

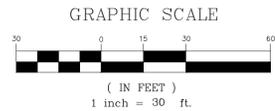
VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND

- N NORTH
- S SOUTH
- E EAST
- W WEST
- DEGREES
- ' MINUTES/FEET
- " SECONDS/INCHES
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND

GENERAL NOTES:

- All bearings and coordinates shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances and all coordinates are grid values.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levee from 1% annual chance flood" zone and within Zone "AE", defined as "Base Flood Elevations determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".



| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 26.23' | N27° 08' 10"E |
| L2 | 23.20' | N32° 24' 00"W |
| L3 | 27.20' | N27° 08' 10"E |

SURVEYOR'S CERTIFICATION:

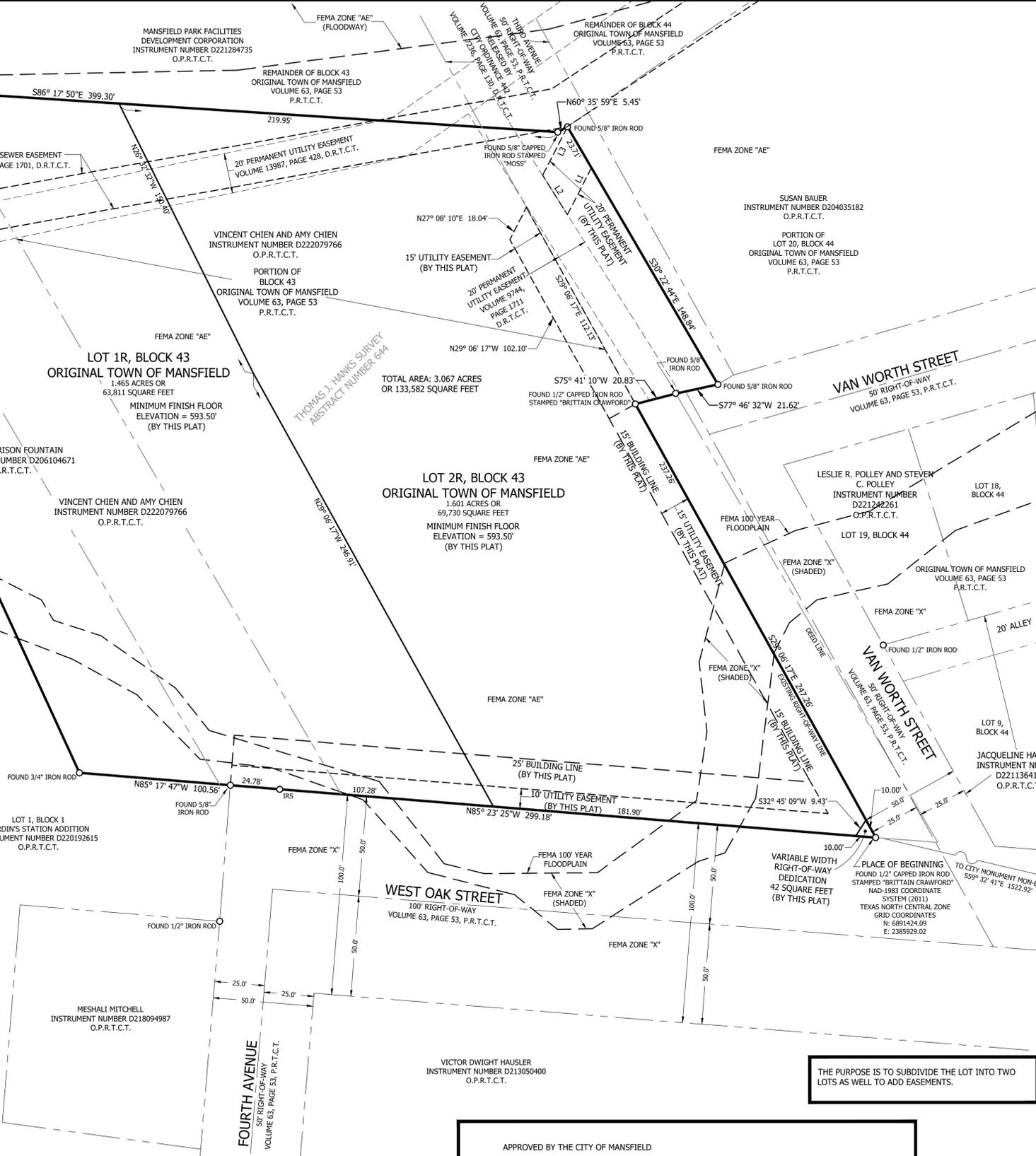
I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Dan Davis DATE: _____
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, L.L.C.
T.B.P.L.S. REGISTRATION NO. 10193823



After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063



OWNERS DEDICATION:

WHEREAS VINCENT CHIEN and AMY CHIEN, are the sole owners of a 3.067 acre tract of land located in the Thomas J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas, being all of that certain tract of land described in a deed to Vincent Chien and Amy Chien (hereinafter referred to as Chien tract), as recorded in Instrument Number D22079766, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being a Portion of Block 42 and Block 43, Original Town of Mansfield, as recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for the Southeast corner of said Chien tract, same being the intersection of the existing North right-of-way line of West Oak Street (100' right-of-way), as recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas (P.R.T.C.T.) with the existing West right-of-way line of Valley Street (50' right-of-way), as recorded in Volume 63, Page 53, P.R.T.C.T.;

THENCE North 85 degrees 23 minutes 25 seconds West with the common line between said Chien tract and the existing North right-of-way line of said West Oak Street, a distance of 299.18 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 85 degrees 17 minutes 47 seconds West, continue with the common line between said Chien tract and the existing North right-of-way line of said West Oak Street, pass at a distance of 24.78 feet, a five-eighths inch iron rod found for the intersection of the existing North right-of-way line of said West Oak Street with the existing West right-of-way line of Fourth Street (50' right-of-way), as recorded in Volume 63, Page 53, P.R.T.C.T., same also being an angle point in the Easterly line of that certain tract of land described as Lot 1, Block 1, Hardin's Station Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D220192615, O.P.R.T.C.T., continue with said course, departing the existing West right-of-way line of said Fourth Street, with the common line between said Lot 1 and said Chien's tract, a distance of 100.56 feet to a three-fourth inch iron rod found for the Southwest corner of said Chien's tract, same being an angle point in the Easterly line of said Lot 1;

THENCE North 24 degrees 44 minutes 47 seconds West, continue with the common line between said Lot 1 and said Chien's tract, a distance of 379.87 feet to a one-half inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found for the Northwest corner of said Chien's tract, same being the Southwest corner of the certain tract of land described in a General Warranty Deed to Mansfield Park Facilities Development Corporation (hereinafter referred to as Mansfield Park tract), as recorded in Instrument Number D221284735, O.P.R.T.C.T.;

THENCE South 86 degrees 17 minutes 50 seconds East, departing the East line of said Lot 1, with the common line between the remainder of said Chien's tract and said Mansfield Park tract, a distance of 399.30 feet to a five-eighths inch iron rod with plastic cap stamped "MOSS" found for the Southeast corner of said Mansfield Park tract;

THENCE North 60 degrees 35 minutes 59 seconds East, continue with the common line between the remainder of said Chien's tract and said Mansfield Park tract, a distance of 5.45 feet to a five-eighths inch iron rod found for corner for the Northwest corner of that certain tract of land described in a deed to Susan Bauer (hereinafter referred to as Bauer tract), as recorded in Instrument Number D204035182, O.P.R.T.C.T.;

THENCE South 30 degrees 22 minutes 44 seconds East with the common line between said Chien's tract and said Bauer tract, a distance of 148.84 feet to a five-eighths inch iron rod found for corner;

THENCE South 77 degrees 46 minutes 32 seconds West with the Easterly line of said Chien's tract, a distance of 21.62 feet to a five-eighths inch iron rod found for corner in the Northerly terminus of the existing Valley Street, as recorded in Volume 7236, Page 130, D.R.T.C.T.;

THENCE South 75 degrees 41 minutes 10 seconds West, continue with the Easterly line of said Chien's tract and with said Northerly terminus of said Valley Street, a distance of 20.83 feet to a one-half inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found;

THENCE South 29 degrees 06 minutes 17 seconds East with the common line between the remainder of said Chien's tract and the existing Southwesterly right-of-way line of said Valley Street, a distance of 247.26 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 3.067 acres (133,582 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **VINCENT CHIEN AND AMY CHIEN**, being the sole owner(s) of the above described parcel, do hereby adopt the herein above described property as **Lot 1R & Lot 2R, Block 43, ORIGINAL TOWN OF MANSFIELD**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

By: _____
VINCENT CHIEN County of Tarrant §
AMY CHIEN County of Tarrant §

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **VINCENT CHIEN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **AMY CHIEN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2023.

Notary Public, The State of Texas

REPLAT
LOT 1R & LOT 2R, BLOCK 43
ORIGINAL TOWN OF MANSFIELD
BEING a revision of a portion of Block 42 and Block 43,
Original Town of Mansfield, according to the plat filed in
Volume 63, Page 53, P.R.T.C.T.,
situated in the
Thomas J. Hanks Survey, Abstract Number 644
City of Mansfield, Tarrant County, Texas
2 Lots
3.067 Acres
Preparation Date: June 2023
Revision Date: July 7, 2023

APPROVED BY THE CITY OF MANSFIELD

2023

APPROVED BY: PRZ COMMISSION CHAIRMAN

2023

ATTEST: PLANNING & ZONING SECRETARY

THE PURPOSE IS TO SUBDIVIDE THE LOT INTO TWO LOTS AS WELL TO ADD EASEMENTS.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, L.L.C.
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
mike@bannistereng.com

OWNER / DEVELOPER:
Vincent and Amy Chien
6309 Fox Hunt Drive
Arlington, Texas 76001