

* LEGEND *

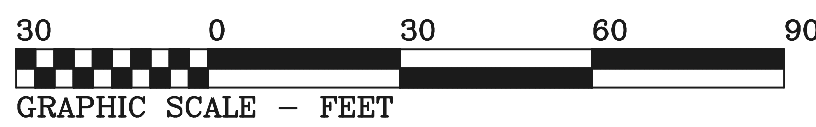
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
CL CENTERLINE
C.M. CONTROLLING MONUMENT
E.S.M.T. EASEMENT
R.O.W. RIGHT-OF-WAY
AC. ACRE
S.F. SQUARE FEET
CC# COUNTY CLERK FILE NUMBER
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

* NOTES *

- 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. 14-07 AND 15-07.
- 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. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009.
- PROPERTY CORNERS ARE AS SHOWN HEREON.
- THE 60' ACCESS EASEMENT IS FOR THE USE OF LOTS 1-R-1, 2-R-1 AND 2-R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE 60' ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE 24' COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 2-R-1 AND 2-R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE 24' COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

D = 11'34'.39"
R = 374.78'
L = 75.73'
CH = 75.60'
N 24°59'36"W

* CURVE DATA *				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	100.00'	27.05'	15°29'44"	26.96'
C2	100.00'	27.05'	15°29'44"	26.96'



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

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____ 2020	P & Z COMMISSION CHAIRMAN
ATTEST: _____ 2020	PLANNING & ZONING SECRETARY

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, FIRST BAPTIST CHURCH OF MANSFIELD, acting by and through the undersigned, its duly authorized agent, is the sole owner of the remainder of Lot 1-R-1, Block 1, First Baptist Church Addition, on addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 12380 of the Plat Records of Tarrant County, Texas, a portion of which is to be dedicated as a 60-foot wide Access and Utility Easement more particularly described by metes and bounds as follows:

ACCESS EASEMENT

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of Lot 2, said Block 1, lying in the Northeasterly boundary line of said Lot 1-R-1;

THENCE S 60° 18' 48" W, 60.00 feet departing said boundary line to a point;

THENCE N 29° 41' 12" W, 184.31 feet to a point at the Southwest corner of a 60' Access Easement as dedicated by aforesaid First Baptist Church Addition plat;

THENCE N 60° 18' 48" E, 60.00 feet along the Southerly line of said Easement to a point in the Westerly boundary line of aforesaid Lot 2, being the Northeasterly boundary line of aforesaid Lot 1-R-1;

THENCE S 29° 41' 12" E, 184.31 feet along the common boundary line between said Lot 1-R-1 and said Lot 2 to the PLACE OF BEGINNING, containing 0.254 acre (11,059 square feet) of land.

UTILITY EASEMENT

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Easterly boundary line of said Lot 1-R-1, being the Westerly boundary line of Lot 2, said Block 1 at its intersection with the Southerly right-of-way line of East Broad Street as described in deed to the City of Mansfield, recorded in Clerk's File No. D217279226 of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line between said Lot 1-R-1 and said Lot 2 as follows:

S 10° 03' 12" E, 18.75 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

S 10° 11' 20" E, 14.49 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

S 10° 19' 19" E, 37.72 feet to a 1/2-inch iron rod found at the Beginning of a Curve to the Left;

SOUTHEASTERLY, 59.15 feet along said Curve to the Left, having a radius of 314.78 feet, a central angle of 10° 45' 57" and a chord bearing S 25° 23' 57" E, 59.06 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the End of said Curve;

S 29° 41' 12" E, 286.47 feet to a 1/2-inch iron rod found at the Southwest corner of aforesaid Lot 2;

THENCE S 60° 18' 48" W, 60.00 feet departing said boundary line to a point;

THENCE N 29° 41' 12" W, 285.32 feet to a point at the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 75.73 feet along said Curve to the Right, having a radius of 374.78 feet, a central angle of 10° 45' 57" and a chord bearing N 24° 59' 36" W, 75.60 feet to a point at the End of said Curve;

THENCE N 10° 19' 19" W, 42.54 feet to a point;

THENCE N 10° 11' 20" W, 10.52 feet to a point;

THENCE N 10° 03' 12" W, 23.05 feet to a point in the aforesaid Southerly right-of-way line of East Broad Street;

THENCE N 79° 56' 48" E, 60.00 feet along said right-of-way line to the PLACE OF BEGINNING, containing 0.588 acre (25,614 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FIRST BAPTIST CHURCH OF MANSFIELD, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby dedicate the herein above described real property to the public's use as an Access and Utility Easement.

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2020.

FIRST BAPTIST CHURCH OF MANSFIELD

MIKE SELLERS, ADMINISTRATIVE PASTOR

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared MIKE SELLERS, 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 _____ day of _____, 2020.

NOTARY PUBLIC
STATE OF TEXAS

TO CITY OF MANSFIELD MON. 15-07

THE PURPOSE OF THIS REPLAT IS TO
CREATE TWO LEGAL LOTS FROM ONE LOT
FOR FUTURE CONSTRUCTION

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@bcglobal.net

OWNER:
DCS&KF, L.P.
2636 GOODNIGHT TRAIL
MANSFIELD, TEXAS 76063
CONTACT: DEBORAH C. SULLIVAN
PHONE (817) 473-7171
email: deborahcsullivan@gmail.com

OWNER, EASEMENT TRACT
FIRST BAPTIST CHURCH OF MANSFIELD
1800 EAST BROAD STREET
MANSFIELD, TEXAS 76063
CONTACT: MIKE SELLERS
PHONE (817) 473-1161
email: mikes@firstmansfield.com



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. 20-0026
GF No. NONE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, DCS&KF, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land located in the T. J. HANKS SURVEY, HENRY ODELL SURVEY, ABSTRACT No. 1196, City of Mansfield, Tarrant County, Texas, being the remainder of Lot 2, Block 1, First Baptist Church Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 12380 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Northeast corner of said Lot 2, being the Northwest corner of that certain tract of land described in Quitclaim Deed to Mansfield Bible Church, recorded in Volume 13536, Page 59 of the Deed Records of Tarrant County, Texas and lying in the South right-of-way line of East Broad Street (a variable width right-of-way);

THENCE S 29° 42' 06" E, 362.95 feet along the common boundary line between said Lot 2 and Mansfield Bible Church Tract to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Southeast corner of said Lot 2, being the most Easterly Northeast corner of Lot 1-R-1, said Block 1;

THENCE along the common boundary line between said Lots 1-R-1 and 2 as follows:

S 60° 17' 54" W, 166.06 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 2;

N 29° 41' 12" W, 286.47 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Beginning of a Curve to the Right;

NORTHWESTERLY, 59.15 feet along said Curve to the Right, having a radius of 314.78 feet, a central angle of 10° 45' 57" and a chord bearing N 25° 23' 57" W, 59.06 feet to a 1/2-inch iron rod found at the End of said Curve;

N 10° 19' 19" W, 37.72 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

N 10° 11' 20" W, 14.49 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

N 10° 03' 12" W, 18.75 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Southerly right-of-way line of aforesaid East Broad Street as described in deed to the City of Mansfield, recorded in Clerk's File No. D218016167 of the Official Public Records of Tarrant County, Texas;

THENCE along the said Southerly right-of-way line of East Broad Street as follows:

N 79° 56' 48" E, 7.15 feet to an "X" cut in concrete sidewalk set;

N 36° 36' 12" E, 24.43 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 122.77 feet along said Curve to the Right, having a radius of 940.00 feet, a central angle of 07° 29' 00" and a chord bearing N 87° 50' 23" E, 122.68 feet to the PLACE OF BEGINNING, containing 1.497 acres (65,182 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DCS&KF, L.P., 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 LOTS 2-R-1 AND 2-R-2, BLOCK 1, FIRST BAPTIST CHURCH ADDITION, on 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.

DCS&KF, L.P., a Texas Limited Partnership
By: Kids' Friends, L.L.C., General Partner

By: DEBORAH C. SULLIVAN, D.D.S., President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DEBORAH C. SULLIVAN, 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 _____ 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

REPLAT

LOTS 2-R-1 & 2-R-2, BLOCK 1 FIRST BAPTIST CHURCH ADDITION

BEING A REVISION OF LOT 2, BLOCK 1,
FIRST BAPTIST CHURCH ADDITION ACCORDING TO THE
PLAT FILED IN CABINET A, SLIDE 12380 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1.497 ACRES 2 LOTS
OCTOBER 6, 2020

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

SD# 20-021