



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**19.867 ACRES**  
**IN THE JAMES GIBSON SURVEY, ABSTRACT NUMBER 620**  
**TARRANT COUNTY, TEXAS**

BEING a 19.867 acre tract of land situated in the James Gibson Survey, Abstract Number 620, Tarrant County, Texas, being all of that same called 19.88 acre tract described in instrument to John Steven Cox, recorded under Instrument Number D211053318 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 19.867 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the apparent common line between said Gibson Survey and the Garrett Gibson Survey, Abstract Number 604, for the common corner of said 19.88 acre tract, Lot 10R of the Replat of Tate Addition Block 1 and Bent Trail as shown on the map or plat thereof recorded in Volume 191, Page 10 (Instrument Number D185032987) of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), that certain called 31.359 acre tract described in instrument to Dennis Lithgow, recorded under Instrument Number D218219341, O.P.R.T.C.T., and that certain called 4.123 acre tract described in Instrument Number D213198144, O.P.R.T.C.T., being the northerly corner of the herein described 19.867 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 6,899,199.53, E: 2,369,791.96**, North Central Zone (4202), grid measurements;

THENCE South 29°27'08" East, with the apparent common line between said James Gibson Survey and said Garrett Gibson Survey, the common line between said 19.88 acre tract and said 4.123 acre tract, at a distance of 478.66 feet, pass a 5/8 inch iron rod with a cap found for reference, in all, continuing a total distance of 499.55 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said James Gibson Survey and said Garrett Gibson Survey, being in the north line of the Charles Grimsley Survey, Abstract Number 632, being the common southerly corner of said 19.88 acre tract and said 4.123 acre tract, being in the northwesterly line of that certain called 22.90 acre tract described in instrument to Walter E. Bontke and Patricia J. Bontke, recorded under Instrument Number D186046069, O.P.R.T.C.T., being the easterly corner of the herein described 19.867 acre tract;

THENCE South 59°19'52" West, with the apparent common line between said James Gibson Survey and the said Grimsley Survey, the common line between said 19.88 acre tract and said 22.90 acre tract, at a distance of 254.77 feet, pass a 1/2 inch iron rod with cap found for the common northerly corner of said 22.90 acre tract and Lot 8, Block 1 of Benson Estates as shown on the map or plat thereof recorded under Instrument Number D222157388, P.R.T.C.T., thence with the common line between said 19.88 acre tract and said Lot 8, at a distance of 564.43 feet, pass a 1/2 inch iron rod with cap found for the common northerly corner of said Lot 8 and Lot 9 of said Benson Estates, thence with the common line between said 19.88 acre tract and said Lot 9, at a distance of 749.36 feet, pass a 1/2 inch iron rod with cap found for the common northerly corner of said Lot 9 and Lot 10 of said Benson Estates, thence with the common line between said 19.88 acre tract and said Lot 10, at a distance of 929.67 feet, pass a 1/2 inch iron rod with cap found for the common northerly corner of said Lot 10 and Lot 11 of said Benson Estates, thence with the southerly line of said 19.88 acre tract, common to the northwesterly line of said Lot 11 and Lot 12 of said Benson Estates, in all, a total distance of 1731.12 feet, to a 1/2 inch iron rod with cap found in the northwesterly line of said Grimsley Survey, being in the northwesterly line of said Lot 12, for the common southerly corner of said 19.88 acre tract and that certain called 5.00 acre tract described in instrument to James Reginald Cox, recorded under Instrument Number D211053319, O.P.R.T.C.T., being the southerly corner of the herein described 19.867 acre tract;

THENCE North 30°29'33" West, 497.79 feet, with the southwesterly line of said 19.88 acre tract, common to the northeasterly line of said 5.00 acre tract and another called 5.00 acre tract described in instrument to James Reginald Cox, recorded under Instrument Number D219171243, O.P.R.T.C.T., to a 1/2 inch iron rod with cap found in the southerly line of Lot 16A of said Replat of Tate Addition Block 1 and Bent Trail, being in the common northerly corner of said 19.88 acre tract and said seconded mentioned 5.00 acre tract, being the westerly corner of the herein described 19.867 acre tract;

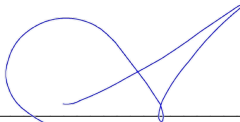
THENCE North 59°16'37" East, with the common line between said 19.88 acre tract and said Lot 16A, at a distance of 116.21 feet, pass a 3/4 inch iron rod found for the common southerly corner of said Lot 16A and Lot 15R said Replat of Tate Addition Block 1 and Bent Trail, thence with the common line between said 19.88 acre tract and said Lot 15R, at a distance of 443.71 feet, pass a 5/8 inch iron rod found for the common southerly corner of said Lot 15R and Lot 14R of said Replat of Tate Addition Block 1 and Bent Trail, thence with the northwesterly line of said 19.88 acre tract, common to the southeasterly line of said Lot 14R and Lot 13 and Lot 12 of said Replat of Tate Addition Block 1 and Bent Trail, at a distance of 1126.25 feet, pass a 3/8 inch iron rod found for the common southerly corner of said Lot 12 and Lot 11 of said Replat of Tate Addition Block 1 and Bent Trail, thence continuing with the northwesterly line of said 19.88 acre tract, common to the southeasterly line of said Lot 11 and said Lot 10R, in all, a total distance of 1740.19 feet, to the **POINT OF BEGINNING** and containing a computed area of 19.867 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 13, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 32937.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

June 16, 2023  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921