

BEING a description of a portion of Lot 1, Block 101, Ridgmar, an Addition to the City of Fort Worth, Tarrant County, Texas, said Ridgmar Addition being shown on the Plans filed in Volume 388-159 at Pages 27 and 28 of the Plat Records, Tarrant County, Texas, said portion, being the land that is condominiumized and called, Tract 1, is more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete at the intersection of the north boundary of Lands End Boulevard and the west boundary of Aden Road for the southeast corner of Lot 1 and Block 101 of Ridgmar and being the southeast corner and **POINT OF BEGINNING** of this Tract 1;

THENCE North 85 degrees 41 minutes 53 seconds West on the north boundary of Lands End Boulevard and the south boundary of said Lot 1, a distance of 172.86 feet to a point for the southeast corner of Tract 2B and a corner of this Tract 1;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of this Tract 1 and Tract 2B, a distance of 85.78 feet to a point in the south line of Tomstock Drive (a 24 foot emergency access and utility easement and private street), for a corner of this Tract 1;

THENCE South 89 degrees 32 minutes 00 seconds West on the south line of Tomstock Drive and the north line of said 2B, a distance of 71.01 feet to a point for the beginning of a curve to the left whose center bears South 00 degrees 28 minutes 00 seconds East, 12.00 feet;

THENCE on said curve to the left being the common boundary of Tract 1 (Tomstock Drive) and Tract 2B, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 18.85 feet to a point;

THENCE North 89 degrees 32 minutes 00 seconds East on the common boundary of this Tract 1 and Tract 2B, a distance of 17.00 feet to a point for a corner;

THENCE South 00 degrees 28 minutes 00 seconds East continuing on said common boundary, a distance of 45.00 feet to a point for a corner;

THENCE South 89 degrees 32 minutes 00 seconds West, continuing on said common boundary, a distance of 17.00 feet to a point in the east line of said Tomstock Drive for a corner of this Tract and Tract 2B;

THENCE South 00 degrees 28 minutes 00 seconds East on the east boundary of Tomstock Drive, a distance of 21.86 feet to a point in the north boundary of Lands End Boulevard for a corner of this Tract 1 and Tract 2B;

THENCE North 85 degrees 41 minutes 53 seconds West, on the north boundary of Lands End Boulevard and the north limits of Tract 1 (Tomstock Drive) a distance of 20.96 feet to a "V" cut in the brick entranceway for the beginning of a curve to the left whose center bears South 04 degrees 18 minutes 07 seconds West, 285.00 feet;

2ND AMEND DEMD EXA

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THENCE on said curve to the left and the north boundary of Lands End Boulevard, through a central angle of 00 degrees 17 minutes 54 seconds, an arc distance of 5.13 feet to a point for the southeast corner of Tract 2A and the southwest corner of this tract;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of Tomstock Drive and Tract 2A a distance of 64.70 feet to a point for a curve to the right whose center bears North 89 degrees 32 minutes 00 seconds East, 38.00 feet;

THENCE on said curve to the right through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.69 feet to a point;

THENCE North 89 degrees 32 minutes 00 seconds East continuing on the north line of Tomstock Drive and the southerly line of Tract 2A, a distance of 60.17 feet to a point for a corner;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of Tracts 1 and 2A, a distance of 95.00 feet to a point in the north boundary of Lot 1 and Block 101 and the south boundary of Block 7, Ridgmar, for the northwest corner of this Tract 1;

THENCE North 89 degrees 32 minutes 00 seconds East on the common boundary of Lot 1, Block 101 and Block 7, a distance of 144.83 feet to a 1/2" iron rod set for the northeast corner of Lot 1, Block 101 in the west boundary of Aden Road, for the northeast corner of this Tract;

THENCE South 00 degrees 12 minutes 02 seconds West, on the west boundary of Aden Road a distance of 29.00 feet to a 1/2" iron rod set for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 58 seconds East, a distance of 413.00 feet;

THENCE on said curve to the left being the west boundary of Aden Road and the east boundary of Block 101, through a central angle of 18 degrees 47 minutes 01 seconds, an arc distance of 135.40 feet to a 1/2" iron rod set;

THENCE South 18 degrees 07 minutes 55 seconds East continuing on said common boundary, a distance of 41.00 feet to a 1/2" iron rod set for the beginning of a curve to the right whose center bears South 71 degrees 52 minutes 05 seconds West, a distance of 370.00 feet;

THENCE on said curve to the right being the common west boundary of Aden Lane and east boundary of Block 101 and this Tract, through a central angle of 83 degrees 12 minutes 02 seconds an arc distance of 20.67 feet to the POINT OF BEGINNING and containing 37,316 square feet or 0.8566 acres of land, more or less.

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