

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	110.05'	70.00'	S 10°34'12" E	99.06'
C2	26.18'	40.00'	S 20°36'22" E	25.72'
C3	62.69'	40.00'	S 14°49'04" W	56.47'
C4	45.40'	41.50'	S 73°53'10" E	43.17'
C5	10.82'	23.72'	S 09°03'01" E	10.73'

LEGEND

P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT OF WAY
TYP. - TYPICAL
(M) - MEASURED
(R) - RECORD
FND. - FOUND
I.P. - IRON PIN
(CM) - CONTROLLING MONUMENT

BANNISTER FLOOD STUDY:
FLOOD STUDY DATED 8-15-2016
BY BRANDON O'DONALD, P.E. #90241
& BANNISTER ENGINEERING

EXISTING FLOOD LIMITS
ULTIMATE 100-YEAR

FUTURE FLOOD LIMITS
ULTIMATE 100-YEAR

OWNER: D NORRIS HOLDINGS LLC
LOT 5, BLOCK E
VOLUME 8, SLIDE 310, DRAWER A. PRJCT

OWNER: NSPP INVESTMENTS LP
REMAINDER PORTION OF
LOT 4, BLOCK E
VOLUME 2, PAGE 30 PRJCT

OWNER: NSPP INVESTMENTS LP
DOC. NO. 2018-2075
(UNPLATTED)

OWNER INFORMATION:

NAME: MAIN HERITAGE INVESTMENT, LLC
MANAGER: SHEHZAD ZIAUDDIN
EMAIL: SHEHZADZBHAYANI@GMAIL.COM
PHONE: 469-583-2390
ADDRESS: MAIN HERITAGE INVESTMENT LLC
2509 SAN JACINTO DRIVE
EULESS, TX 76039

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

TARRANT COUNTY
JOHNSON COUNTY

OWNER: D NORRIS HO
LOT 3-R, BL
VOLUME 8, SLIDE 310, DRAWER A. PRJCT

AREA TABLE

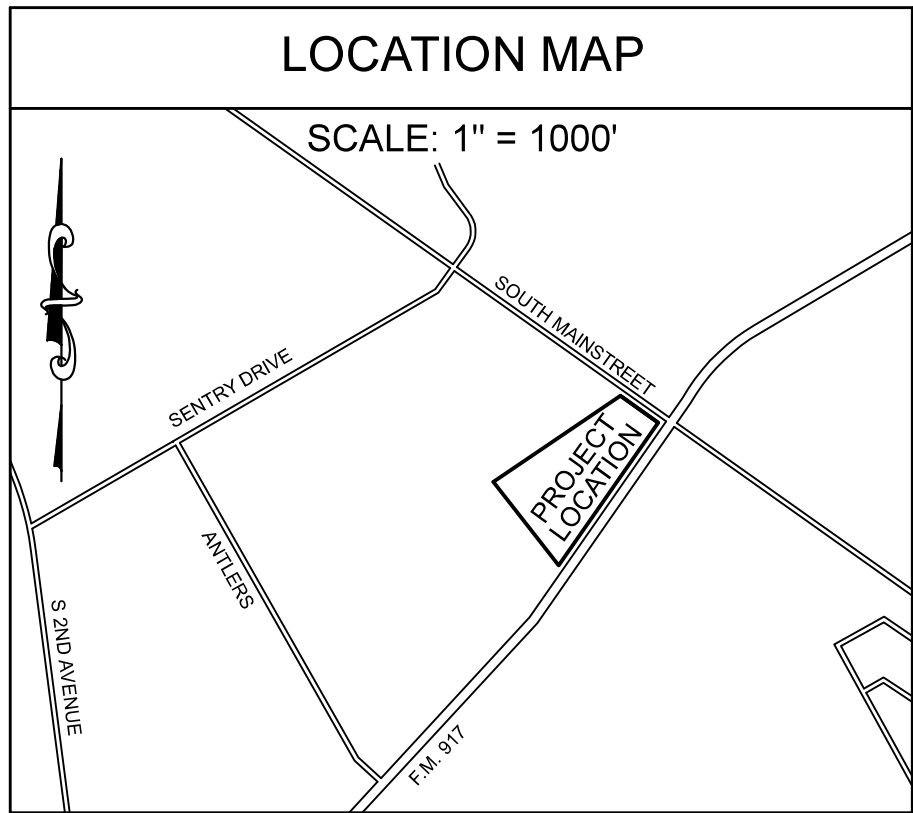
TOTAL AREA:	114,085 SQ. FEET
R.O.W. DEDICATION #1:	899 SQ. FEET
R.O.W. DEDICATION #2:	4,754 SQ. FEET
LOT 1, BLOCK 1	0.1091 ACRES
MINUS R.O.W. DEDICATIONS:	108,432 SQ. FEET
	2,493 ACRES

NOTES:

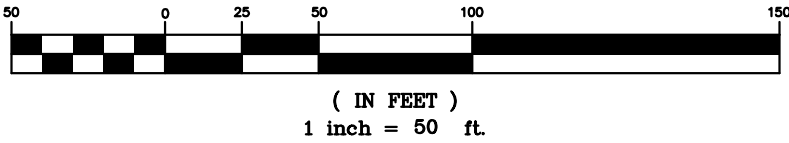
- The bearings and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinates System, Texas North Central Zone (4202), NAD83 grid values.
- The purpose of this plat is to create a legal, buildable lot.
- Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- The common access easement is for the use of Lot 1, Block 1, Main Street Addition and the remaining portion of Lot 4, Block E, Sentry Industrial Park. No improvements shall be made that impede ingress and egress along this easement. The common access easement shall be maintained by the property owners.
- The ultimate floodplain delineation and minimum finished floor elevations are based on the Storm Water Report by Nafa Engineering dated _____.

LOCATION MAP

SCALE: 1" = 1000'



GRAPHIC SCALE



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 20 _____ P & Z COMMISSION CHAIRMAN

ATTEST: _____ 20 _____ P & Z COMMISSION CHAIRMAN

PLAT FILED _____, 20 _____

INSTRUMENT #: _____

DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

FINAL PLAT LOT 1, BLOCK 1 MAIN STREET ADDITION

BEING A REVISION OF PART OF LOTS 4 AND 5A, BLOCK E, SENTRY INDUSTRIAL PARK ADDITION,
ACCORDING TO THE PLAT FILED IN VOLUME 388-131, PAGE 12, P.R.J.C.T.,
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
LOCATED IN THE D. MCQUEEN SURVEY, ABSTRACT NUMBER 1123
AND THE E. MCQUEEN SURVEY, ABSTRACT NO. 571
1 LOT, 2.6910 ACRES

DATE OF PREPARATION: 11/09/2020

Mark Deal and Associates, P.C.
P.O. Box 6578 - Norman, OK 73070
405.681.3325 Phone & Fax - shaun@pls.net
Texas Registration Number 10130200 - Expires 12/31/20
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

DEDICATION STATEMENT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Main Heritage Investment, LLC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lot 1, Block 1, Main Street Addition, an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown hereon.

Owner signature

Owner name: Main Heritage Investment, LLC
Signed by: Shehzad Ziauddin - Manager

STATE OF TEXAS)
) SS
COUNTY OF TARRANT)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2020, personally appeared _____, to me known to be the identical person who subscribed, as Surveyor, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: _____

Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

This is to certify that I, Shaun Christopher Axton, 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.

Shaun Christopher Axton
Texas Registration No. 6008

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2020, personally appeared _____, to me known to be the identical person who subscribed, as Surveyor, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: _____

Notary Public

OWNER INFORMATION:

NAME: MAIN HERITAGE INVESTMENT, LLC
MANAGER: SHEHZAD ZIAUDDIN
EMAIL: SHEHZADZBHAYANI@GMAIL.COM
PHONE: 469-583-2390
ADDRESS: MAIN HERITAGE INVESTMENT LLC
2509 SAN JACINTO DRIVE
EULESS, TX 76039

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

LEGAL DESCRIPTION

WHEREAS, Main Heritage Investment, LLC, acting by and through the undersigned, is the sole owner of a 2.6910 acre tract of land situated in the D. MacQueen Survey, Abstract Number 1123 and the E. Mc Anier Survey, Abstract No. 571, in City of Mansfield Block Number E, Johnson County, Texas, being a portion of that tract of land described in a Special Warranty Deed to MAIN HERITAGE INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY recorded in Document Number 2020-9125, Official Records of Johnson County, being part of Lot 4 in Block E of Sentry Industrial Park Addition, an addition to said City according to the Plat recorded in Volume 2, Page 30, Plat Records, Johnson County, Texas and in Volume 388-131, Page 12, Plat Records of Tarrant County, Texas, and a portion of that tract described in Volume 2555, Page 254, Deed Records, Johnson County, Texas, and being more particularly described as follows;

BEGINNING at a point from which a found 4" TXDOT brass monument bears S 35°16'39" E, 0.74 feet from the intersection of the most northerly corner clip of the Southwest right of way line of U.S. Business Highway 287/South Main Street/Highway 157, a variable width public right of way line and the Northwest line of FM 917/Heritage Parkway, a variable with public right of way;

THENCE S 10°27'48" E, continuing with said conner clip right of way lines, a distance of 24.95 feet to a found 4" TXDOT brass monument at the most southerly corner clip of the intersection of said Southwest right of way line of U.S. Business Highway 287/South Main Street/Highway 157 and said Northwest line of FM 917/Heritage Parkway;

THENCE S 34°28'10" W, continuing with said Northwest line of FM 917/Heritage Parkway, a distance of 441.80 feet to a set 1/2" iron pin with cap stamped "RPLS 6008";

THENCE N 30°39'24" W, departing said Northwest right of way line of FM 917/Heritage Parkway, a distance of 398.46 feet to a set 1/2" iron pin with cap stamped "RPLS 6008" being in the North line of said Lot 4;

THENCE N 59°42'54" E, reference bearing, (record – N 59°26'15" E), on the North line of said Lot 4 a distance of 304.86 feet to a found 5/8" iron pin (controlling monument), and continuing for a total distance of 315.58 feet to a set 1/2" iron pin with cap stamped "RPLS 6008" at the most northerly corner of said Lot 4, same being the Southwest right of way line of said U.S. Business Highway 287/South Main Street/Highway 157;

THENCE S 55°38'33" E (record - S 55°33'13" E), continuing with said Southwest line of said U.S. Business Highway 287/South Main Street/Highway 157, a distance of 209.14 feet (record - 210.01 feet) to the POINT OF BEGINNING and containing 114,085 Sq. Feet or 2.6190 acres more or less.

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Main Heritage Investment, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 5.0642 acre tract of land situated in the D. McQueen Survey, Abstract Number 1123 and the E. Mc Anear Survey, Abstract No. 571, in City of Mansfield Block Number E, Johnson County, Texas, being a portion of that tract of land described in a Special Warranty Deed to MAIN HERITAGE INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY recorded in Document Number 2020-9125, Official Records of Johnson County, being part of Lot 4 in Block E of Sentry Industrial Park Addition, an addition to said City according to the Plat recorded in Volume 2, Page 30, Plat Records, Johnson County, Texas and in Volume 388-131, Page 12, Plat Records of Tarrant County, Texas, and a portion of that tract described in Volume 2555, Page 254, Deed Records, Johnson County, Texas, and being more particularly described as follows;

DRAINAGE AND COMMON ACCESS EASEMENT

BEGINNING at a set 1/2" iron pin with cap stamped "RPLS 6008" at the southwest corner of Lot 1, Block 1, Main Street Addition, said point also being the intersection of Lot 1 with the northerly right of way line of FM 917;

THENCE S 34°28'10" W, along the said northerly right of way line of FM 917, a distance of 6.14 feet to a set 1/2" iron pin with cap stamped "RPLS 6008";

THENCE S 34°29'18" W, continuing along the said northerly right of way line of FM 917, a distance of 10.35 feet;

THENCE N 30°39'24" W, parallel to the west line of said Lot 1, a distance of 360.37 feet;

THENCE N 59°43'05" E, a distance of 15.00 feet to a point on the west line of said Lot 1;

THENCE S 30°39'24" E, along the west line of said Lot 1, a distance of 353.46 feet to the POINT OF BEGINNING and containing 5,363 Sq. Feet or 0.1231 acres more or less.

COMMON ACCESS EASEMENT

COMMENCING at a set 1/2" iron pin with cap stamped "RPLS 6008" at the southwest corner of Lot 1, Block 1, Main Street Addition, said point also being the intersection of Lot 1 with the northerly right of way line of FM 917;

THENCE N 30°39'24" W, along the west line of said Lot 1, a distance of 353.46 feet to the POINT OF BEGINNING;

THENCE S 59°42'50" W, a distance of 403.37 feet;

THENCE N 22°51'35" W, a distance of 35.30 feet;

THENCE N 59°42'50" E, a distance of 398.58 feet to a point on the west line of said Lot 1;

THENCE S 30°39'24" E, along the west line of Lot 1, a distance of 35.00 feet to the POINT OF BEGINNING and containing 14,034 Sq. Feet or 0.3221 acres more or less.

PRIVATE UTILITY EASEMENT

COMMENCING at a set 1/2" iron pin with cap stamped "RPLS 6008" at the southwest corner of Lot 1, Block 1, Main Street Addition, said point also being the intersection of Lot 1 with the northerly right of way line of FM 917;

THENCE N 30°39'24" W, along the west line of said Lot 1, a distance of 71.40 feet to the POINT OF BEGINNING;

THENCE S 16°53'42" W, a distance of 214.38 feet to a point on the northerly right of way of FM 917;

THENCE S 34°29'18" W, continuing along the said northerly right of way line of FM 917, a distance of 11.45 feet;

THENCE N 84°31'36" W, a distance of 11.77 feet;

THENCE N 16°53'42" E, a distance of 241.35 feet to a point on the west line of said Lot 1;

THENCE S 30°39'24" E, along the west line of Lot 1, a distance of 20.33 feet to the POINT OF BEGINNING and containing 14,034 Sq. Feet or 0.3221 acres more or less.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

REVISIONS: _____ DATE _____

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____ 20____	P & Z COMMISSION CHAIRMAN
ATTEST: _____ 20____	P & Z COMMISSION CHAIRMAN

PLAT FILED _____, 20____
INSTRUMENT #: _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

FINAL PLAT
LOT 1, BLOCK 1
MAIN STREET ADDITION
BEING A REVISION OF PART OF LOTS 4 AND 5A, BLOCK E, SENTRY INDUSTRIAL PARK ADDITION,
ACCORDING TO THE PLAT FILED IN VOLUME 388-131, PAGE 12, P.R.J.C.T.,
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LOCATED IN THE D. McQUEEN SURVEY, ABSTRACT NUMBER 1123
AND THE E. MCANEAR SURVEY, ABSTRACT NO. 571
1 LOT, 2.6910 ACRES
DATE OF PREPARATION: 11/09/2020

□ □ □	Mark Deal and Associates, P.C. P.O. Box 6578 – Norman, OK 73070 405.681.3325 Phone & Fax – shaun@rpls.net Texas Registration Number 10130200 – Expires 12/31/20 All rights reserved under copyright.	□ □ □ □ □ □
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