

VICINITY MAP
NOT TO SCALE

CITY OF MANSFIELD
CC# D213242795
O.P.R.T.C.T.

LOT 2R, BLOCK 40
ORIGINAL TOWN OF MANSFIELD
CC# D218105721
O.P.R.T.C.T.

LOT 1R, BLOCK 40
ORIGINAL TOWN OF MANSFIELD
CC# D218105721
O.P.R.T.C.T.

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. 19-0136
GF No. NONE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, LAKELAND CUSTOM HOMES, L.L.C., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.864-acre tract of land located in the THOMAS J. HANKS SURVEY, ABSTRACT No. 644, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D219100377, Deed Records, Tarrant County, Texas being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found at the Northwest corner of said Lakeland Tract, being the Northeast corner of that certain tract of land described in the Official Public Records of Tarrant County, Texas and lying in the Southerly right-of-way line of West Broad Street (a variable width right-of-way);

THENCE N 75° 32' 43" E, 154.77 feet along the said Southerly right-of-way line of West Broad Street with the Northerly boundary line of said Lakeland Tract to a 1/2-inch iron rod found at the Northeast corner thereof, being the Northwest corner of that certain tract of land described in deed to Francisco Garcia Portillo, recorded in Clerk's File No. D214009819 of the Official Public Records of Tarrant County, Texas;

THENCE S 00° 19' 21" E, at 186.79 feet passing a 3/8-inch iron rod found at the Southwest corner of said Portillo Tract, being the Northwest corner of that certain tract of land described in deed to Sallie Gray Maxwell, recorded in Volume 15079, Page 371 of the Deed Records of Tarrant County, Texas and continuing in all a total distance of 281.74 feet along the East boundary line of said Lakeland Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "C.B.G." at the Southeast corner thereof, lying in the North boundary line of Lot 1, Block 1, Zone Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 4909 of the Plat Records of Tarrant County, Texas;

THENCE along the South boundary line of said Lakeland Tract as follows:

N 85° 35' 59" W, 96.78 feet with the North boundary line of said Lot 1, Block 1, Zone Addition to a 3/4-inch iron rod found at the Northwest corner thereof, being the Northeast corner of that certain tract of land described in deed to Jimmie D. Comer and wife, Margaret A. Comer, recorded in Volume 4047, Page 322 of the Deed Records of Tarrant County, Texas;

S 86° 04' 54" W, 44.52 feet with the North boundary line of said Comer Tract to a 3/4-inch iron rod found at the Southwest corner of aforesaid Lakeland Tract, being the Southeast corner of aforesaid Perez Tract;

THENCE N 02° 31' 44" W, 238.95 feet along the common boundary line between said Lakeland Tract and said Perez Tract to the PLACE OF BEGINNING, containing 0.864 acre (37,627 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAKELAND CUSTOM HOMES, L.L.C., 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 1 AND 2, BLOCK 1, ZUCKERBROW 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 _____, 2019.

LAKELAND CUSTOM HOMES, L.L.C.

NICHOLAS ZUCKERBROW
OWNER/BUILDER

STATE OF TEXAS
COUNTY OF TARRANT

rs?&+>?0'C??BEFORE ME, the undersigned authority, on this day pers?&+>?0'C??onally appeared NICHOLAS ZUCKERBROW, 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 and in the capacity therein stated.

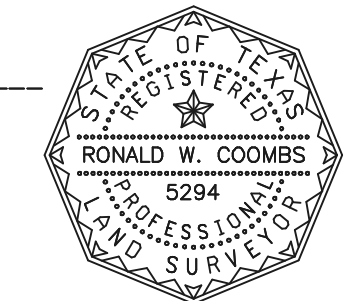
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

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



APPROVED BY THE DIRECTOR OF PLANNING ON _____, 2019.

DIRECTOR OF PLANNING

OWNER:
LAKELAND CUSTOM HOMES, L.L.C.
752 N. MAIN STREET #1513
MANSFIELD, TEXAS 76063
CONTACT: NICK ZUCKERBROW
PHONE (972) 679-6130
email: nickzuckerbrow@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

MINOR PLAT
**LOTS 1 AND 2, BLOCK 1
ZUCKERBROW ADDITION**

0.864 ACRES OUT OF THE
THOMAS J. HANKS SURVEY, ABSTRACT No. 644

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
2 LOTS

NOVEMBER 7, 2019 SD# 19-059

THIS PLAT FILED IN INSTRUMENT No. _____ DATE: _____, 2019

- * 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. BC-2 & 1-07.
 - 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. 48439C0460 K, MAP REVISED SEPTEMBER 25, 2009.

DAVID O. QALDE
VOL. 11985, PG. 1154
D.R.T.C.T.

CARLOS PEREZ &
WIFE, ELVIA PEREZ
CC# D213009711
O.P.R.T.C.T.

10" SANITARY SEWER ES'MT.
VOL. 4127, PG. 264
D.R.T.C.T.
ABANDONED BY THIS PLAT

10" SANITARY SEWER ES'MT.
BY THIS PLAT

JIMMIE D. COMER &
WIFE, MARGARET A. COMER
VOL. 4047, PG. 322
D.R.T.C.T.

LAWRENCE ZANE CARTER, JR.
CC# D21028412
O.P.R.T.C.T.

LOT 1, BLOCK 1
ROY RUSSELL ADDITION
CC# D213079468
O.P.R.T.C.T.

SALLIE GRAY MAXWELL
VOL. 8843, PG. 188
D.R.T.C.T.

SALLIE GRAY MAXWELL
VOL. 16079, PG. 371
D.R.T.C.T.

30 0 30 60 90
GRAPHIC SCALE - FEET
SCALE: 1" = 30'

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