

* NOTES *

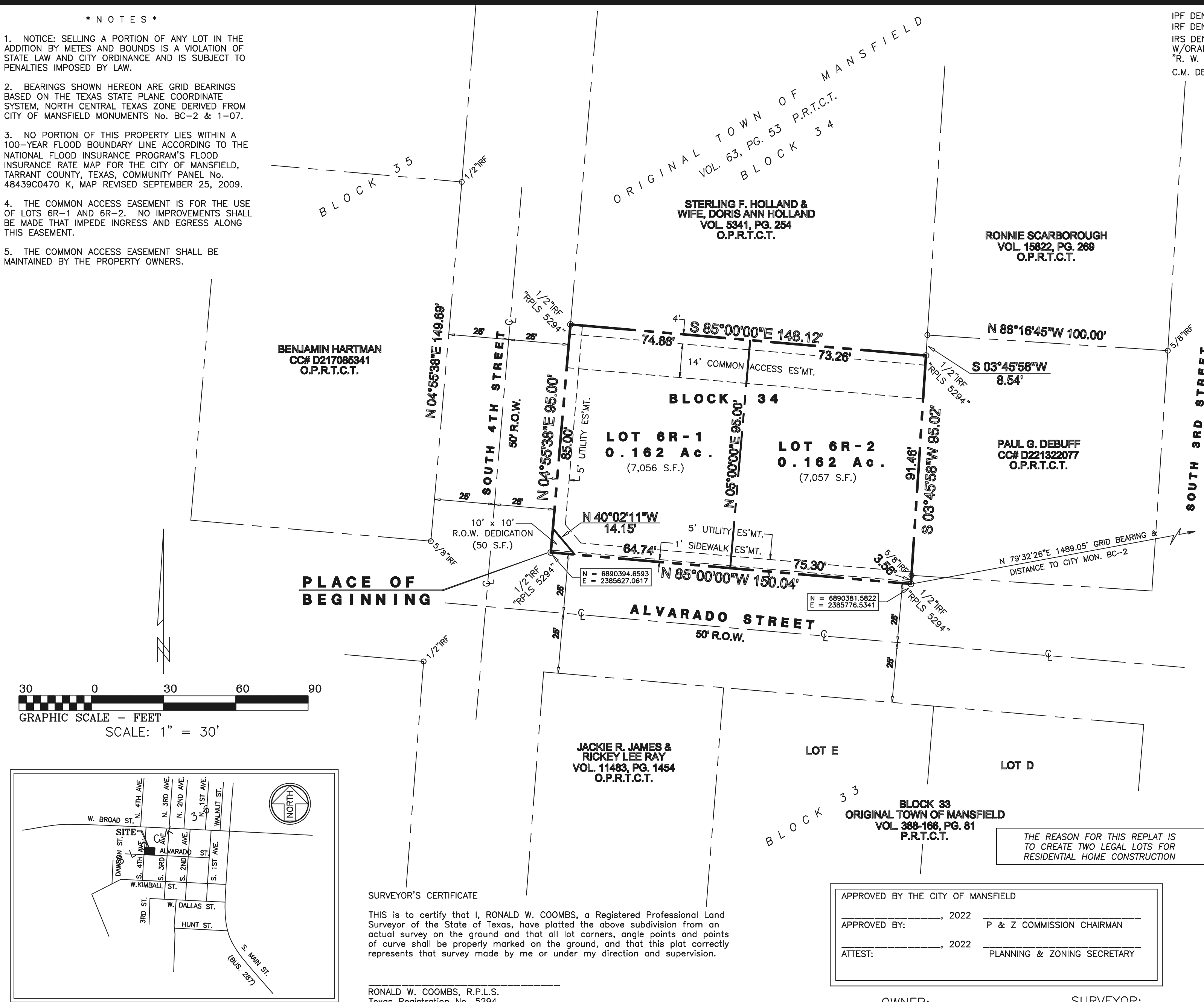
1. NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

2. 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.

3. 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. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.

4. THE COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 6R-1 AND 6R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.

5. THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.



SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted 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, R.P.L.S.
Texas Registration No. 5294

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2022 P & Z COMMISSION CHAIRMAN
ATTEST: _____, 2022 PLANNING & ZONING SECRETARY

OWNER:
CHRISTIAN COLE INVESTMENTS, LLC
309 E. BROAD STREET
MANSFIELD, TEXAS 76063
CONTACT: CHRISTIAN LEECH

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

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____

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. 10111800

CLS JOB No. 22-0017
GF No. NONE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CHRISTIAN COLE INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain portion of Block 34, 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 deed recorded in Clerk's File No. D2221361430 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southwest corner of said Block 34 and said Christian Cole Investments Tract, lying in the North right-of-way line of Alvarado Street (a 50-foot wide right-of-way) at its intersection with the East right-of-way line of South 4th Street (a 50-foot wide right-of-way);

THENCE N 04° 55' 38" E, 95.00 feet along the said East right-of-way line of South 4th Street to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Northwest corner of said Christian Cole Investments Tract, being the Southwest corner of that certain tract of land described in deed to Sterling F. Holland and wife, Doris Ann Holland, recorded in Volume 5341, Page 254 of the Official Public Records of Tarrant County, Texas;

THENCE S 85° 00' 00" E, 148.12 feet along the common boundary line between said Christian Cole Investments Tract and said Sterling Tract to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Northeast corner of said Christian Cole Investments Tract, lying in the West boundary line of that certain tract of land described in deed to Paul G. Debuff, recorded in Clerk's File No. D221322077 of the Official Public Records of Tarrant County, Texas;

THENCE S 03° 45' 58" W, at 91.46 feet passing a 5/8-inch iron rod found at the Southwest corner of said Debuff Tract and continuing in all a total distance of 95.02 feet along the East boundary line of said Christian Cole Investments Tract to a 1/2-inch iron rod found with orange plastic cap stamped "RPLS 5294" at the Southeast corner thereof, lying in the aforesaid North right-of-way line of Alvarado Street;

THENCE N 85° 00' 00" W, 150.04 feet along the said North right-of-way line of Alvarado Street to the PLACE OF BEGINNING, containing 0.325 acre (14,163 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRISTIAN COLE INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agents, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 6R-1 AND 6R-2, BLOCK 34, 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 _____ day of _____, 2022.

CHRISTIAN COLE INVESTMENTS, LLC

CHRISTIAN LEECH, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTIAN LEECH, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

NOTARY PUBLIC
STATE OF TEXAS

REPLAT

**LOT 6R-1 & 6R-2, BLOCK 34
ORIGINAL TOWN OF MANSFIELD**

BEING A REVISION OF A PORTION OF BLOCK 34,
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

2 LOTS
0.325 ACRE
MAY 4, 2022

SD# 22-020

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