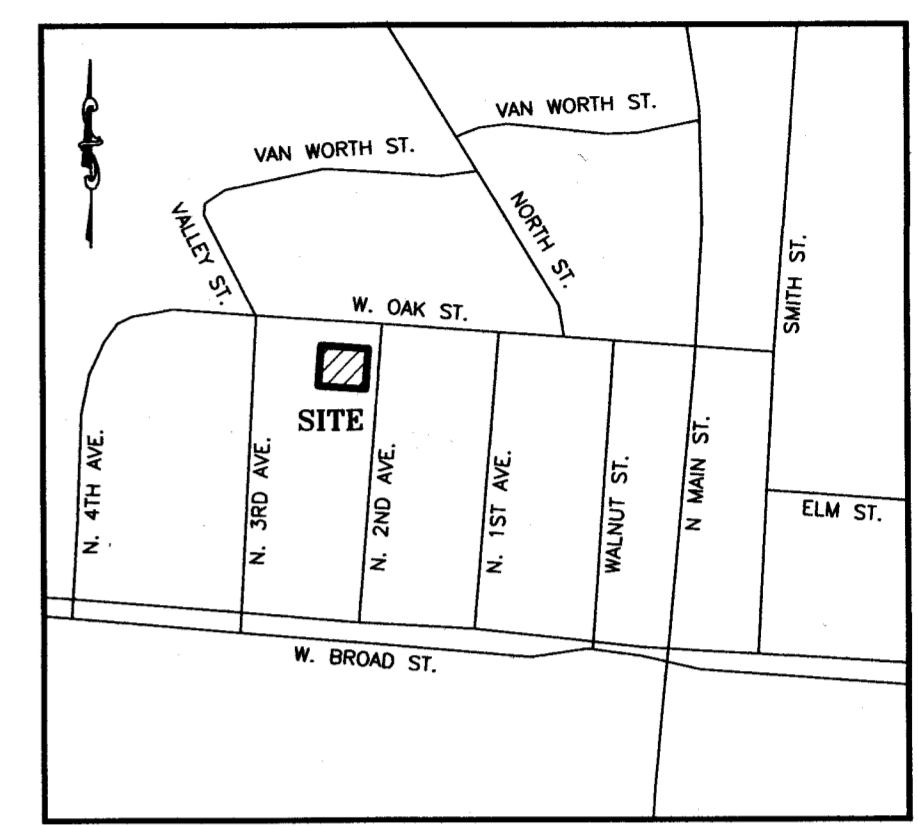
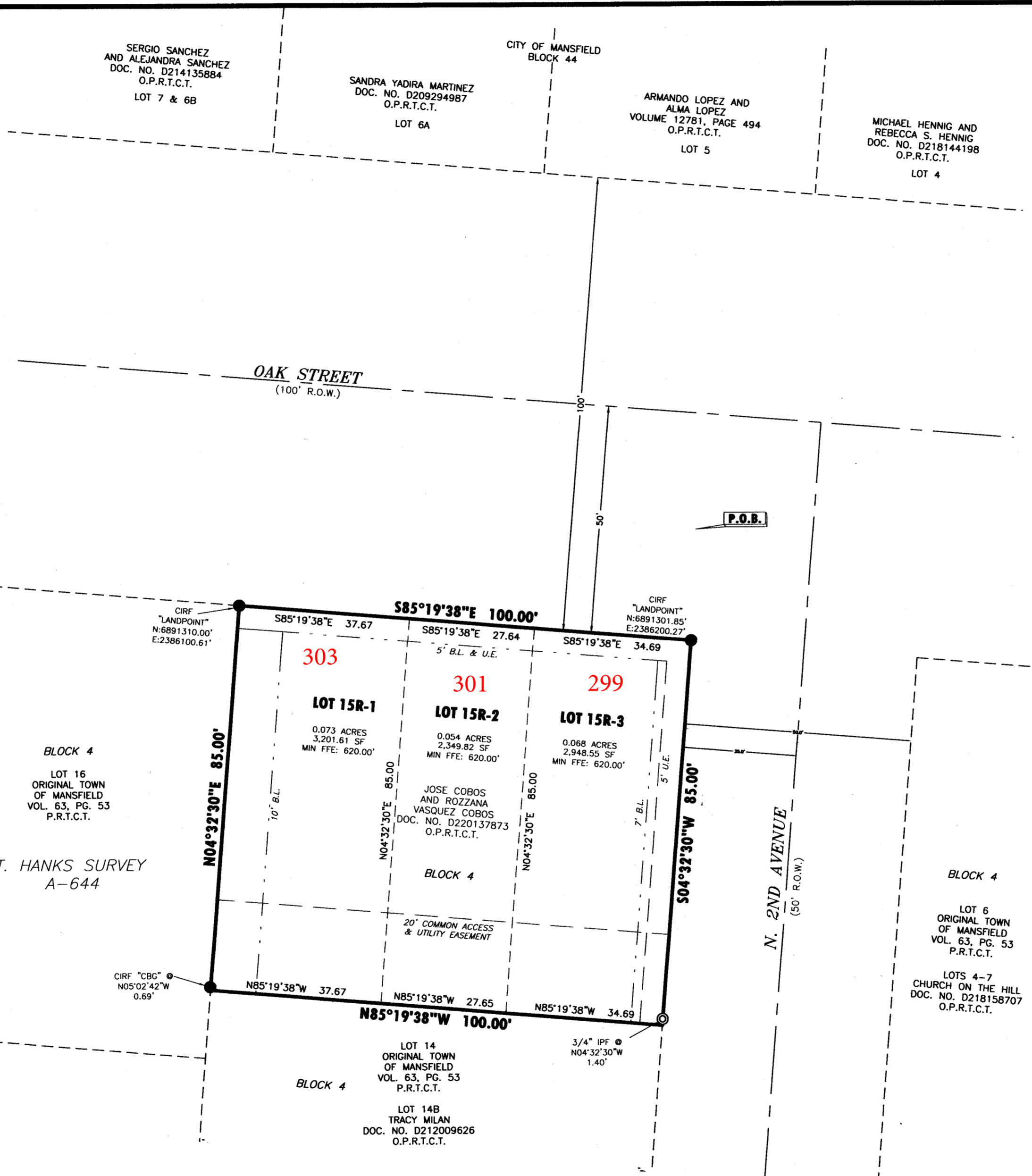


Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

GENERAL NOTES

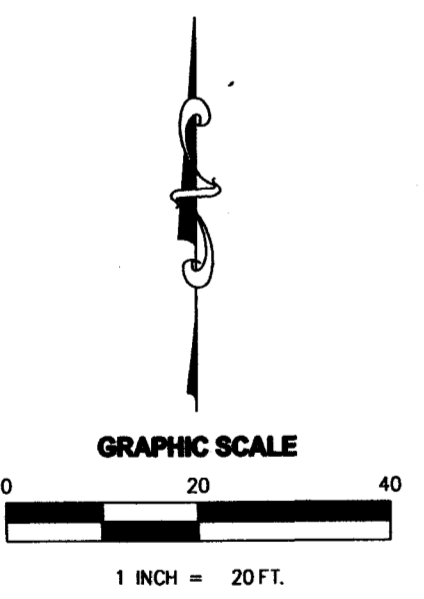
- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
- Bearings based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
- All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Non-shaded Zone "X" in The City of Mansfield, Tarrant County, Texas according to FEMA map number 48439C0460K, dated SEPTEMBER 25, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- This Property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- Notice: 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 plat is to create 3 lots out of Lot 15, Block 4, a 0.195 acre (8,500 S.F.) tract in a deed recorded under Document No. D220137873, O.P.R.T.C.T.
- The Common access easement is for the use of Lots 15R-1, 15R-2 and 15R-3. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement will be maintained by the property owners.



VICINITY MAP - NOT TO SCALE

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- CENTERLINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CM CONTROLLING MONUMENT



CASE NO. SD#22-051
 REPLAT
LOTS 15R-1, 15R-2 AND 15R-3. BLOCK 4
 ORIGINAL TOWN OF MANSFIELD
 BEING A REVISION OF LOT 15, BLOCK 4,
 ORIGINAL TOWN OF MANSFIELD
 ACCORDING TO THE PLAT FILED IN
 VOL. 63, PG. 53, P.R.T.C.T.
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 3 LOTS
 0.195 ACRES

OWNER/APPLICANT
 JOSE COBOS AND
 ROZZANA VASQUEZ COBOS
 1301 SE MCKINNEY
 RICE, TX 75155

SURVEYOR
 LANDPOINT, INC.
 4100 INTERNATIONAL PLAZA, STE.
 240 FORT WORTH, TX 76109
 (817) 554-1805
 WWW.LANDPOINT.NET
 TBPELS REG. NO. 10194220

DEVELOPER
 TRINITE CONSTRUCTION MGMT. LLC
 P.O. BOX 172725
 ARLINGTON, TX 76003

LANDPOINT!

4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 (817) 554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

X:\2022\21-2115-1\Survey\DWG\21-2115 N 2nd Ave _PLAT_11.21.2022.dwg

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

THIS PLAT WAS PREPARED ON 08-24-2022
 COMMENTS WERE ADDRESSED FOR THIS PLAT ON 11-08-2022

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, JOSE COBOS AND ROZZANA VASQUEZ COBOS ARE THE SOLE OWNER OF A 0.195 ACRE TRACT OF LAND LOCATED IN THE T HANKS SURVEY, ABSTRACT NO. 644, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN LOT 15, BLOCK 4, ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, RECORDED IN VOLUME 63, PAGE 53, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), DESCRIBED IN DEED TO JOSE COBOS AND ROZZANA VASQUEZ COBOS, RECORDED IN DOCUMENT NO. D220137873, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH RED CAP STAMPED "LANDPOINT" FOUND (HEREIN AFTER REFERRED TO AS CAPPED IRON ROD FOUND) FOR THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 4, SAME BEING IN THE SOUTH LINE OF OAK STREET (100-FOOT RIGHT-OF-WAY), AND THE WEST LINE OF SECOND AVENUE (50-FOOT RIGHT-OF-WAY);

THENCE S04°32'30"W, ALONG THE EAST LINE OF SAID LOT 15, BLOCK 4, AND THE WEST LINE OF SECOND AVENUE (50-FOOT RIGHT-OF-WAY), A DISTANCE OF 85.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 4, SAME BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 4, OF SAID ORIGINAL TOWN OF MANSFIELD ADDITION, FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS N04°32'30"W, A DISTANCE OF 1.40 FEET;

THENCE N85°19'38"W, ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 4, SAME BEING THE NORTH LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 4, AND THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 4, SAME BEING THE EAST LINE OF LOT 16, BLOCK 4, OF SAID ORIGINAL TOWN OF MANSFIELD ADDITION, FROM WHICH A CAPPED IRON ROD STAMPED "CBG" FOUND BEARS N05°02'42"W, A DISTANCE OF 0.69 FEET;

THENCE N04°32'30"E, ALONG THE WEST LINE OF SAID LOT 15, BLOCK 4, AND THE EAST LINE OF SAID LOT 16, BLOCK 4, A DISTANCE OF 85.00 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 4, AND THE NORTHEAST CORNER OF LOT 16, BLOCK 4, SAME BEING IN THE SOUTH LINE OF SAID OAK STREET (100-FOOT RIGHT-OF-WAY);

THENCE S85°19'38"E, ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 4, AND THE SOUTH LINE OF SAID OAK STREET (100-FOOT RIGHT-OF-WAY), A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.195 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOSE COBOS AND ROZZANA VASQUEZ COBOS, BEING THE SOLE OWNERS OF THE ABOVE-DESCRIBED PARCEL, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 15R-1, 15R-2 AND 15R-3, BLOCK 4, ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

Jose Cobos

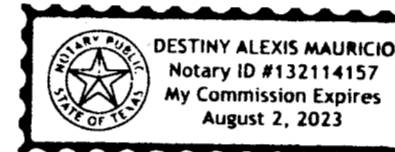
JOSE COBOS

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOSE COBOS, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 21st DAY OF November 2022.

Destiny Alexis Mauricio

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES August 2, 2023



Rozzana Vasquez Cobos

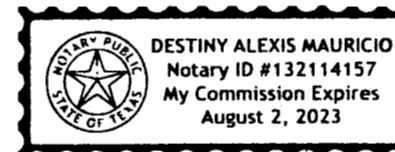
ROZZANA VASQUEZ COBOS

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROZZANA VASQUEZ COBOS, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 21st DAY OF November 2022.

Destiny Alexis Mauricio

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES August 2, 2023



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, ROBERT GLEN MALOY, 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 CORNER, 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.

Robert Glen Maloy

REGISTER PROFESSIONAL STATE LAND SURVEYOR
6028
LICENSE NUMBER

11-22-2022
DATE



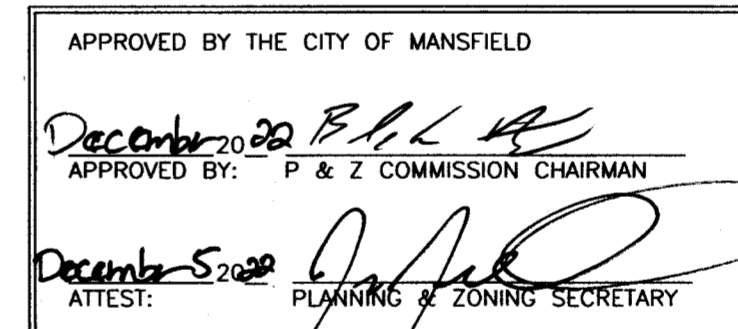
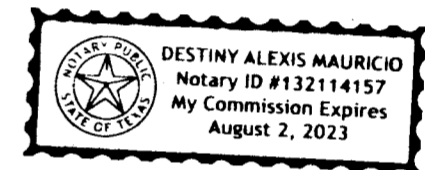
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT GLEN MALOY, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 21st DAY OF November 2022.

Destiny Alexis Mauricio

NOTARY PUBLIC IN THE STATE OF TEXAS.
MY COMMISSION EXPIRES August 2, 2023



SURVEYOR
LANDPOINT, INC.
4100 INTERNATIONAL PLAZA, STE.
240 FORT WORTH, TX 76109
(817) 554-1805
WWW.LANDPOINT.NET
TBPELS REG. NO. 10194220

OWNER/APPLICANT
JOSE COBOS AND
ROZZANA VASQUEZ COBOS
1301 SE MCKINNEY
RICE, TX 75155

DEVELOPER
TRINITE CONSTRUCTION MGMT. LLC
P.O. BOX 172725
ARLINGTON, TX 76003

CASE NO. SD#22-051
REPLAT
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3 LOTS
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TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001624423
AD NUMBER: 24750 4 15
CERTIFICATE NO : 91761084

DATE : 1/13/2023 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
MANSFIELD, CITY OF BLOCK 4 LOT
15

0000113 N 2ND AVE
0.1837 ACRES

REQUESTED BY
J AND R COBOS LIVING TRUST

PROPERTY OWNER
J AND R COBOS LIVING TRUST
JOSE COBOS AND ROZZANA VASQUEZ
COBOS, TRS
1301 SE MCKINNEY
RICE TX 75155

1301 SE MCKINNEY
RICE TX 75155

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2022 taxes for City of Mansfield, Tarrant County, JPS Health Network, Tarrant County College, and Mansfield ISD, all totaling \$0.00.

ISSUED TO : J AND R COBOS LIVING TRUST
ACCOUNT NUMBER: 00001624423
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

[Signature] Deputy

