

ZC22-XXX

Legal Descriptions

1. 505 W Kimball St

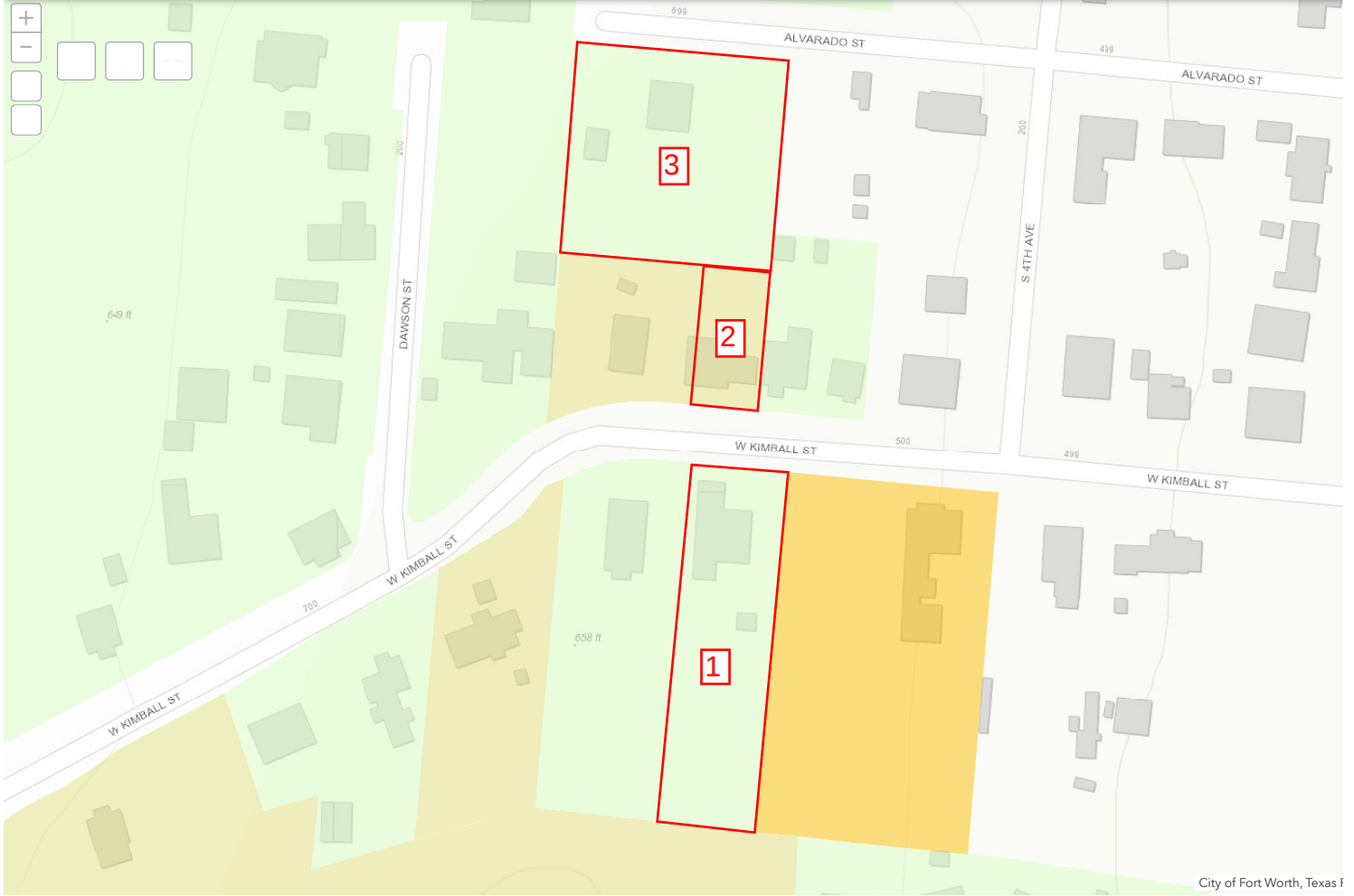
Lot 3R Block 37, Original Town of Mansfield an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D222137520 Official Public Records, Tarrant County, Texas.

2. 506 W Kimball St

Lot 5R Block 36, Original Town of Mansfield an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D219260496 Official Public Records, Tarrant County, Texas

3. 509 Alvarado St

Lot 4R Block 36, Original Town of Mansfield an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D219260496 Official Public Records, Tarrant County, Texas



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

OWNER'S CERTIFICATE:

STATE OF TEXAS:
COUNTY OF TARRANT:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.553 ACRE OF LAND IN THE THOMAS J. HANKS SURVEY, A-644, TARRANT COUNTY, TEXAS AND BEING ALL OF THE FOLLOWING TWO (2) TRACTS: (1) A TRACT WHICH WAS CALLED 0.535 ACRE, A PORTION OF BLOCK 37, ORIGINAL TOWN OF MANSFIELD, A SUBDIVISION OF RECORD IN VOLUME 63, PAGE 53, PLAT RECORDS TARRANT COUNTY TEXAS (P.R.T.C.T.), CONVEYED FROM ROBERT MITCHELL, ET UX TO BEN HARTMAN, BY AN INSTRUMENT OF RECORD IN D2019284856, OFFICIAL PUBLIC RECORD TARRANT COUNTY TEXAS (O.P.R.T.C.T.) AND (2) A TRACT WHICH WAS CALLED 741 SQUARE FEET (S.F.) CONVEYED FROM SHANESSA POWERS, ET AL TO BENJAMIN HARTMAN BY AN INSTRUMENT OF RECORD IN IN D220206665, O.P.R.T.C.T., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 0.535 ACRE TRACT, NORTHEAST CORNER OF A TRACT WHICH WAS CALLED 0.7620 ACRE CONVEYED FROM BARBARA JARVIS TO AVANTE PROCUREMENT LLC, BY AN INSTRUMENT OF RECORD IN D216292894, O.P.R.E.C.T., LYING IN THE SOUTH RIGHT OF WAY (R-O-W) LINE OF KIMBALL STREET;

THENCE S85°18'32"E, 77.85 FEET ALONG THE COMMON LINE OF SAID 0.535 ACRE TRACT AND KIMBALL STREET TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 0.535 ACRE TRACT AND NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 1R, BLOCK 37, ORIGINAL TOWN OF MANSFIELD, A SUBDIVISION OF RECORD IN VOLUME 388-194, PAGE 86, P.R.T.C.T.;

THENCE DEPARTING KIMBALL STREET, S04°29'44"W, 310.10 FEET ALONG THE COMMON LINE OF SAID 0.535 ACRE TRACT, SAID LOT 1R AND SAID 741 S.F. TRACT TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 741 S.F. TRACT, LYING IN THE NORTH LINE OF LOT 1, BLOCK 2, MANCHESTER HEIGHTS, BY AN INSTRUMENT OF RECORD IN D216048037, P.R.T.C.T.;

THENCE N84°45'33"W, 77.76 FEET ALONG THE COMMON LINE OF SAID 741 S.F. TRACT, SAID LOT 1 AND LOT 2, OF SAID SUBDIVISION TO A 5/8" IRON ROD SET FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 741 S.F. TRACT AND SOUTHEAST CORNER OF SAID 0.7620 ACRE TRACT;

THENCE N04°28'35"E, 309.35 FEET ALONG THE COMMON LINE OF SAID 741 S.F. TRACT, SAID 0.535 ACRE TRACT AND SAID 0.7620 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.553 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEN HARTMAN, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3R, BLOCK 37, ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS, MY HAND, THIS THE 26th DAY OF May, 2022. BY:

[Signature]
BEN HARTMAN

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF ELLIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEN HARTMAN, OWNER, 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 AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF May, 2022.

Nena Speigner
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

9-5-2023
MY COMMISSION EXPIRES ON:

NENA SPEIGNER
Notary Public, State of Texas
Comm. Expires 09-05-2023
Notary ID 132160221

SURVEYOR'S CERTIFICATE:

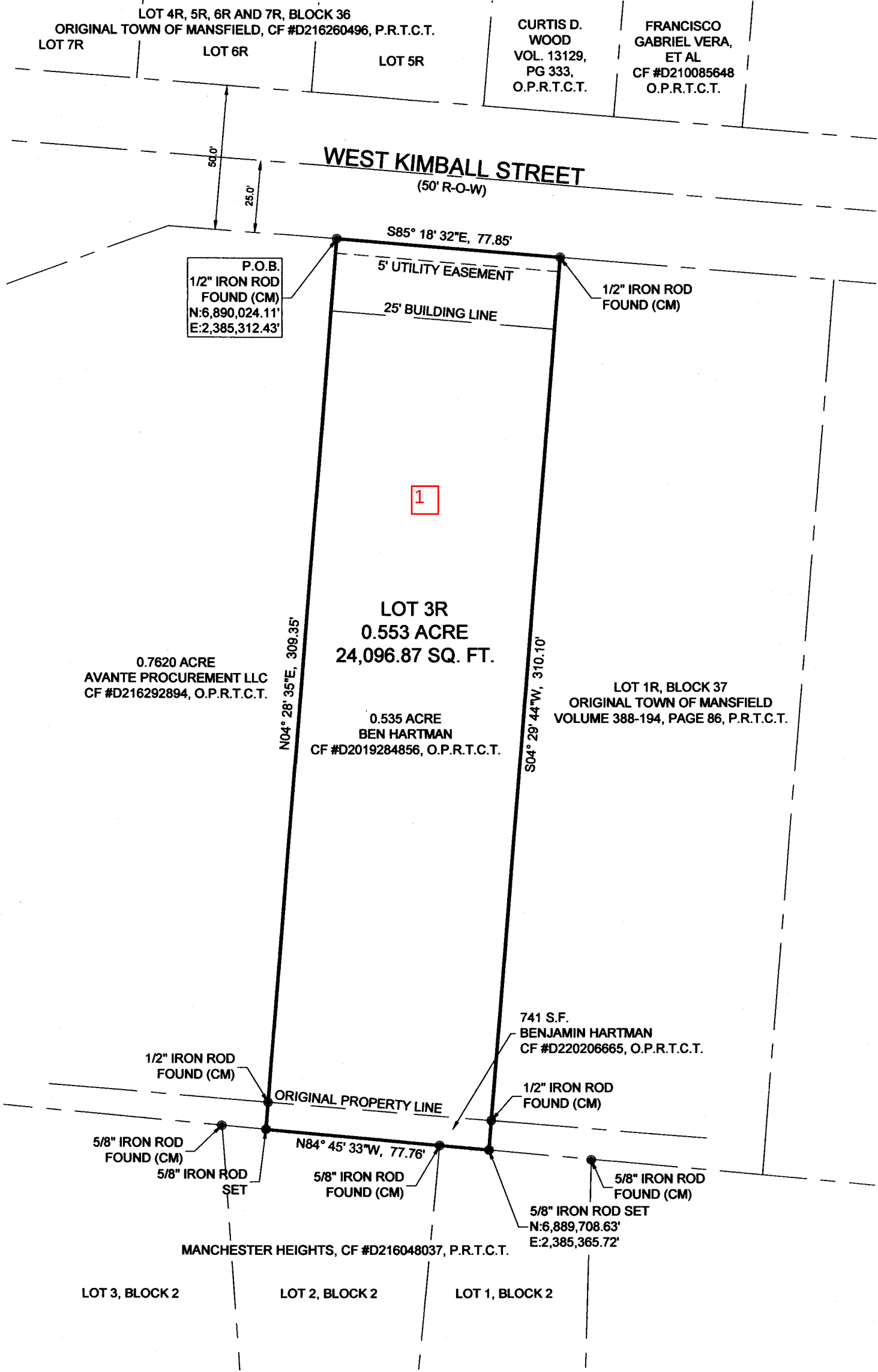
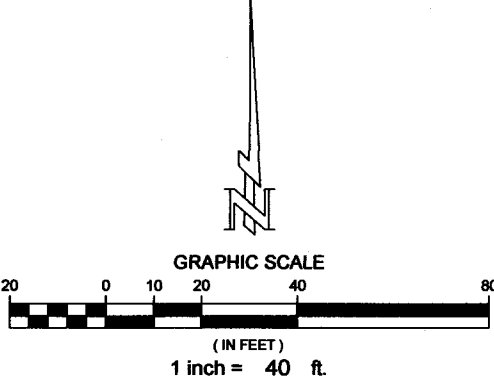
THIS IS TO CERTIFY THAT I, BRET READ, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

[Signature]
BRET READ,
TEXAS REGISTRATION NO. 6610

MAY 25, 2022
DATE

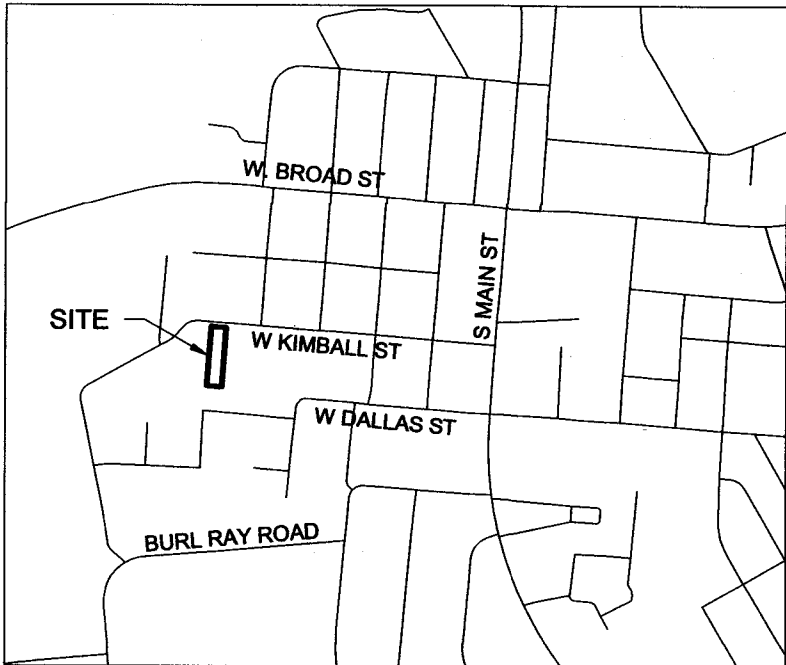
AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

LEGEND	
(CM)	CONTROLLING MONUMENT
(O.P.R.T.C.T.)	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(P.R.T.C.T.)	PLAT RECORDS TARRANT COUNTY, TEXAS



OWNER:
BEN HARTMAN
500 ALVARADO STREET
MANSFIELD, TEXAS 76063

SURVEYOR:
360 SURVEYING
310 H.G. MOSLEY PKWY
LONGVIEW, TX 75604
CONTACT: BRET READ
TEL: (903) 387-2577
EMAIL: BRET@360SURV.COM



LOCATION MAP
N.T.S.

- NOTES:
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
 - THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS OR ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 - 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.

THE PURPOSE OF THIS AMENDING PLAT IS TO ALTER AN INTERIOR LOT LINE TO CLOSE A GAP IN OWNERSHIP.

AMENDING PLAT
LOT 3R, BLOCK 37
ORIGINAL TOWN OF MANSFIELD
BEING A REVISION OF A PORTION OF BLOCK 37
ORIGINAL TOWN OF MANSFIELD
ACCORDING TO THE PLAT FILED IN VOLUME 63, PAGE 53, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
0.553 ACRE

360 SURVEYING
310 H.G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

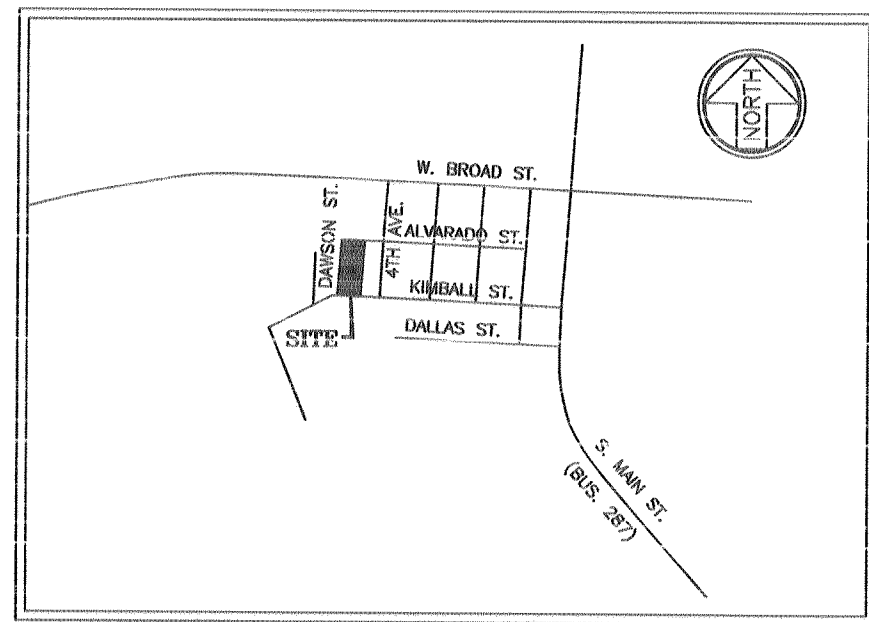
SD#22-022

MAY 25, 2022

JOB #1936-003

APPROVED BY THE DIRECTOR OF PLANNING ON May 21, 2022

[Signature]
DIRECTOR OF PLANNING

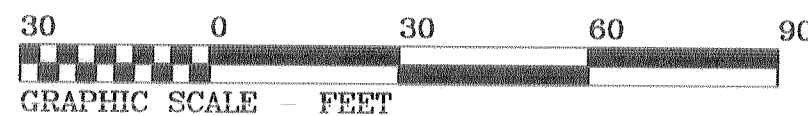
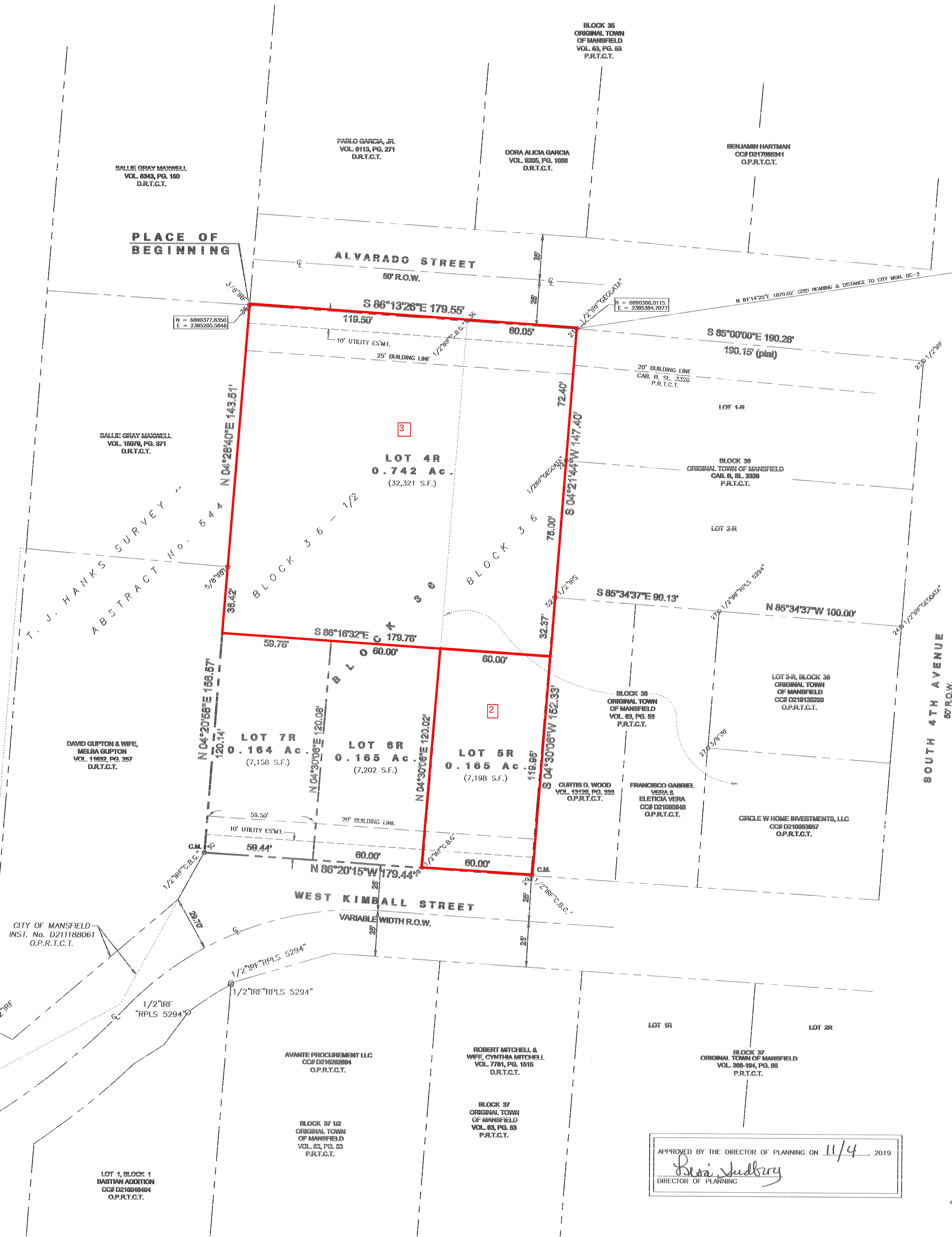


VICINITY MAP
NOT TO SCALE

* NOTES *

1. THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS OR ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
3. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. BC-2 & 1-07.
4. 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 THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No's. 48439C0460 K AND 48439C0470 K, MAPS REVISED SEPTEMBER 25, 2009.

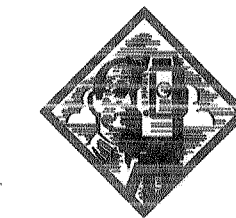
DAWSON STREET
VARIABLE WIDTH R.O.W.



SCALE: 1" = 30'

AFTER RECORDING RETURN TO THE CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
R. W. COOMBS RPLS 5294
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 1011800
CLS JOB No. 19-0148
GF No. NONE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BEN HARTMAN is the sole owner of all that certain tract of land located in the T. J. HANKS SURVEY, ABSTRACT No. 644, City of Mansfield, Tarrant County, Texas, being a portion of Blocks 36 and 36-1/2, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas as described in deeds recorded in Clerk's File No. D216036943 and D216117433 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found at the Northwest corner of said Hartman Tract recorded in Clerk's File No. D216036943, being the Northeast corner of that certain tract of land described in deed to Sallie Gray Maxwell, recorded in Volume 15079, Page 371 of the Dead Records of Tarrant County, Texas, being the Northwest corner of said Block 36-1/2 and lying in the South right-of-way line of Alvarado Street (a 50-foot wide right-of-way);

THENCE S 86° 13' 26" E, at 119.50 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Northeast corner of said Block 36-1/2, being the Northwest corner of aforesaid Block 36 and continuing in all a total distance of 179.55 feet along the said South right-of-way line of Alvarado Street to a 1/2-inch iron rod found with yellow plastic cap stamped "GEODATA" at the Northeast corner of said Hartman Tract and said Block 36, being the Northwest corner of Lot 1-R, Block 36, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet B, Slide 3326 of the Plat Records of Tarrant County, Texas;

THENCE S 04° 21' 44" W, at 72.40 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "GEODATA" at the Southwest corner of said Lot 1-R, being the Northwest corner of Lot 2-R, said Block 36 and continuing in all a total distance of 147.40 feet along the East boundary line of said Hartman Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner thereof, being the Northeast corner of aforesaid Hartman Tract recorded in Clerk's File No. D216117433 and being the Northwest corner of that certain tract of land described in deed to Curtis D. Wood, recorded in Volume 13129, Page 333 of the Dead Records of Tarrant County, Texas;

THENCE S 04° 30' 06" W, 152.33 feet along the common boundary line between said Hartman Tract and said Wood Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southeast corner of said Hartman Tract, lying in the North right-of-way line of West Kimball Street (a variable width right-of-way);

THENCE N 86° 20' 15" W, at 60.00 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southwest corner of aforesaid Lot 36, being the Southeast corner of aforesaid Block 36-1/2 and continuing in all a total distance of 179.44 feet along the said North right-of-way line of West Kimball Street to a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southwest corner of said Hartman Tract, lying in the East boundary line of that certain tract of land described in deed to David Gupion and wife, Melba Gupion, recorded in Volume 11632, Page 257 of the Dead Records of Tarrant County, Texas;

THENCE along the West boundary line of said Hartman Tracts as follows:

N 04° 20' 58" E, 156.67 feet with the East boundary line of said Gupion Tract to a 5/8-inch iron rod found at the Northeast corner thereof, being the Southeast corner of aforesaid Maxwell Tract;

N 04° 28' 40" E, 143.51 feet with the East boundary line of said Maxwell Tract to the PLACE OF BEGINNING, containing 1.237 acre (53,880 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEN HARTMAN, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 4R, 5R, 6R AND 7R, BLOCK 36, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the 4th day of NOVEMBER, 2019.

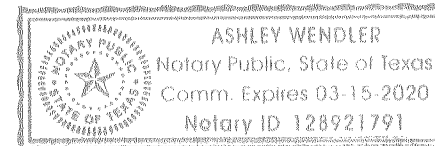
Ben Hartman
BEN HARTMAN

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared BEN HARTMAN, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of NOVEMBER, 2019.

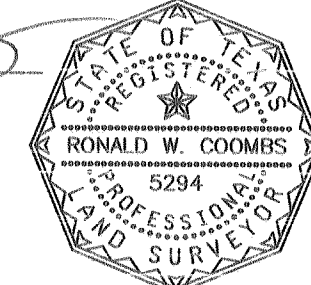
Ashley Wendler
NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, 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.

Ronald W. Coombs
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



AMENDING PLAT
LOTS 4R, 5R, 6R AND 7R, BLOCK 36
ORIGINAL TOWN OF MANSFIELD

BEING A REVISION OF A PORTION OF BLOCKS 36 AND 36-1/2,
ORIGINAL TOWN OF MANSFIELD, ACCORDING TO THE PLAT
FILED IN VOLUME 63, PAGE 53 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
4 LOTS

1.237 ACRES

OCTOBER 22, 2019

SD# 19-058

THIS PLAT RECORDED IN INSTRUMENT No. D219260469

DATE: November 12, 2019.

OWNER:
BEN HARTMAN
500 ALVARADO STREET
MANSFIELD, TEXAS 76063
PHONE (817) 996-8628
email: benhartman8628@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@bcgibol.net

THE PURPOSE OF THIS AMENDING PLAT IS
TO MOVE EXISTING INTERIOR LOT LINES IN
CONJUNCTION WITH A ZONING CHANGE
TO PLANNED DEVELOPMENT ZONING

APPROVED BY THE DIRECTOR OF PLANNING ON 11/4, 2019
Rosa Stubbey
DIRECTOR OF PLANNING