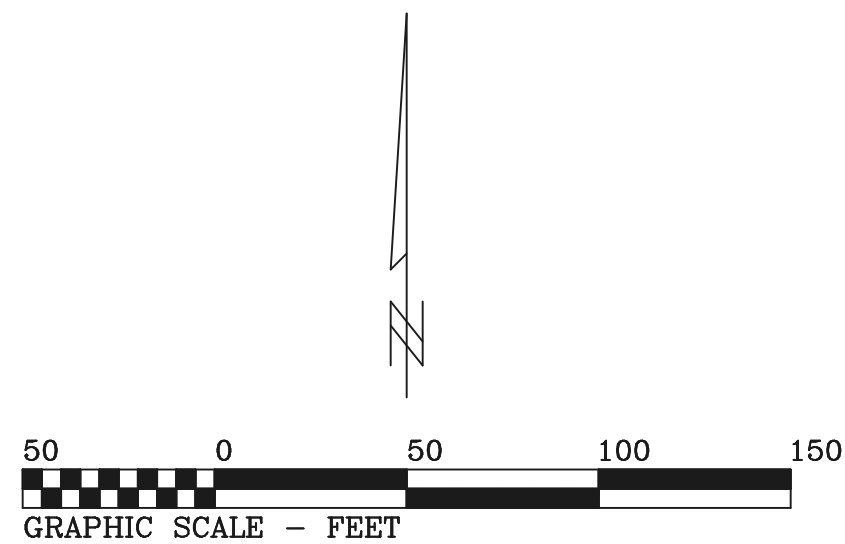


VICINITY MAP
NOT TO SCALE

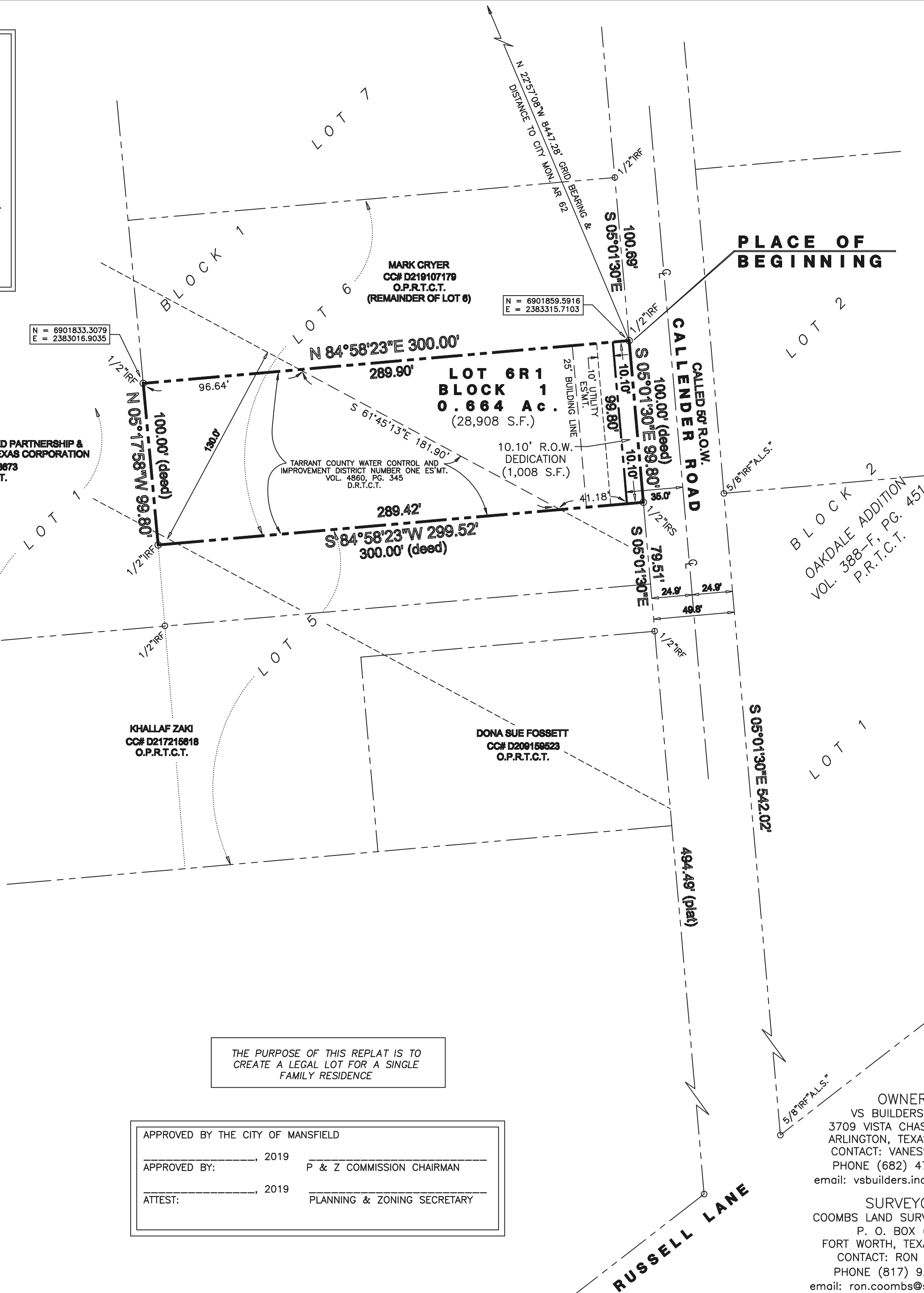
- * LEGEND *
- IPF IRF IRS C.M. ES'MT. R.O.W. Ac. S.F. CC# P.R.T.C.T. O.P.R.T.C.T.
- IRON PIPE FOUND
IRON ROD FOUND
IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
CENTERLINE
CONTROLLING MONUMENT
EASEMENT
RIGHT-OF-WAY
ACRE
SQUARE FEET
COUNTY CLERK FILE NUMBER
PLAT RECORDS, TARRANT
COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS

* NOTES *

- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 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.
- 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. AR 62 & BC 6.
- 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. 48439C0460 K, MAP REVISED SEPTEMBER 25, 2009.



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



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 2019 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2019 PLANNING & ZONING SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, VS BUILDERS, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain portion of Lot 6, Block 1, Oakdale Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-F, Page 451 of the Plat Records of Tarrant County, Texas as described in deed recorded in Clerk's File No. D2219254028 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of said VS Builders Tract, being the Southeast corner of that certain tract of land described in deed to Mark Cryer, recorded in Clerk's File No. D219107179 of the Official Public Records of Tarrant County, Texas, lying in the West right-of-way line of Callender Road (a called 50-foot wide right-of-way) and lying S 05° 01' 30" E, 100.69 feet along said right-of-way line from a 1/2-inch iron rod found at the Northeast corner of said Lot 6;

THENCE S 05° 01' 30" E, 99.80 feet along the said West right-of-way line of Callender Road to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said VS Builders Tract and said Lot 6, being the Northeast corner of Lot 5, aforesaid Block 1 and from which a 1/2-inch iron rod found bears S 05° 01' 30" E, 79.51 feet;

THENCE S 84° 58' 23" W, 299.52 feet along the common boundary line between said Lots 5 and 6 and the South boundary line of said VS Builders Tract to a 1/2-inch iron rod found at the Southwest corner of said VS Builders Tract and said Lot 6, lying in the East boundary line of Lot 1, aforesaid Block 1;

THENCE N 05° 17' 58" W, 99.80 feet along the common boundary line between said Lots 1 and 6 with the West boundary line of said VS Builders Tract to a 1/2-inch iron rod found at the Northwest corner thereof, being the Southwest corner of aforesaid Cryer Tract;

THENCE N 84° 58' 23" E, 300.00 feet along the common boundary line between said VS Builders Tract and said Cryer Tract to the PLACE OF BEGINNING, containing 0.687 acre (29,916 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VS BUILDERS, INC., acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOT 6R1, BLOCK 1, OAKDALE ADDITION, 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 _____, 2020.

VS BUILDERS, INC.

By: VANESSA SOLIS, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared VANESSA SOLIS, 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 _____, 2020.

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, R.P.L.S.
Texas Registration No. 5294

OWNER:
VS BUILDERS, INC.
3709 VISTA CHASE COURT
ARLINGTON, TEXAS 76001
CONTACT: VANESSA SOLIS
PHONE (682) 472-0094
email: vsbuilders.inc@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@sbcglobal.net

REPLAT
**LOT 6R1, BLOCK 1
OAKDALE ADDITION**
BEING A REVISION OF A PORTION OF LOT 6, BLOCK 1,
OAKDALE ADDITION ACCORDING TO THE PLAT
FILED IN VOLUME 388-F, PAGE 451 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1 LOT

0.664 ACRE
JANUARY 28, 2020 SD# 20-001

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