

LEGAL DESCRIPTION

BEING 0.634 acre of land comprised of the existing right-of-way areas of Chambers Street and Kennedy Street, and an alley lying within Block 3, KENNEDY'S ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 33, Page 16 of the Deed Records of Tarrant County, Texas. Said 0.634 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Southwest corner of Lot 1, of said Block 3, KENNEDY'S ADDITION, and said POINT OF BEGINNING being located at the intersection of the North right-of-way line of East Lancaster Avenue (an 80-foot-wide public right-of-way), and the East right-of-way line of Chambers Street (a 50-foot-wide public right-of-way);

THENCE N 89° 58' 59" W 50.50 feet, along the North right-of-way line of said East Lancaster Avenue, to a point at the Southeast corner of Lot 1, Block 1, UNION GOSPEL MISSION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2306 of the Plat Records of Tarrant County, Texas;

THENCE N 00° 06' 24" W 269.40 feet, along the West right-of-way line of Chambers Street, and the East boundary line of said Lot 1, Block 1, UNION GOSPEL MISSION, to a 5/8" iron rod found at the Northeast corner of said Lot 1, Block 1, UNION GOSPEL MISSION, lying in the South right-of-way line of Interstate Highway No. 30;

THENCE N 89° 53' 49" E 251.07 feet, along the South right-of-way line of Interstate Highway No. 30, to a point;

THENCE S 00° 00' 54" W 49.93 feet, crossing said Kennedy Street, to a point at the Northeast corner of Lot 5, of said Block 3, KENNEDY'S ADDITION, also lying in the West right-of-way line of Cypress Street;

THENCE N 89° 58' 59" W 200.00 feet, along the South right-of-way line of said Kennedy Street, and the North boundary line of Lots 5-8 of said Block 3, KENNEDY'S ADDITION, to a point at the Northwest corner of said Lot 8;

THENCE S 00° 00' 54" W 100.00 feet, along the West boundary line of said Lot 8, and the East right-of-way line of aforesaid Chambers Street, to a point at the Southwest corner of said Lot 8, lying in the North boundary line of a 20-foot-wide alley;

THENCE S 89° 58' 59" E 200.00 feet, along the North boundary line of said alley, and the South boundary line of said Lots 5-8, Block 3, KENNEDY'S ADDITION, to a point at the Southeast corner of said Lot 5, lying in the West right-of-way line of aforesaid Cypress Street;

THENCE S 00° 00' 54" W 20.00 feet, along the West right-of-way line of said Cypress Street, to a point at the Northeast corner of Lot 4, of said Block 3, KENNEDY'S ADDITION;

THENCE N 89° 58' 59" W 200.00 feet, along the South boundary line of aforesaid 20-foot-wide alley, and the North boundary line of said Lots 1-4, Block 3, KENNEDY'S ADDITION, to a point at the Northwest corner of Lot 1, of said Block 3;

THENCE S 00° 00' 54" W 100.00 feet, along the West boundary line of said Lot 1, and the East right-of-way line of aforesaid Chambers Street, to the POINT OF BEGINNING containing 0.634 acre (27,628 square feet) of land.



