

BEING A TRACT OF LAND OUT OF THE JOHN McCOMAS SURVEY, ABSTRACT NO. 1040, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D215145387, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF ODELL STREET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 1, MOLLIE B. COLLINS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-171, PAGE 74, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 04 MINUTES 18 SECONDS EAST 110.54 FEET TO A CAPPED IRON PIN SET IN THE SOUTH LINE OF LOT 8, BLOCK 11, BRIARWOOD ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-108, PAGE 33, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 1, MOLLIE B. COLLINS AND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 85 DEGREES 50 MINUTES 11 SECONDS EAST 120.85 FEET ALONG THE SOUTH LINE OF SAID BLOCK 11, BRIARWOOD ESTATES TO A CAPPED IRON PIN SET IN THE WEST LINE OF SMITHFIELD ROAD FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 00 DEGREES 34 MINUTES 38 SECONDS EAST 120.00 FEET ALONG THE WEST LINE OF SAID SMITHFIELD ROAD TO A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF SAID ODELL STREET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 40 MINUTES 44 SECONDS WEST 121.88 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 13972.787 SQUARE FEET OF LAND, MORE OR LESS