

POINT OF BEGINNING
SWC OF LOT 12
RUSTIC MEADOWS III

RUSTIC MEADOW SECTION THREE
PER PLAT CABINET A SLIDE 4935
PRTCT

RUSTIC MEADOW SECTION TWO
PER PLAT CABINET A SLIDE 4770
PRTCT

CITY OF MANSFIELD
TEMPORARY DRAINAGE
EASEMENT
VOL. 13892 PG. 161 ORTCT

CITY OF MANSFIELD
UTILITY EASEMENT
VOL. 13317, PG. 293 ORTCT

N 59° 19' 38" E 1600.60'

S 76° 21' 21" E 35.29'

STEPHEN CLARE
HORNING-LOCKWOOD
VOL. 10959, PG. 922
DRTCT

DANIEL JAY MASSEY
VOL. 11021, PG. 1064
DRTCT

CITY OF MANSFIELD
PERMANENT UTILITY
EASEMENT
VOL. 14175, PG. 501
DRTCT

13.13 ACRES
CREEKWOOD CHURCH
D212084897
ORTCT

TEXAS HEALTH RESOURCES
FILE NO. D205361628
ORTCT

LEGAL DESCRIPTION

BEING 13.13 acres of land, more or less, being all of Lot 1R, Block 1, 360 PARC, an addition to the City of Mansfield, Tarrant County, Texas, as shown by plat of record in Cabinet A, Slide 7942, Plat Records of said county, being described as Second Tract Correction Warranty Deed to Creekwood Church of record under File No. D212084897, of the Official Records of Tarrant County, Texas, and also being part of a called 13.443 acre tract described as First Tract in said Correction Deed, said 13.13 acres being more particularly described as follows:

BEGINNING at a found iron rod in the northeast right of way line of N. Miller Road at the southwest corner of Lot 12 Block 4, of a subdivision known as Rustic Meadows Section Three as shown by plat in Cabinet A, Slide 4935 of the Plat Records of Tarrant County, Texas;

THENCE N 59 deg. 19 min. 38 sec. E a distance of 1600.60 feet to a found iron rod for corner;

THENCE S 76 deg. 21 min. 21 sec. E a distance of 35.29 feet to a found iron rod for corner;

THENCE S 13 deg. 35 min. 13 sec. W a distance of 282.86 feet to a set iron rod for corner at the beginning of a curve to the right with a radius of 820.02 feet and a central angle of 63 deg. 15 min. 11 sec. and a long chord that bears S 45 deg. 12 min 48 sec. W a distance of 860.00 feet;

THENCE southerly with said curve a distance of 905.28 feet to a set iron rod for corner;

THENCE S 76 deg. 51 min. 05 sec. W a distance of 302.90 feet to set iron rod for corner at the beginning of a curve to the left with a radius of 820.02 feet and a central angle of 00 min. 47 min. 39 sec. and a long chord that bears S 76 deg. 27 min. 22 sec. W a distance of 11.37 feet;

THENCE westerly with said curve a distance of 11.37 feet to a set iron rod for corner;

THENCE N 13 deg. 56 min. 28 sec. W a distance of 35.00 feet to a set iron rod for corner at the beginning of a curve to the left with a radius of 855.02 feet and a central angle of 07 deg. 35 min. 46 sec. and a long chord that bears S 72 deg. 15 min 39 sec. W a distance of 113.27 feet;

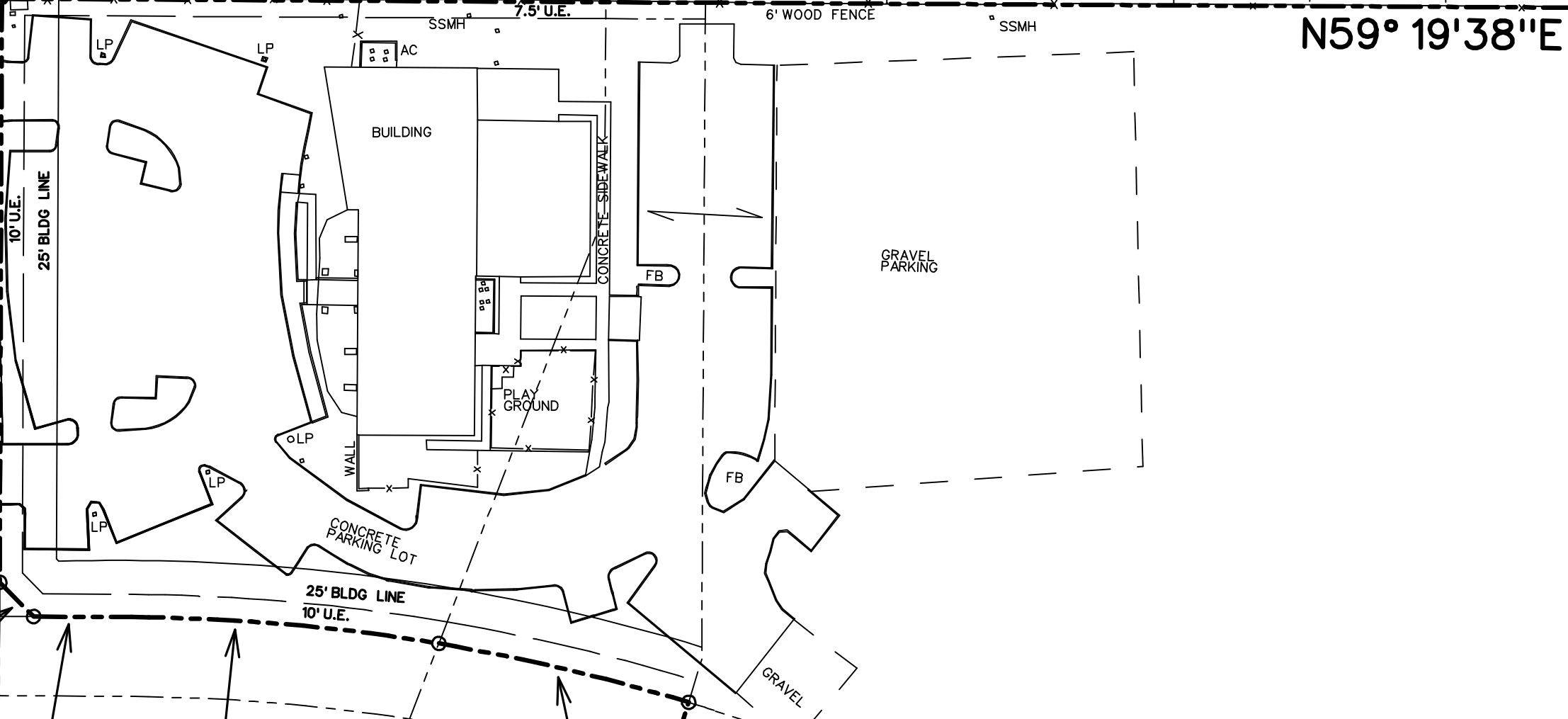
THENCE westerly with said curve a distance of 113.36 feet to a set iron rod at the beginning of a curve to the left with a radius of 855.02 feet and a central angle of 09 deg. 07 min. 42 sec. and a long chord that bears S 63 deg. 53 min. 55 sec. W a distance of 136.08 feet;

THENCE westerly with said curve a distance of 136.22 to a set iron rod for corner;

THENCE S 59 deg. 20 min. 04 sec. W a distance of 43.26 feet to a set iron rod for corner;

THENCE N 75 deg. 43 min. 04 sec. W a distance of 21.23 feet to a set iron rod for corner;

THENCE N 30 deg. 46 min. 12 sec. W a distance of 257.67 feet to the PLACE OF BEGINNING, and containing 571,825 square feet or 13.13 acres of land, more or less.



△ = 09° 42' 16" (LT)
L = 136.22'
R = 855.02'
CHD BRS = S 63° 53' 03" W
136.08'

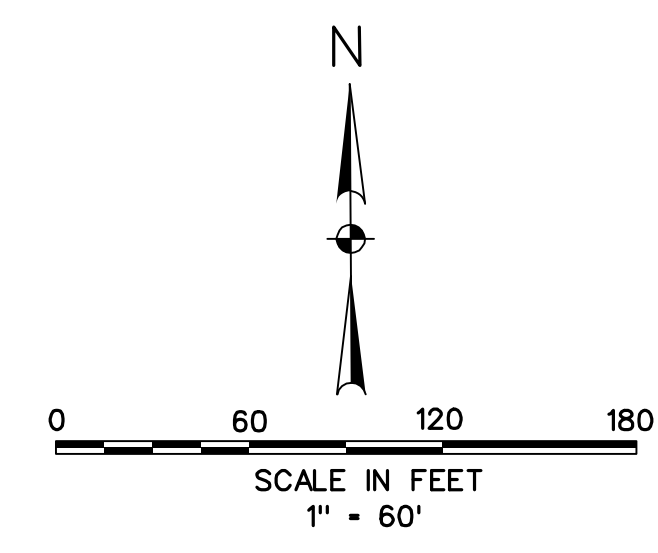
△ = 00° 47' 39" (LT)
L = 11.37'
R = 820.02'
CHD BRS = S 76° 27' 22" W
11.37'

△ = 07° 35' 46" (LT)
L = 113.36'
R = 855.02'
CHD BRS = S 71° 15' 08" W
113.27'

△ = 63° 15' 11" (RT)
L = 905.28'
R = 820.02'
CHD BRS = S 45° 12' 48" W
860.00'

LEGEND	
1/2" SIR ○	SET IRON ROD
1/2" IRF ●	IRON ROD FOUND
---	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
-x-x-	EXISTING FENCE LINE
CM 1 ○	CONTROL MONUMENT
▭	EXISTING BUILDING
---	EASEMENT LINE
*	INDICATES THAT A FEMA ELEV. CERT. WILL NOT BE REQUIRED FOR THIS SITE.

- NOTES:
1. BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOD 09 (CONUS)
 2. THE FOLLOWING AFFECT SUBJECT PROPERTY:
EASEMENT TO CITY OF MANSFIELD PER VOL. 13317 PG 293 RRTCT
EASEMENT TO CITY OF MANSFIELD PER VOL. 14175 PG 501 RRTCT
EASEMENT TO CITY OF MANSFIELD PER VOL. 13892 PG 161 RRTCT
EASEMENT TO CITY OF MANSFIELD PER VOL. 14175 PG 440 RRTCT
 3. THE FOLLOWING DOES NOT AFFECT SUBJECT PROPERTY:
EASEMENT TO TEXAS ELECTRIC SERVICE CO. PER VOL. 1897 PG 113, RRTCT
 4. SES PROJECT NO. 12064. CREEKWOOD CHURCH



NAME: JASON SWAIM, PE, RPLS
ADDRESS: 506 N MASON ST
BOWIE, TEXAS 76230
PHONE: (940) 872-5075
FAX: (940) 872-4079
EMAIL: jswaim@swaimengineering.com

BOUNDARY SURVEY
OF
13.13 ACRES
BEING
LOT 1R BLOCK 1
390 PARC ADDITION
AND PART OF
WILLIAM HOWARD SURVEY
ABSTRACT NO. 690
CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS
OCTOBER 23, 2012