

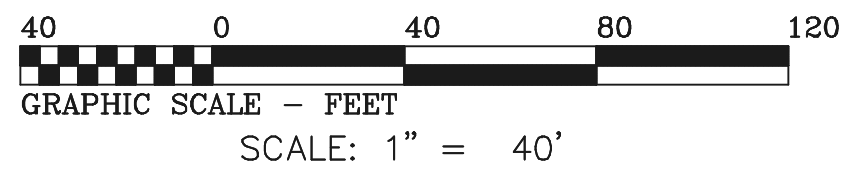
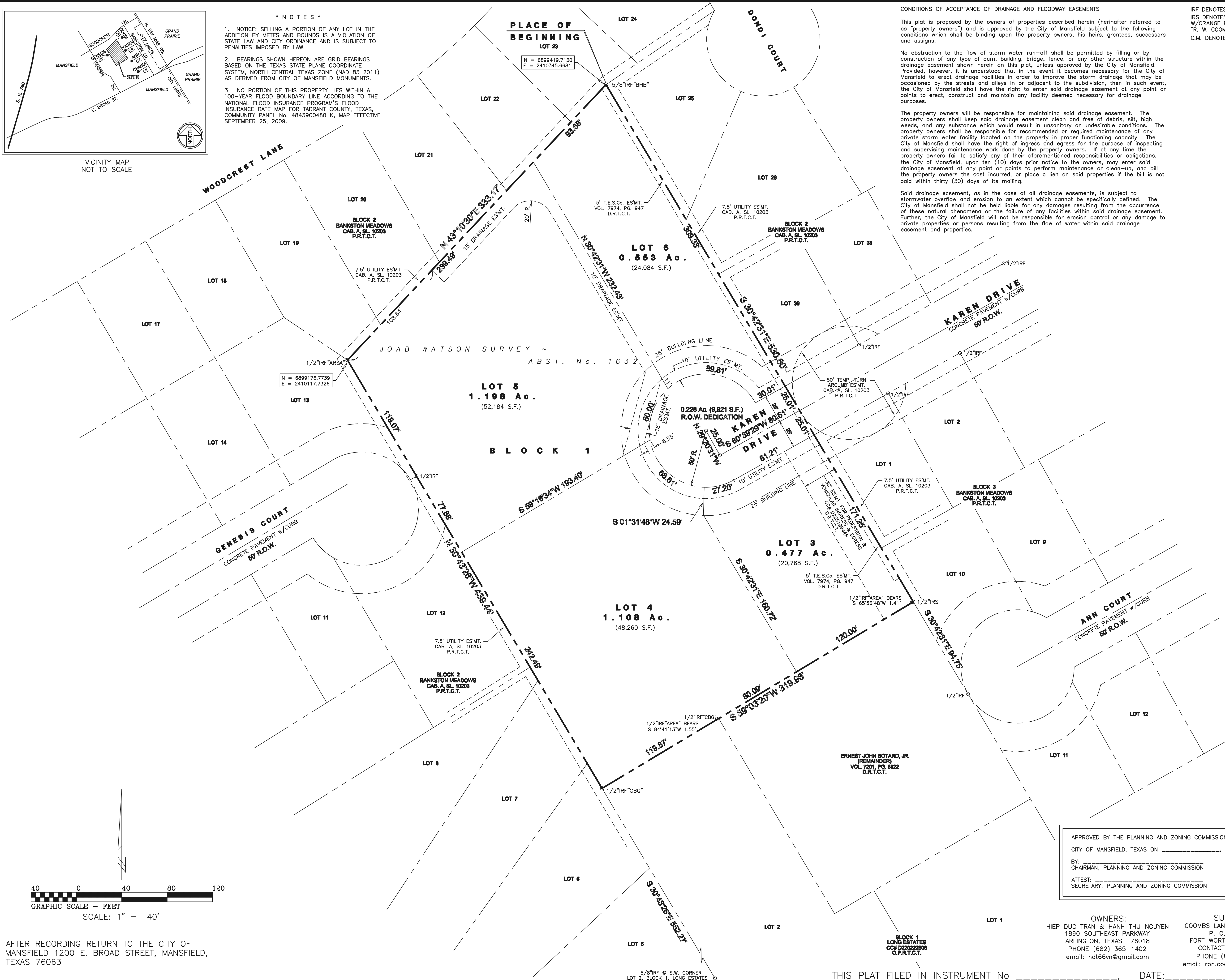
VICINITY MAP
NOT TO SCALE

* NOTES *

1. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83 2011) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS.
3. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0480 K, MAP EFFECTIVE SEPTEMBER 25, 2009.

PLACE OF
BEGINNING
LOT 23

N = 6899419.7130
E = 2410345.6681



AFTER RECORDING RETURN TO THE CITY OF
MANSFIELD 1200 E. BROAD STREET, MANSFIELD,
TEXAS 76063

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 21-0069
GF No. 21-2412

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, HIEP DUC TRAN and HANH THU NGUYEN, are the sole owners of all that certain tract of land located in the JOAB WATSON SURVEY, ABSTRACT No. 1632, City of Mansfield, Tarrant County, Texas, according to the deed recorded in Clerk's File No. D221153830 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the Northeast corner of said Tran and Nguyen, being the Northwest corner of Lot 25, Block 2, Bankston Meadows, an addition to the City of Mansfield, Texas, according to the plat recorded in Cabinet A, Slide 10203 of the Plat Records of Tarrant County, Texas and lying in the South boundary line of Lot 23, said Block 2, Bankston Meadows;

THENCE S 30° 42' 31" E, 530.60 feet along the East boundary line of said Tran and Nguyen Tract with the West boundary line of said Block 2 and Block 3, Bankston Meadows, to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" from which a 1/2-inch iron rod found at the Southwest corner of Lot 10, said Block 3 bears S 30° 42' 31" E, 94.75 feet and from which a 1/2-inch iron rod found with yellow plastic cap stamped "AREA SURVEYING" bears S 65° 56' 48" W, 1.41 feet;

THENCE S 59° 03' 20" W, at 200.09 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "CBG" at the most Northerly Northeast corner of Lot 2, Block 1, Long Estates, an addition to the City of Mansfield, Texas, according to the plat recorded in Clerk's File No. D220222806 of the Official Public Records of Tarrant County, Texas, and continuing in all a total distance of 319.96 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "CBG" at the Northwest corner of said Lot 2, Long Estates, lying in the West boundary line of aforesaid Tran and Nguyen Tract and the East boundary line of aforesaid Block 2, Bankston Meadows and from which a 5/8-inch iron rod found with yellow plastic cap stamped "BHB" at the Southwest corner of said Lot 2, Long Estates, bears S 30° 43' 26" E, 552.27 feet;

THENCE N 30° 43' 26" W, 439.44 feet along the West boundary line of said Tran and Nguyen Tract with the East boundary line of said Block 2, Bankston Meadows to a 1/2-inch iron rod found with yellow plastic cap stamped "AREA SURVEYING" at the Northwest corner of said Tran and Nguyen Tract;

THENCE N 43° 10' 30" E, 333.17 feet along the North boundary line of said Tran and Nguyen Tract with the South boundary line of said Block 2, Bankston Meadows, to the PLACE OF BEGINNING, containing 3.563 acres (155,217 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HIEP DUC TRAN and HANH THU NGUYEN, being the sole owners of the above described parcel, do hereby adopt the herein above described property as LOTS 3, 4, 5 AND 6, BLOCK 1, LONG ESTATES, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2021.

HIEP DUC TRAN

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2021.

HANH THU NGUYEN

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared HIEP DUC TRAN, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

NOTARY PUBLIC

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared HANH THU NGUYEN, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

NOTARY PUBLIC

STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, 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 direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

FINAL PLAT

**LOTS 3, 4, 5 AND 6, BLOCK 1
LONG ESTATES**

BEING 3.563 ACRES OF LAND LOCATED IN THE
JOAB WATSON SURVEY, ABSTRACT No. 1632

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

4 LOTS
3.336 ACRES
AUGUST 19, 2021 SD# 21-040

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF MANSFIELD, TEXAS ON _____, 2021
BY: CHAIRMAN, PLANNING AND ZONING COMMISSION
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

OWNERS:
HIEP DUC TRAN & HANH THU NGUYEN
1890 SOUTHEAST PARKWAY
ARLINGTON, TEXAS 76018
PHONE (682) 365-1402
email: hdt66vn@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@sbcglobal.net

BLOCK 1
LONG ESTATES
CCH D220222806
O.P.R.T.C.T.

THIS PLAT FILED IN INSTRUMENT No _____, DATE: _____