'

CONFACIO HERRERA SURVEY ABSTRACT NO. 751
GEORGE HAMILTON SURVEY ABSTRACT NO. 751
98' x 20' UTILITY EASEMENT TO THE CITY OF FORT WORTH IN VOLUME 854, PAGE 978, DRTCT

BRADLEY HOLT HICKMAN VOL. 6994, P. 1703
BHB ENTERPRISES VOL. 6797, P. 2091
20' PIPELINE RIGHT-OF-WAY EASEMENT TO CHEVRON PIPE LINE COMPANY IN VOLUME 9292, PAGE 2347, DRTCT
25' SANITARY SEWER EASEMENT PER VOL. 15532, P. 44, DRTCT.