

TBPE Firm #44 • TBPLS FIRM #10194146

AS A FINAL SURVEY DOCUMENT.

State of Texas Registered Professional Land Surveyor

WHEREAS Bao-Long Quoc Huynh and Linh Phuong Tran are the sole owners of a 6.716 acre tract of land located in the Joab Watson Survey, Abstract No. 1632, City of Mansfield, Tarrant County, Texas,

BEING a tract of land situated in the Joab Watson Survey, Abstract No. 1632, City of Mansfield, Tarrant County, Texas, and being all of a tract of land as described in the deed to Bao-Long Quoc Huynh and spouse, Linh Phuong Tran, as recorded in Document Number D219263495, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows (Basis of Bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD 83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in

BEGINNING at a 1/2 inch capped iron rod found marked "Area Surveying" (CIRF) for the northeast corner of said Bao-Long tract and the northwest corner of Lot 25, Block 2, Bankston Meadows, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 10203, Plat Records, Tarrant County, Texas (PRTCT);

THENCE South 30°43'10" East, with the common line of said Bao-Long tract and said Bankston Meadows Addition, a distance of 530.65 feet to a point for an ell corner of said Bao-Long tract and the northeast corner of a remainder tract of land as described in the deed to Ernest John Botard, Jr., as recorded in Volume 7201, Page 822, Deed Records, Tarrant County, Texas (DRTCT), from which a CIRF bears South 65°07'32" West, a distance

THENCE with the common line of said Bao-Long tract and said Botard tract the following courses and distances:

South 59°02'24" West, a distance of 200.00 feet to a point for corner from which a CIRF bears South 86°11'15" West, a distance of 1.72 feet;

South 30°43'10" East, a distance of 200.09 feet to a point for corner from which a CIRF bears South 59°06'22" West, a distance of 2.87 feet;

North 59°36'38" East, a distance of 200.00 feet to a point in the east line of said Bao-Long tract and the southeast corner of said Botard tract, also being in the west line of Lot 11, Block 3, of said Bankston Meadows, from which a CIRF bears South 60°24'38" West, a distance of 0.66 feet;

THENCE South 30°43'10" East, with the common line of said Bao-Long tract and Block 3 of said Bankston Meadows, a distance of 356.49 feet to a 5/8 inch capped iron rod set marked "BHB INC" (IRS) for the southeast corner of said Bao-Long tract and the southwest corner of said Block 3 of Bankston Meadows, also being in the northern right-of-way line of East Broad Street (a 120 feet wide public right-of-way), and being the beginning of a curve to the right with a radius of 1400.00 feet and a chord which bears South 60°02'15" West, a distance of 20.97 feet;

THENCE with the common line of said Bao-Long tract and the north right-of-way line of said East Broad street the following courses and distances:

With said curve to the right, through a central angle of 00°51'29", an arc distance of 20.97 feet to an IRS;

South 60°27'44" West, a distance of 200.55 feet to an IRS for the beginning of a curve to the left with a radius of 1520.00 feet and a chord which bears South 60°00'25" West, a distance of 24.09 feet;

With said curve to the left, through a central angle of 00°54'29", an arc distance of 24.09 feet to an IRS;

South 59°33'15" West, a distance of 74.16 feet to an IRS for the southwest corner of said Bao-Long tract and the eastern most corner of Lot 1, Block 2, of said Bankston Meadows;

THENCE North 30°44'46" West, with the common line of said Bao-Long tract and Block 2 of said Bankston Meadows, a distance of 991.70 feet to a 1/2 inch iron rod found for the northwest corner of said Bao-Long tract and the southernmost corner of Lot 19, Block 2, of said Bankston Meadows;

THENCE North 43°10'30" East, with the common line of said Bao-Long tract and Block 2 of said Bankston Meadows, a distance of 333.26 feet to the **POINT OF BEGINNING** and containing 292,551 Square Feet or 6.716 Acres

This is to certify that I, Toby G. Stock, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision. PRELIMINARY, THIS DOCUMENT SHALL

6.716 ACRES

SHALL NOT BE USED OR VIEWED OR RELIED UPON

LOT SUMMARY TABLE

TOTAL GROSS ACREAGE TOTAL NUMBER OF LOTS TOTAL COMMON AREAS

PRELIMINARY PLAT LOTS 1 THRU 3, BLOCK 1 Long Estates 6.716 ACRES OUT OF THE **JOAB WATSON SURVEY, ABSTRACT NO. 1632 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS** (3 LOTS) **MARCH 2020** SD#20-008