

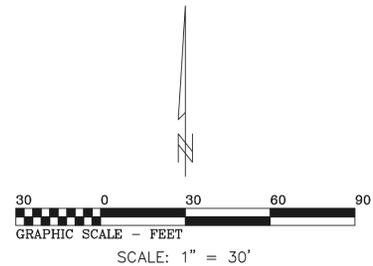
VICINITY MAP
NOT TO SCALE

* 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. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.
- (A) THE COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 1 THROUGH 10. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
(B) THE COMMON ACCESS EASEMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE LANDSCAPING AND IMPROVEMENTS WITHIN LOTS 1X, 2X, 3X, AND 4X AS WELL AS THE LANDSCAPING WITHIN THE FRONT SETBACK OF LOTS 1-10.

* EASEMENT CURVE TABLE *				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	8.00'	12.57'	90°00'00"	11.31'

* EASEMENT LINE TABLE *		
LINE	BEARING	DISTANCE
L1	N 04°47'17"E	12.00'
L2	S 85°12'43"E	0.73'
L3	N 04°47'17"E	4.00'
L4	S 85°12'43"E	12.00'
L5	N 04°47'17"E	1.55'
L6	S 85°12'43"E	4.00'
L7	S 85°12'43"E	14.60'
L8	S 04°47'17"W	4.01'



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

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
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. 22-0092
GF No. NONE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ALTAR HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract portion of Block 27, Original Town of Mansfield, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 63, Page 53 of the Plat Records of Tarrant County, Texas as described in deed recorded in Clerk's File No. D222160156 of the Official Public Records of Tarrant County, Texas and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found at the Northeast corner of said Altar Holdings Tract and said Block 27, lying in the South right-of-way line of Alvarado Street (a called 50-foot wide right-of-way) at its intersection with the West right-of-way line of South 1st Avenue (a called 50-foot wide right-of-way);

THENCE S 04° 47' 18" W, 217.77 feet along the said West right-of-way line of South 1st Avenue to a 2-inch metal fence post found at the Southeast corner of said Altar Holdings Tract, being the Northeast corner of that certain tract of land described in deed to Eddie Phillips and Mary E. McKay-Swanson, recorded in Clerk's File No. D215223318 of the Official Public Records of Tarrant County, Texas;

THENCE N 85° 09' 19" W, 130.75 feet along the common boundary line between said Altar Holdings Tract and said Phillips and McKay-Swanson Tract to a 3/8-inch iron rod found at the Southwest corner of said Altar Holdings Tract, being the Northeast corner of Lot 2R2, Block 27, Original Town of Mansfield, an addition to the City of Mansfield, Texas, according to the plat recorded in Clerk's File No. D217241123 of the Official Public Records of Tarrant County, Texas and the Southeast corner of that certain tract of land described in deed to Rose Soto and Anastacio Soto, recorded in Clerk's File No. D6056959 of the Official Public Records of Tarrant County, Texas;

THENCE along the West boundary line of said Altar Holdings Tract as follows:

N 04° 55' 02" E, 92.55 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of said Soto Tract, lying in the South boundary line of Lot 1R3A, Block 27, Original Town of Mansfield, an addition to the City of Mansfield, Texas, according to the plat recorded in Clerk's File No. D215095440 of the Official Public Records of Tarrant County, Texas;

S 85° 18' 47" E, 5.00 feet with the South boundary line of said Lot 1R3A to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner thereof;

N 04° 49' 01" E, 124.74 feet with the East boundary line of said Lot 1R3A to a 1/2-inch iron rod found at the Northeast corner thereof, being the Northwest corner of aforesaid Altar Holdings Tract and lying in the aforesaid South right-of-way line of Alvarado Street;

THENCE S 85° 22' 02" E, 125.48 feet along the said South right-of-way line of Alvarado Street to the PLACE OF BEGINNING, containing 0.638 acre (27,779 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALTAR HOLDINGS, LLC, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 1 THROUGH 10 AND OPEN SPACE LOTS 1X THROUGH 4X, BLOCK 1, 1ST AVENUE ROWHOUSE 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 _____, 2023.

ALTAR HOLDINGS, LLC

By: DAVID L. COOK, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DAVID L. COOK, 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 _____, 2023.

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 1 THROUGH 10 AND OPEN SPACE
LOTS 1X THROUGH 4X, BLOCK 1
1ST AVENUE ROWHOUSE ADDITION**

BEING A REVISION OF A PORTION OF BLOCK 27,
ORIGINAL TOWN OF MANSFIELD ACCORDING TO THE PLAT
FILED IN VOLUME 63, PAGE 53 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
14 LOTS, 10 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS

0.638 ACRE
MAY 24, 2023

SD# 23-016

THE PURPOSE OF THIS REPLAT IS TO
CREATE BUILDABLE LOTS TO ACCOMMODATE
NEW RESIDENTIAL DWELLINGS IN
ACCORDANCE WITH THE DEVELOPMENT PLAN

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 2023 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2023 PLANNING & ZONING SECRETARY

OWNER:
ALTAR HOLDINGS, LLC
309 EAST BROAD STREET
MANSFIELD, TEXAS 76063

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