

LEGAL DESCRIPTION

A tract of land situated in the A.G. WALKER SURVEY, ABSTRACT NUMBER 1630, being the tract of land conveyed in a deed to 7047 Boulevard 26, LLC, and recorded in Document Number 212262862, Official Public Records, Tarrant County, Texas.

The exterior boundary of said tract of land is further described as follows:

Beginning at an X cut set being in the North line of Boulevard 26 (State Highway 121) and West line of Daley Avenue and being the POINT OF BEGINNING;

Thence South 47 degrees 32 minutes 46 seconds West along the North line of Boulevard 26 a distance of 171.45 feet to the Southeast corner of a tract of land described as Lot 2R, Block 2, A.G. Walker Addition as recorded in Cabinet B, Page 1171, Map Records Tarrant County Texas and marked by a capped ½-inch iron rod set stamped EAGLE SURVEYING;

Thence North 46 degrees 38 minutes 15 seconds West along the common line a distance of 175.23 feet to the Northwest corner of this tract and marked by a PK nail found and called for on a survey plat by Jimmy W. Pogue Inc. Registered Professional Land Surveyor and being in the South line of Glen Square Apartments as recorded in Volume 6652, Page 737, Official Public Records, Tarrant County, Texas;

Thence North 47 degrees 51 minutes 15 seconds East along the common line a distance of 339.45 feet to the West line of Daley Avenue and marked by a ½-inch iron rod found;

Thence South 00 degrees 32 minutes 43 seconds East along said West line 232.37 feet to the POINT OF BEGINNING and containing 1.03 acres more or less.