



LINE	LENGTH	BEARING
L1	31.41	N87°41'07\"/>
L2	7.80	N00°15'53\"/>

BEARINGS ARE BASED ON NAD 83 DATUM,  
TEXAS STATE PLANE COORDINATE SYSTEM,  
NORTH CENTRAL ZONE

TITLE AND ABSTRACTING WORK FURNISHED BY

FIDELITY NATIONAL TITLE



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
FIDELITY NATIONAL TITLE  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS  
FOR ANY LOSS RESULTING THEREFROM.

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	DIAPHRAGMS
IRON FENCE	BOUNDARY STRIKES
WIRE FENCE	RESPONSE
CM - CONTROLLING MONUMENT	MONUMENTS OF RECORD DIGNITY
1/2" YELLOW-CAPPED IRON ROD SET	1/2" YELLOW-CAPPED IRON ROD SET
5/8" IRON ROD FOUND	MAGNAIL FOUND
MAGNAIL SET	MAGNAIL SET
CABLE	FE - POOL EQUIP
CLEAN OUT	GS METER
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER WATER
WATER WATER	WATER WATER
(UNLESS OTHERWISE NOTED)	

ACCEPTED BY:

BEING all of Lot 1, Block 1, Tung Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-208, Page 62, Plat Records, Tarrant County, Texas (P.R.I.C.1), being a tract of land described in deed to Meadowbrook Retail Ventures, LP, recorded under Instrument No. D217292409, Deed Records, Tarrant County, Texas (D.R.I.C.1), and being more particularly described by the following metes and bounds description:

**BEGINNING** at a 1/2 inch yellow-capped iron rod set for corner in the East line of Handley Drive, at the Southwest corner of a tract of land described in deed to Flats on Handley IR, LLC, recorded under Instrument No. D222008419 (D.R.I.C.1), being the Northwest corner of said Lot 1;

THENCE North 87 deg. 41 min. 07 sec. East, a distance of 31.41 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 89 deg. 58 min. 07 sec. East, a distance of 180.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 00 deg. 15 min. 53 sec. West, a distance of 7.80 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 87 deg. 41 min. 07 sec. East, a distance of 75.79 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 82 deg. 09 min. 53 sec. East, a distance of 123.10 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 77 deg. 52 min. 03 sec. East, a distance of 261.59 feet to a 1/2 inch iron rod found for corner in the Northwest line of a tract of land described in deed to Bethel Temple of Fort Worth, recorded in Volume 3370, Page 631 (D.R.I.C.1), at the Southeast corner of said Flats on Handley IR, LLC tract;

THENCE South 15 deg. 45 min. 34 sec. West, a distance of 151.53 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 00 deg. 27 min. 43 sec. West, a distance of 91.79 feet to a 1/2 inch iron rod found for corner at Northwest corner of a tract of land described in deed to Lot 2, Block 1, Tung Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 3019 (P.R.I.C.1);

THENCE North 89 deg. 21 min. 09 sec. West, a distance of 139.57 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said Lot 2;

THENCE South 00 deg. 37 min. 52 sec. West, a distance of 150.23 feet to a magnail found for corner in the North line of Meadowbrook Drive, at the Southwest corner of said Lot 2;

THENCE North 89 deg. 30 min. 31 sec. West, with the said North line a distance of 261.82 feet to a 5/8 inch iron rod found for corner at the Southeast corner of a tract of land described in deed to Duyet Huu Nguyen and Hein Thi Le Nguyen, recorded in Volume 11637, Page 1597 (D.R.I.C.1);

THENCE North 00 deg. 27 min. 33 sec. East, a distance of 110.11 feet to an "X" set for corner at the Northeast corner of said Nguyen tract;

THENCE North 89 deg. 32 min. 24 sec. West, a distance of 101.49 feet to a point for corner, from which a 5/8 inch iron rod found for reference bears South 88 deg. 30 min. 22 sec. West, a distance of 1.41 feet;

THENCE North 89 deg. 28 min. 11 sec. West, a distance of 115.13 feet to a 1/2 inch iron rod found for corner in the East line of said Handley Drive, at the Northwest corner of said Nguyen tract;

THENCE North 89 deg. 21 min. 09 sec. East, a distance of 94.32 feet to a magnail set for corner, from which a 1/2 inch iron rod found for reference bears South 85 deg. 34 min. 41 sec. West, a distance of 1.08 feet, being the beginning of a curve to the left having a central angle of 08 deg. 06 min. 39 sec., a radius of 610.00 feet, and a chord bearing and distance of North 03 deg. 42 min. 16 sec. West, 86.28 feet;

THENCE Northwesternly along said curve to the left an arc distance of 86.35 feet to a magnail set for corner;

THENCE North 00 deg. 19 min. 48 sec. East, a distance of 151.15 feet to the PLACE OF BEGINNING and containing 229,667 square feet or 5.27 acres of land.

## SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6615 MEADOWBROOK DRIVE in the city of FORT WORTH, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'  
Date: 06-15-2022  
G. F. No. 8001312200638  
Job no.: 202206441  
Drawn by: BM

1529 E-1-30, STE. 103  
GARLAND, TEXAS 75043  
FIRM REGISTRATION NO. 10194366

