NOTE:

UTILITY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE INFORMATION AND/OR MARKINGS PROVIDED BY UTILITY COMPANIES IN RESPONSE TO DESIGNER'S DIG-TESS REQUEST ALONG WITH VISIBLE, ABOVE GROUND APPURTENANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETNESS OR ACCURACY OF SAID MARKINGS. INTERESTED PARTIES SHOULD CONTACT UTILITY COMPANIES TO CONFIRM LINE LOCATION PRIOR TO DESIGNING OR CONSTRUCTING IMPROVEMENTS ON THIS SITE.

* L E G E N D *

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M.	CONTROLLING MONUMENT
TC	TOP OF CURB
GUT	GUTTER
T/P	TOP OF PAVEMENT
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
NG	NATURAL GROUND
FL	FLOWLINE
FF	FINISH FLOOR

BASIS OF BEARINGS: NORTH RIGHT-OF-WAY LINE OF WEST DEBBIE LANE AS SHOWN ON PLAT RECORDED IN CAB. A, SL. 5045, P.R.T.C.T. BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS.

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. 24-0014
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* N O T E *
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. 48439C0460 K, MAP EFFECTIVE SEPTEMBER 25, 2009

STATE OF TEXAS
REGISTERED
RONALD W. COOMBS
5294
PROFESSIONAL
LAND SURVEYOR

SURVEYED ON THE GROUND
FEBRUARY 12, 2024

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

RUSSELL LANE
ASPHALT PAVEMENT
CALLED 60' R.O.W.

N 52°10'00"E 300.30' (plat)
N 52°10'00"E 299.96' (meas)

S 20°22'56"E 129.27' (plat)
S 20°27'36"E 129.12'

S 00°58'57"E 76.77' (plat)
S 01°03'37"E 76.77'

S 89°01'03"W 277.08' (plat)
S 89°01'03"W 277.05'

N 19°17'40"W
19.59'

ONE-STORY
CONC. BLOCK BUILDING

LOT 1R, BLOCK 1
OAKDALE ADDITION
CAB. A, SL. 5045
P.R.T.C.T.

LOT 2R1, BLOCK 1
OAKDALE ADDITION
CAB. A, SL. 7344
P.R.T.C.T.

25' BUILDING LINE
CAB. A, SL. 5045
P.R.T.C.T.

10' BUILDING LINE
CAB. A, SL. 5045
P.R.T.C.T.

15' DRAINAGE ESMT.
CAB. A, SL. 5045
P.R.T.C.T.

TOP/HDWL = 665.05
FL 2'H X 4'W BOX = 660.64

TOP/HDWL = 663.59
FL 18"RCP = 661.62

TOP/HDWL = 663.90
FL 18"RCP = 663.91

TOP/HDWL = 658.80
FL 36"RCP = 654.29

FL 15"RCP = 662.82

INLET
TOP = 661.70
FL = 653.65

INLET
TOP = 659.20
FL = 652.79

SSMH
RIM = 658.21
FL = 647.46

BORE B1
EL = 664.24

* SITE BENCHMARK *
BOX CUT ON TOP OF INLET @ BACK OF CURB
ELEV. = 659.19

* CITY BENCHMARK *
CITY OF MANSFIELD GPS MONUMENT No. BC6 BEING AN "X" CUT IN THE NORTH END OF A CONCRETE MEDIAN ISLAND AT THE INTERSECTION OF NORTH MAIN STREET (BUSINESS 287) AND F. M. HWY. 157, 3' EAST OF THE NORTH END OF A CONCRETE WALL JUST NORTHEAST OF NORTH STREET COURT.
ELEV. = 646.46

700 WEST DEBBIE LANE
CONCRETE PAVEMENT w/CURB
CALLED 120' R.O.W.

STORM DRAIN LINE NOT SHOWN

CHAIN-LINK FENCE

SCATTERED TREES IN THIS AREA

20 0 20 40 60
GRAPHIC SCALE - FEET
SCALE: 1" = 20'

Survey plat of
LOT 1R, BLOCK 3
OAKDALE ADDITION
an addition to the City of Mansfield, Tarrant County, Texas according to the Plat recorded in Cabinet A, Slide 5045 Plat Records, Tarrant County, Texas.