

STATE OF TEXAS        {}

COUNTY OF TARRANT   {}

THAT, WHEREAS, Fred I. Smith is the owner of a tract of land in the David Strickland Survey, Abstract No. 1376, Tarrant County, Texas, and being a portion of Swiney Estates, and Addition to the City of Kennedale, Tarrant County, Texas, according to plat recorded in Volume 388-10, Page 93, Plat Records, Tarrant County, Texas, and according to deed recorded in Volume 8977, Page 830, Deed Records, Tarrant County, Texas, and being described by metes as follows:

BEGINNING at a 1/2 " iron pin found in the West line of Bowman Springs Road, said point being the Northeast corner of Lot 1, Block 1, Swiney Estates, said Point also being the Southeast corner of Lot 1-B, Block 1, A & A Addition according to plat recorded in Volume 88-154, Page 59, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 03 minutes 04 seconds West along the West line of Bowman Springs Road and the East line of said Block 1, 18.45 feet to a 1/2" iron pin found at the Northeast corner of a 2.4 acre tract of land recorded in Volume 6961, Page 132, Deed Records, Tarrant County, Texas;

THENCE South 88 degrees 48 minutes 51 seconds West along the North line of said 2.4 acre tract 500.86 feet to a 3/8" iron pin found at its Northwest corner:

THENCE South 88 degrees 55 minutes 10 seconds West 255.30 feet to a 1/2" iron pin found at the Southeast corner of a tract of land recorded in Volume 6932, Page 1721, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 09 minutes 24 seconds East 377.66 feet to a 1/2" iron pin found at the Northeast corner of said tract and being in the South line of a 2.21 acre tract of land recorded in Volume 8733, Page 363, Deed Records, Tarrant County, Texas;

THENCE South 88 degrees 57 minutes 59 seconds East 213.06 feet to a 5/8" iron pin found at the Southeast corner of said 2.21 acre tract;

THENCE North 03 degrees 21 minutes 59 seconds East 45.19 feet to a 3/8" iron pin found for corner;

THENCE North 88 degrees 21 minutes 11 seconds East 292.19 feet to a 5/8" iron pin found at the Southwest corner of said lot 1-B, Block 1, A & A Addition;

THENCE North 88 degrees 32 minutes 29 seconds East along the South line of said Lot 1-B, 247.68 feet to the POINT OF BEGINNING and containing 7.02 acres of land.

NOW, THEREFORE, know all men by these presents: