

9900719
D-254

ORIGINAL FILED

FIELD NOTES for Dedication

Job no. RP-97328

BEING Lot 4 and a part of Lot 5, Block 2, Original Town of Britton, Ellis County, Texas, according to plat of same recorded in Volume 158, Page 45, Deed Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows;

BEGINNING at a 1/2 inch steel rod set on the east line of Noah Street (formerly Fifth Street), at the northwest corner of said Lot 4 and the southwest corner of Lot 1 of said Block 2;

THENCE N 89°25'40" E, with the common line of said Lot 4 and Lots 1, 2 and 3 of said Block 2, a distance of 200.01 feet to a 1/2 inch steel rod set on at the northeast corner of said Lot 4 and on the west line of Cope Street, (formerly Fourth Street);

THENCE South, with the common line of said Lots 4 and 5 and Cope Street, 300.47 feet to a 1/2 inch steel rod set on the north line of the tract described in deed from Douglas Cope, et ux to Richard R. Tedder, Jr., et ux, recorded in Volume 876, Page 666 of said Deed Records;

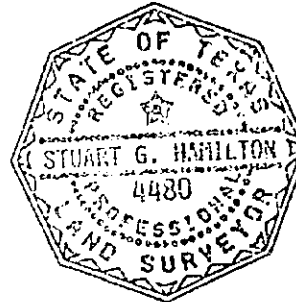
THENCE S 89°33'36" W, with the north line of said Tedder tract, a distance of 96.86 feet to a 1/2 inch steel rod found, at the common north corner of said Tedder tract and the tract described in deed from Roland Cope, et ux to Gary D. Norman, et ux, recorded in Volume 769, Page 75 of said Deed Records;

THENCE S 89°30'06" W, with the north line of said Norman tract, 103.14 feet to a 1/2 inch steel rod set on the west line of said Lot 5 and the east line of said Noah Street;

THENCE North, with the common line of said Lots 4 and 5 and Noah Street, 300.11 feet to the point of beginning and containing approximately 1.3786 acres of land.

I declare that this plat is the representation of an actual and accurate survey made on the ground in 3rd of February, 1998, and that all corner monuments were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Mansfield, Texas.

Stuart G. Hamilton
Registered Professional
Land Surveyor, No. 4480



REPLAT OF
LOT 4 AND PART OF LOT 5, BLOCK 2,
ORIGINAL TOWN OF BRITTON, ELLIS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 158, PAGE 45, DEED RECORDS, ELLIS COUNTY, TEXAS,
AS

FINAL PLAT OF
ORIGINAL TOWN OF BRITTON
LOTS 4A, 4B, 5A, 5B, 5C AND 5D, BLOCK 2,
AN ADDITION TO THE CITY OF MANSFIELD,
ELLIS COUNTY, TEXAS

1-12-1999

D-255

SHEET 1 OF 2 JOB NUMBER: RP-97328

ELLIS ASSOCIATES
SURVEYORS

PH. 972/937-7474 FAX 972/937-0331
212 NORTH COLLEGE WAXAHACHIE, TEXAS 75165

After recording, return to:
City of Mansfield
1305 East Broad Street
Mansfield, Texas 76063

PREVIOUSLY APPROVED PLAT

98-62