



NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT INTO TWO LOTS.
- 2) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATIONS AT THE POINT OF BEGINNING, THE CONVERGENCE ANGLE IS 00°44'25.4" AND THE COMBINED SCALE FACTOR OF 0.99988296. MEASURED DISTANCE ARE OF RECORD ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 786, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- 3) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 4) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0470K DATED: SEPTEMBER 25, 2009 AND 48251C0100J DATED: DECEMBER 04, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
- 5) VARIABLE WIDTH ELECTRIC EASEMENT, FROM TRINITY FORGE, INC. TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 205, PG. 860, D.R.T.C.T. DOES AFFECT SUBJECT TRACT.
- 6) 30' PERPETUAL EASEMENT FROM TRINITY FORGE TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN VOLUME 1862, PG. 852, D.R.T.C.T. DOES AFFECT SUBJECT TRACT.
- 7) INGRESS EGRESS AND ACCESS EASEMENT FROM TRINITY FORGE, INC. TO SAFECO PLAZA, RECORDED IN VOLUME 1992, PG. 4714, D.R.T.C.T., DOES AFFECT SUBJECT TRACT, UNABLE TO LOCATE BASED ON DESCRIPTION.
- 8) VARIABLE WIDTH EASEMENT AND RIGHT-OF-WAY AGREEMENT, FROM TRINITY FORGE, INC. TO TEXAS MIDSTREAM GAS SERVICES, L.L.C., RECORDED IN VOLUME 2011, PG. 1288, D.R.T.C.T. DOES AFFECT SUBJECT TRACT. HAS BEEN AMENDED IN NOTE 20.
- 9) VARIABLE WIDTH EASEMENT AND RIGHT-OF-WAY AGREEMENT, FROM TRINITY FORGE, INC. TO TEXAS MIDSTREAM GAS SERVICES, L.L.C., RECORDED IN VOLUME 2011, PG. 23454, D.R.T.C.T. DOES AFFECT SUBJECT TRACT.
- 10) 20' GAS PIPELINE RIGHT-OF-WAY AGREEMENT, FROM TRINITY FORGE, INC. TO CARRIZO OIL & GAS COMAPNY, INC., RECORDED IN VOLUME 4451, PG. 182, D.R.T.C.T. DOES AFFECT SUBJECT TRACT.
- 11) 30' EASEMENT AND RIGHT-OF-WAY, FROM TRINITY FORGE INC. TO TEXAS MIDSTREAM GAS SERVICES, L.L.C., AS RECORDED IN VOLUME 4521, PG. 183, D.R.T.C.T., CORRECTED IN NOTE 23.
- 12) 30' EASEMENT AND RIGHT-OF-WAY, FROM TRINITY FORGE INC. TO TEXAS MIDSTREAM GAS SERVICES, L.L.C., AS RECORDED IN VOLUME 4606, PG. 609, D.R.T.C.T., DOES APPEAR TO AFFECT SUBJECT TRACT.
- 13) 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.
- 14) ALL DRIVEWAYS SHALL BE APPROVED BY THE CITY AND/OR TXDOT, WHERE APPLICABLE.

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 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.

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF TARRANT  
COUNTY OF JOHNSON

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WHEREAS, TRINITY FORGE, INC., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE THOMAS J HANKS SURVEY, ABSTRACT NO. 644, TARRANT COUNTY, TEXAS, AND THE THOMAS J HANKS SURVEY, ABSTRACT NO. 1109, JOHNSON COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 12261, PAGE 329, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD STAMPED "BRITTAIN & CRAWFORD" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT DRIVE (A 60' WIDE RIGHT-OF-WAY) AND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH SECOND STREET (A 100' WIDE RIGHT-OF-WAY). SAID 1/2" CAPPED IRON ROD STAMPED "BRITTAIN & CRAWFORD" FOUND BEING CALLED THE **POINT OF BEGINNING** AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N:6886461.03, E:2386773.84 FEET, FOR REFERENCE.

THENCE, S 29°39'53" E, WITH SAID WEST RIGHT-OF-WAY LINE OF SOUTH SECOND STREET, A DISTANCE OF 850.63 FEET TO A TXDOT CONCRETE HIGHWAY MONUMENT FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.80, A DELTA ANGLE OF 5°56'24", AND A CHORD BEARING AND DISTANCE OF S 26°41'41" E, 291.68 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 291.81 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH SECOND STREET AND THE NORTH RIGHT-OF-WAY LINE OF EASY DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, S 59°49'12" W, WITH SAID NORTH RIGHT-OF-WAY LINE OF EASY DRIVE, A DISTANCE OF 745.45 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2030.00 FEET, A DELTA ANGLE OF 9°40'38", AND A CHORD BEARING AND DISTANCE OF S 55°00'12" E, 342.46 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 342.87 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER;

THENCE, S 59°16'07" W, A DISTANCE OF 230.03 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF EASY DRIVE;

THENCE, N 76°32'26" W, A DISTANCE OF 21.52 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER ON THE EAST RIGHT OF WAY LINE OF TRINITY DRIVE (A 60' WIDE RIGHT-OF-WAY);

THENCE, N 29°37'53" W, WITH SAID EAST RIGHT-OF-WAY LINE OF TRINITY DRIVE, A DISTANCE OF 1129.95 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER FROM WHICH A 1/2" CAPPED IRON ROD STAMPED "BRITTAN & CRAWFORD" FOUND BEARS N 29°37'53" W, A DISTANCE OF 15.00 FEET.

THENCE, N 14°49'07" E, A DISTANCE OF 21.42 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER ON SAID SOUTH RIGHT-OF-WAY LINE OF AIRPORT DRIVE;

THENCE, N 59°16'07" E, A DISTANCE OF 1331.77 FEET TO THE **POINT OF BEGINNING**, CONTAINING 35.31 ACRES OR 1,538,008 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY FORGE, INC., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE REAL PROPERTY AS LOTS 1R AND 2, BLOCK 1, TRINITY FORGE INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREET AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT MANSFIELD, TARRANT COUNTY, TEXAS, THIS

THE \_\_\_\_\_ DAY OF, \_\_\_\_\_, 2021

TRINITY FORGE, INC.

BY: JOHN FAIRBANKS, PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRICE OWENS, TRINITY FORGE INC., KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

THE \_\_\_\_\_ DAY OF, \_\_\_\_\_, 2021

NOTARY PUBLIC  
STATE OF TEXAS

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT I, JAMES C. YARGER, 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 THE 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.

 04/06/2021  
JAMES C. YARGER TEXAS R.P.L.S. NO. 5854 DATE



PLAT FILED \_\_\_\_\_, 20\_\_\_\_.

INSTRUMENT# \_\_\_\_\_ - \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

BECKY IVEY, JOHNSON COUNTY CLERK

BY: \_\_\_\_\_ DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD

\_\_\_\_\_, 20\_\_\_\_  
APPROVED BY: \_\_\_\_\_ P & Z COMMISSION CHAIRMAN

\_\_\_\_\_, 20\_\_\_\_  
ATTEST: \_\_\_\_\_ PLANNING AND ZONING SECRETARY

JOHN FAIRBANKS, PRESIDENT  
TRINITY FORGE, INC.  
947 TRINITY DRIVE  
MANSFIELD, TEXAS 76063  
PHONE: (817) 473-1515  
FAX: (817) 473-6743  
JFairbanks@Trinityforge.com



TBPELS FIRM# 10193740 / 19148  
2129 S. Great Southwest Pkwy Ste 313  
Grand Prairie, Texas 75051  
(817) 529-1180 ~ Fax (817) 529-1181

REPLAT  
LOTS 1R AND 2, BLOCK 1  
TRINITY FORGE INDUSTRIAL ADDITION

BEING A REVISION OF LOT 1, BLOCK 1  
TRINITY FORGE ADDITION  
ACCORDING TO THE PLAT FILED IN  
CABINET A, SLIDE 786, P.R.T.C.T.  
AND VOLUME 8, PAGE 55, P.R.T.C.T.  
CITY OF MANSFIELD  
TARRANT AND JOHNSON COUNTIES, TEXAS  
2 LOTS  
35.31 ACRES

DRAWN BY: JEB	DATE: 02-05-21	DWG. NO. 20-0226-TRINITY FORGE	REV. 0
CHECKED BY: GJS	DATE: 02-05-21		
SCALE: 1"=100'	PAGE 2 OF 2		

SD#21-004