



Z:\BETHLEHEM BAPTIST - HANKS SURVEY - MANSFIELD\REPLAT OF BETHLEHEM BAPTIST.dwg, 12/6/2022 5:27:09 PM, 1:1

§ STATE OF TEXAS
§ COUNTY OF TARRANT

OWNER'S CERTIFICATE

WHEREAS, Bethlehem Baptist Church of Mansfield acting by and through the undersigned, its duly authorized agent, is the sole owner of a 19.298 acre tract of land located in the Thomas J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas as recorded in Instrument Numbers D219226942, and D221362302, Deed Records of Tarrant County, Texas (DRTCT), and all of Lot 1R2, Block A, Bethlehem Baptist Church Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D222067259, Plat Records of Tarrant County, Texas (PRTCT), being more particularly described as follows:

BEGINNING at a Bois D'Arc stake found at the northeast corner of said Lot 1R2, said stake also being in the west right of way line of Morgan Road (a called 60 foot right of way) as recorded in Volume 4914, Page 97, DRTCT, and at the southeast corner of a tract of land conveyed to Glover Brown as recorded under Volume 8116, Page 1203, DRTCT;

THENCE South 34°05'13" East, with the west right of way line of Morgan Road, a distance of 101.90 feet to a 5/8 inch iron rod found, for angle point;

THENCE South 34°04'38" East, continuing with the west right of way line of Morgan Road, a distance of 49.95 feet to a 5/8 inch iron rod found with a plastic cap stamped "DUNAWAY", for angle point;

THENCE South 34°05'13" East, continuing with the west right of way line of Morgan Road, a distance of 189.55 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod at the intersection of the west right of way line of Morgan Road and the north right of way line of West Broad Street (a called 105.4 foot right of way), also being the beginning of a non-tangent curve to the right, for corner;

THENCE in a southwesterly direction with the north right of way line of West Broad Street, and along said curve to the right having a central angle of 15°45'12", a radius of 1,327.27 feet, a tangent length of 183.62 feet, and a chord which bears South 44°13'48" West, a chord distance of 363.78 feet, an arc length of 364.93 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", at the end of said curve;

THENCE South 50°50'54" West, with the north right of way line of West Broad Street, a distance of 3.66 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for angle point;

THENCE South 57°01'46" West, continuing with the north right of way line of West Broad Street, a distance of 211.92 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for angle point;

THENCE South 58°35'10" West, continuing with the north right of way line of West Broad Street, a distance of 198.67 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for angle point;

THENCE South 58°52'36" West, continuing with the north right of way line of West Broad Street, a distance of 483.49 feet to a 1/2 inch iron rod found with a plastic cap stamped "DUNAWAY" at the southwest corner of Lot 1R2, Block A, Bethlehem Baptist Church Addition, for corner;

THENCE North 31°57'47" West, departing the north right of way line of West Broad Street, with the west line of said Lot 1R2, a distance of 364.19 feet, to a 1/2 inch iron rod found with a plastic cap stamped "DUNAWAY" at the northwest corner of said Lot 1R2, from which a 1/2 inch iron rod with a plastic cap stamped "CBG" bears North 33°47'55" West, a distance of 4.83 feet, for corner;

THENCE North 59°53'13" East, with the north line of the aforementioned Lot 1R2, a distance of 397.27 feet to an iron pipe found, from which an iron rod found bears North 28°32'16" West a distance of 0.82 feet, for corner;

THENCE North 31°11'28" West, departing the north line of the aforementioned Lot 1R2, a distance of 95.14 feet to a 5/8 inch iron rod found, for corner;

THENCE South 60°31'23" West, a distance of 922.11 feet to a point in the Retta Road right of way, for corner;

THENCE North 30°44'50" West, a distance of 95.10 feet to a point in the Retta Road right of way, for corner;

THENCE North 60°32'34" East, at 58.10 feet passing through a 5/8 inch iron rod found with a plastic cap stamped "CBG", said iron rod at the southwest corner of Lot 1, Block 1, Murin Retta Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded under Instrument Number D218202786, PRTCT, continuing with the south line of said Lot 1, in all a distance of 821.35 feet to a 5/8 inch iron rod found at the southeast corner of said Lot 1, for corner;

THENCE North 31°08'07" West, with the east line of said Lot 1, a distance of 190.23 feet to a 3/8 inch iron rod found, for corner;

THENCE South 60°29'40" West, with the north line of said Lot 1, at a distance of 858.25 feet passing through a 5/8 inch iron rod with a plastic cap stamped "CBG", at a distance of 900.15 feet passing through a 3/8 inch iron rod found, for a total distance of 920.04 feet to a PK nail found in asphalt of the Retta Road right of way, for corner;

THENCE North 30°44'50" West, a distance of 50.30 feet to a point, for corner;

THENCE North 60°30'54" East, at a distance of 19.89 feet passing through a 1/2 inch iron rod found, at a distance of 60.06 feet passing through a 1/2 inch iron rod found with a plastic cap stamped "Coombs", in all a distance of 812.05 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE North 29°30'20" West, a distance of 232.85 feet to an iron rod found, for corner;

THENCE North 60°13'09" East, a distance of 418.31 feet to a 1/2 inch iron rod found with a plastic cap stamped "Grant", for corner;

THENCE South 29°44'33" East, at a distance of 239.99 feet passing through a 3/8 inch iron rod found, at a distance of 400.52 feet passing through a 5/8 inch iron rod found, in all a distance of 473.01 feet to a 3/8 inch iron rod found, for angle point;

THENCE South 29°42'40" East, at a distance of 8.08 feet passing through a 5/8 inch iron rod found, in all a distance of 87.83 feet to an iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE North 60°05'29" East, a distance of 537.78 feet to the Point of Beginning containing 19.298 acres (840,629 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Bethlehem Baptist Church of Mansfield, Inc., being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 1R3, Block A, Bethlehem Baptist Church Addition, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____, this the _____ day of _____, 2023.

FOR: BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC.

Michael D. Mainer
Church Business Administrator
Bethlehem Baptist Church of Mansfield, Inc.

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

Notary Public, for the State of Texas

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, in the State of Texas, have plattd the above subdivision from an actual survey on the ground, and that this plat accurately represents that survey made by me or under my direction and supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE -- RELEASED FOR REVIEW ONLY DECEMBER 6, 2022

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173

LEGEND

IRF	IRON ROD FOUND
ORF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "DTS 8172753361"
OPRTCT	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.L.	PROPERTY LINE
C.L.	CENTER LINE
R.O.W.	RIGHT OF WAY
INST. NO.	INSTRUMENT NUMBER
ESM/T	EASEMENT
MFF	MINIMUM FINISHED FLOOR
VE	VISIBILITY EASEMENT

REPLAT

LOT 1R3, BLOCK A,
BETHLEHEM BAPTIST CHURCH ADDITION

Being a revision of Lot 1R2, Block A, Bethlehem Baptist Church Addition
recorded in Instrument Number D222067259, PRTCT
City of Mansfield, Tarrant County, Texas

1 LOT
19.298 ACRES

DATE: NOVEMBER 2022 FILE: Z:\BETHLEHEM BAPTIST--HANKS SURVEY



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 * FIRM NO. E-615 & S-100049-00

EMAIL: jstanton@dterry.com

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2022

CASE: SD#22-067

FP-1033
SHEET 2 OF 2

OWNER
BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC
CONTACT: MICHAEL MAINER
1188 WEST BROAD STREET
MANSFIELD, TEXAS 76063