
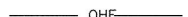
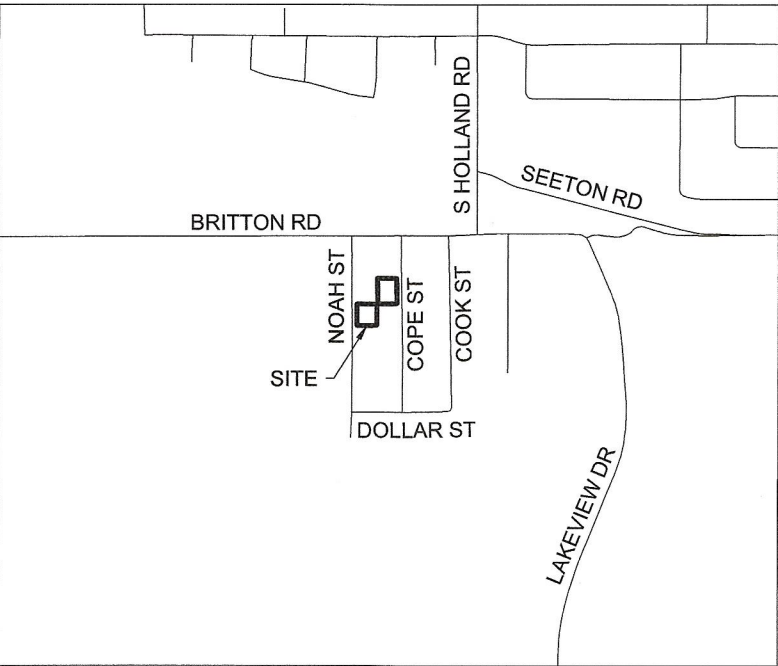
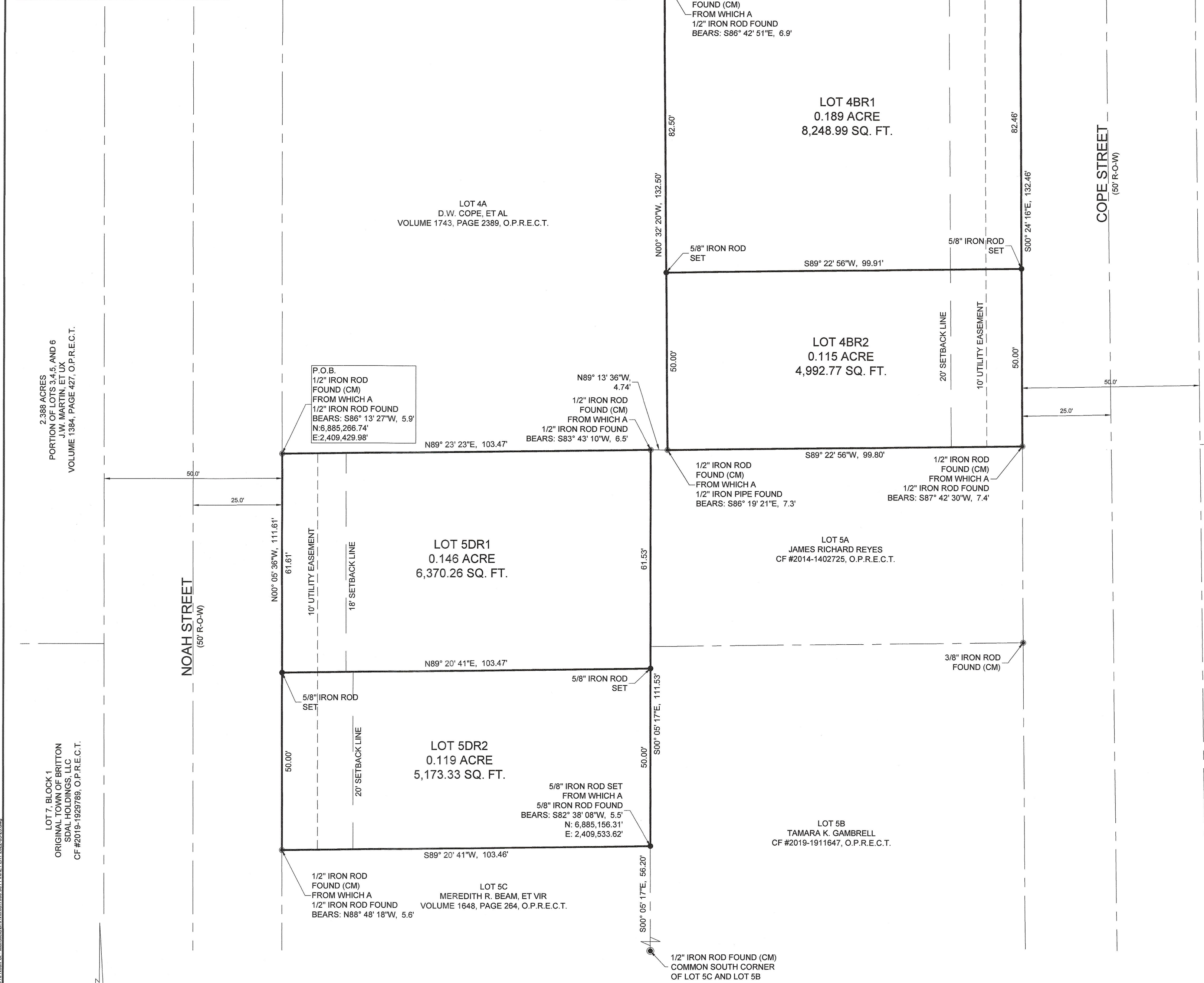


Filename: N:\Projects\1936 BEN HARTMAN\1936-001 910 Noah St - Mansfield\DRAWING\1936-001 FINAL PLAT 2022-05-23.dwg

LEGEND	
(CM)	CONTROLLING MONUMENT
(O.P.R.E.C.T.)	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
(P.R.E.C.T.)	PLAT RECORDS ELLIS COUNTY, TEXAS
	WOOD FENCE
	OVERHEAD ELECTRIC



LOCATION MAP

N.T.S.

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

THE PURPOSE OF THIS REPLAT IS TO
SUBDIVIDE THE EXISTING LOT 4B AND
LOT 5D IN ACCORDANCE WITH THE
APPROVED ZONING.

REPLAT LOT 4BR1, LOT 4BR2, LOT 5DR1 AND LOT 5DR2, BLOCK 2 ORIGINAL TOWN OF BRITTON

BEING A REVISION OF LOTS 4B AND 5D, BLOCK 2,
ORIGINAL TOWN OF BRITTON
ACCORDING TO THE PLAT FILED IN CABINET D, SLIDE 254, P.R.E.C.T.
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

4 LOTS
0.569 ACRE
MAY 23, 2022



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

SD#22-024

MAY 23, 2022

JOB #1936-001

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

OWNER'S CERTIFICATE:

STATE OF TEXAS:
COUNTY OF ELLIS:

LOT 4B

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.304 ACRE OF LAND IN THE HUGH HENDERSON SURVEY, A-432, ELLIS COUNTY, TEXAS AND BEING ALL OF A TRACT WHICH WAS CALLED LOT 4B, BLOCK 2, ORIGINAL TOWN OF BRITTON, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 254, PLAT RECORDS ELLIS COUNTY TEXAS (P.R.E.C.T.), CONVEYED FROM BETTY COPE TO BEN HARTMAN, BY AN INSTRUMENT OF RECORD IN 2019-1919095, OFFICIAL PUBLIC RECORD ELLIS COUNTY TEXAS (O.P.R.E.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 4B, SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED SOUTH HALF OF LOT 3, BLOCK 2, TOWN OF BRITTON, CONVEYED FROM EARL C. PORTER, ET UX TO JESSIE LANDERS, ET UX (LANDERS TRACT), BY AN INSTRUMENT OF RECORD IN VOLUME 806, PAGE 34, O.P.R.E.C.T., LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF COPE STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS: N88°09'50"W, 6.7 FEET;

THENCE S00°24'16"E, 132.46 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND COPE STREET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 4B AND NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 5A, BLOCK 2 OF SAID SUBDIVISION, CONVEYED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C. TO JAMES RICHARD REYES, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2014-1402725, O.P.R.E.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS: S87°42'30"W, 7.4 FEET;

THENCE DEPARTING COPE STREET, S89°22'56"W, 99.80 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND SAID LOT 5A TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID LOT 4B, NORTHWEST CORNER OF SAID LOT 5A AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 4A CONVEYED FROM ROLAND COPE, ET AL TO D.W. COPE, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 1743, PAGE 2389, O.P.R.E.C.T., FROM WHICH A 1/2" IRON PIPE FOUND BEARS: S86°19'21"E, 7.3 FEET;

THENCE N00°32'20"W, 132.50 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND SAID LOT 4A TO A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 4B AND NORTHEAST CORNER OF SAID LOT 4A, LYING IN THE SOUTH LINE OF SAID LANDERS TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS: S86°42'51"E, 6.9 FEET;

THENCE N89°24'17"E, 100.11 FEET ALONG THE COMMON LINE OF SAID LOT 4B AND SAID LANDERS TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.304 ACRE OF LAND, MORE OR LESS.

LOT 5D

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.265 ACRE OF LAND IN THE HUGH HENDERSON SURVEY, A-432, ELLIS COUNTY, TEXAS AND BEING ALL OF A TRACT WHICH WAS CALLED LOT 5D, BLOCK 2, ORIGINAL TOWN OF BRITTON, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 254, PLAT RECORDS ELLIS COUNTY TEXAS (P.R.E.C.T.), CONVEYED FROM U.S. NATIONAL ASSOCIATION TO BEN HARTMAN, BY AN INSTRUMENT OF RECORD IN 2019-1922234, OFFICIAL PUBLIC RECORD ELLIS COUNTY TEXAS (O.P.R.E.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 LOT 5D AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED LOT 4A OF SAID SUBDIVISION CONVEYED FROM ROLAND COPE, ET AL TO D.W. COPE, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 1743, PAGE 2389, O.P.R.E.C.T., LYING IN THE EAST RIGHT OF WAY (R-O-W) LINE OF NOAH STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS: S86°13'27"W, 5.9 FEET;

THENCE DEPARTING NOAH STREET, N89°23'23"E, 103.47 FEET ALONG THE COMMON LINE OF SAID LOT 5D AND SAID LOT 4A TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 5D AND NORTHWEST CORNER OF A TRACT WHICH WAS CALLED LOT 5A OF SAID SUBDIVISION CONVEYED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C. TO JAMES RICHARD REYES, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2014-1402725, O.P.R.E.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS: S83°43'10"W, 6.5 FEET;

THENCE S00°05'17"E, 111.53 FEET ALONG THE COMMON LINE OF SAID LOT 5D, SAID LOT 5A AND A TRACT WHICH WAS CALLED LOT 5B OF SAID SUBDIVISION CONVEYED FROM BETTY COPE TO TAMARA K. GAMBRELL, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2019-1911647, O.P.R.E.C.T. TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 5D AND NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 5C OF SAID SUBDIVISION CONVEYED FROM ROLAND COPE, ET AL TO MEREDITH R. BEAM, ET VIR, BY AN INSTRUMENT OF RECORD IN VOLUME 1648, PAGE 264, O.P.R.E.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS: S82°38'08"W, 5.5 FEET AND A 1/2" IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT 5C AND SAID LOT 5B BEARS: S00°05'17"E, 66.20 FEET;

THENCE S89°20'41"W, 103.46 FEET ALONG THE COMMON LINE OF SAID LOT 5D AND SAID LOT 5C TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID LOT 5D AND NORTHWEST CORNER OF SAID LOT 5C, LYING IN THE EAST R-O-W LINE OF NOAH STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS: N88°48'18"W, 5.6 FEET

THENCE N00°05'36"W, 111.61 FEET ALONG THE COMMON LINE OF SAID LOT 5D AND NOAH STREET TO THE PLACE OF BEGINNING, CONTAINING 0.265 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 LOTS 4BR1, 4BR2, 5DR1, AND 5DR2, BLOCK 2, ORIGINAL TOWN OF BRITTON, AN ADDITION TO THE CITY OF MANSFIELD, ELLIS COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2022. BY:

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 _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

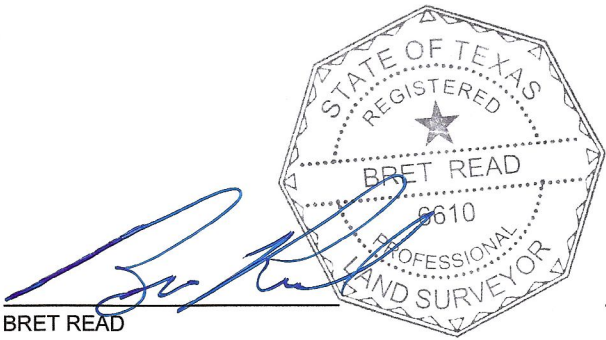
CITY OF MANSFIELD APPROVALS:

APPROVED BY PLANNING & ZONING CHAIRMAN _____ DATE _____
ATTEST: PLANNING AND ZOING SECRETARY _____ DATE _____

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

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.



BRET READ
TEXAS REGISTRATION NO. 6610

MAY 23, 2022
DATE

NOTES:

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
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.

THE PURPOSE OF THIS REPLAT IS TO
SUBDIVIDE THE EXISTING LOT 4B AND
LOT 5D IN ACCORDANCE WITH THE
APPROVED ZONING.

REPLAT
LOT 4BR1, LOT 4BR2,
LOT 5DR1 AND LOT 5DR2, BLOCK 2
ORIGINAL TOWN OF BRITTON
BEING A REVISION OF LOTS 4B AND 5D, BLOCK 2,
ORIGINAL TOWN OF BRITTON
ACCORDING TO THE PLAT FILED IN CABINET D, SLIDE 254, P.R.E.C.T.
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS
4 LOTS
0.569 ACRE
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