

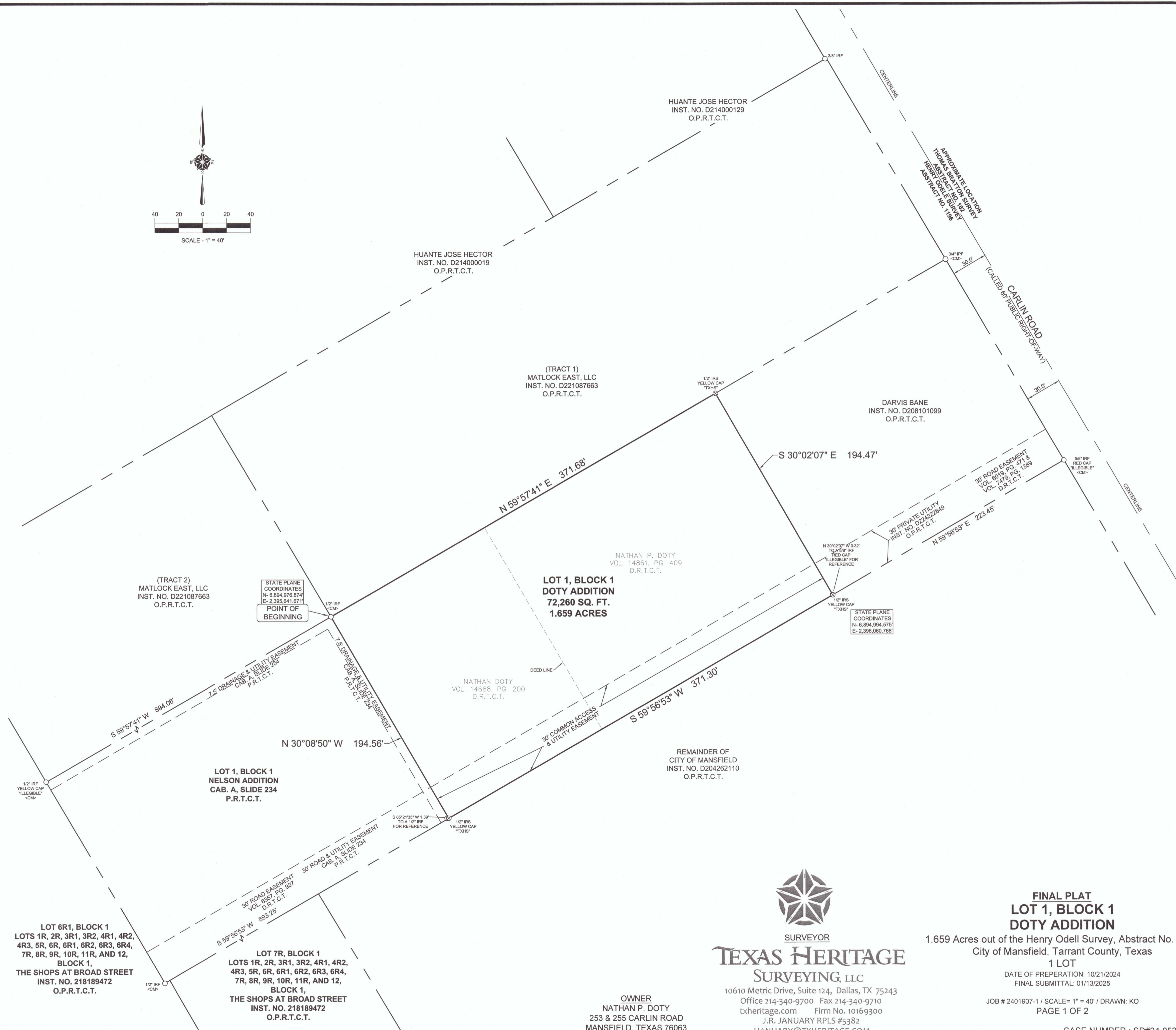
LEGEND

P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
CAB.	CABINET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
1/2" IRS "TXHS"	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
<CM>	CONTROL MONUMENT
A.K.A.	ALSO KNOWN AS

EASEMENT LINE	---
BOUNDARY LINE	---
CENTERLINE	---
OFFSITE BOUNDARY	---

GENERAL NOTES:

- 1) The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system, North Central Zone 4202, North American Datum of 1983, (NAD83).
- 2) Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- 3) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48439C0480K, with a date of identification of 10/22/2024, for Community Number 480606, in Tarrant County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 4) City of Mansfield benchmarks:
 #1-07 Concrete monument with 3" disk marked GPS Control Monument City of Mansfield Texas.
 Mansfield Monument No. 1-07, northeast corner of the west entrance to City Hall at East Broad Street.
 N= 6,891,449.650 E= 2,391,715.201 Elevation= 611.02'
 #2-07 Concrete monument with 3" disk marked GPS Control Monument City of Mansfield Texas.
 Mansfield Monument No. 2-07, southwest corner of Pleasant Ridge Drive and Pleasant Ridge Court.
 N= 6,894,775.571 E= 2,389,332.967 Elevation= 613.36'
- 5) Lots served by the Common Access Easement:
 a) The Common Access Easement is for the use of Lot 1, Block 1, Nelson Addition and Lot 1, Block 1, Doty Addition. No improvements shall be made that impede ingress and egress along this easement.
 b) The Common Access Easement shall be maintained by the property owners.



After recording, return to
 City of Mansfield
 1200 E. Broad Street
 Mansfield, TX 76063


SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com Firm No. 10169300
 J.R. JANUARY RPLS #5382
 J.JANUARY@TXHERITAGE.COM

FINAL PLAT
LOT 1, BLOCK 1
DOTY ADDITION
 1.659 Acres out of the Henry Odell Survey, Abstract No. 1196
 City of Mansfield, Tarrant County, Texas
 1 LOT
 DATE OF PREPARATION: 10/21/2024
 FINAL SUBMITTAL: 01/13/2025
 JOB # 2401907-1 / SCALE= 1" = 40' / DRAWN: KO
 PAGE 1 OF 2
 CASE NUMBER : SD#24-052

OWNER
 NATHAN P. DOTY
 253 & 255 CARLIN ROAD
 MANSFIELD, TEXAS 76063

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NATHAN DOTY A.K.A. NATHAN P. DOTY, is the sole owner of an 1.659 acre tract of land located in the Henry Odell Survey, Abstract No. 1196, City of Mansfield, Tarrant County, Texas as recorded in General Warranty Deed to Nathan Doty recorded in Volume 14688, Page 200, Deed Records, Tarrant County, Texas, along with that tract of land described in General Warranty Deed with Vendor's Lien to Nathan P. Doty recorded in Volume 14861, Page 409, Deed Records, Tarrant County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod found for the north corner of of Lot 1, Block 1, Nelson Addition, an addition to the City of Mansfield, Tarrant County, Texas, same being the east corner of Tract 2 and south corner of Tract 1 of those tracts of land described in Warranty Deed with Vendor's Lien to Matlock East, LLC, a Texas limited liability company as recorded in Instrument Number D221087663, Official Public Records, Tarrant County, Texas,

THENCE North 59 degrees 57 minutes 41 seconds East, along the southeast line of said Tract 1, a distance of 371.68 feet to a 1/2 iron rod set with yellow plastic cap stamped "TXHS" for the west corner of that tract of land described in Special Warranty Deed to Darvis Bane as recorded in Instrument Number D208101099, Official Public Records, Tarrant County, Texas;

THENCE South 30 degrees 02 minutes 07 seconds East, along the southwest line of said Bane tract, a distance of 194.47 feet to a 1/2 iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Bane tract and lying in the northwest line of that tract of land described in Warranty Deed to the City of Mansfield as recorded in Instrument Number D204262110, Official Public Records, Tarrant County, Texas, from which a 5/8 inch iron rod found with red plastic cap stamped "illegible" for reference and a 5/8 inch iron rod found with red plastic cap stamped "illegible" bears North 59 degrees 56 minutes 53 seconds East 223.45 feet for the east corner of said Bane tract and north corner of said City of Mansfield tract, same lying in the southwest right-of-way line of Carlin Road (called 60' public right-of-way);

THENCE South 59 degrees 56 minutes 53 seconds West, along the northwest line of said City of Mansfield tract, a distance of 371.30 feet to a 1/2 iron rod with yellow plastic cap stamped "TXHS" for the east corner of said Lot 1, Block 1;

THENCE North 30 degrees 08 minutes 50 seconds West, along the Northeast line of said Lot 1, Block 1, a distance of 194.56 feet to the PLACE OF BEGINNING and containing 72,260 square feet of 1.659 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **NATHAN DOTY A.K.A. NATHAN P. DOTY**, being the sole owner of the above described parcel, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1 DOTY ADDITION** an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Mansfield, Texas.

WITNESS MY HAND THIS 14th DAY OF January, 2025.

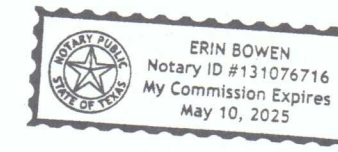
By: [Signature]
NATHAN DOTY A.K.A. NATHAN P. DOTY

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared NATHAN DOTY A.K.A. NATHAN P. DOTY, 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 the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of January, 2025.

[Signature]
Notary Public in and for the State of Texas



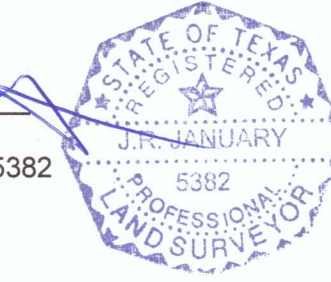
SURVEYOR'S STATEMENT

STATE OF TEXAS

This is to certify that I, J.R. January, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and 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.

Dated this the 13th day of January, 2025.

[Signature]
J.R. January
Texas Registered Professional Land Surveyor No. 5382

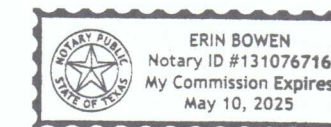


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of January, 2025.

[Signature]
Notary Public in and for the State of Texas



APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY:	
P & Z COMMISSION CHAIRMAN	DATE
ATTEST:	
P & Z COMMISSION SECRETARY	DATE

After recording, return to
City of Mansfield
1200 E. Broad Street
Mansfield, TX 76063

OWNER
NATHAN P. DOTY
253 & 255 CARLIN ROAD
MANSFIELD, TEXAS 76063


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