



VICINITY MAP
NOT TO SCALE

* LOT SUMMARY *		
LOT	ACRES	SQUARE FEET
1	0.743	32,374
2	0.532	23,181
3	0.530	23,067
4	0.528	22,987
5	0.556	24,216
6	0.325	14,137
7	0.365	15,902
8	0.307	15,372
9	0.445	19,389

* N O T E S *

1. 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.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANFISSED MONUMENTS.
3. THE 24' AND 36' COMMON ACCESS AND UTILITY EASEMENT ARE THE USE OF LOTS 1-9. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THESE EASEMENTS.
4. THE 24' AND 36' COMMON ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

MANSFIELD ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3640, PG. 319
D.R.J.C.T.
ZONED " 1 - 2 "

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS. ELEVATIONS SHOWN HEREON AREA DERIVED FROM CITY BENCHMARK No. 224, BEING A CITY OF MANSFIELD MONUMENT ON THE N.W. CORNER OF A 10' INLET IN THE NORTH SIDE OF AIRPORT DRIVE 150' WEST OF SECOND AVENUE. ELEV. = 666.08



Coombs Land Surveying, Inc
P.O. Box 6160 Fort Worth Texas 76115

T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 20-0127
GF No. NONE

* N O T E *

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, JOHNSON COUNTY,
TEXAS, COMMUNITY PANEL No.
48251C0100 J, MAP EFFECTIVE
DECEMBER 4, 2012

* L E G E N D *

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
O.R.J.C.T.	OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
Ac.	ACRE
S.F.	SQUARE FEET
ES'MT.	EASEMENT

LEGAL DESCRIPTION

WHEREAS, ALTAR HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.330 acre tract of land located in the ELIZABETH MCANIER SURVEY, ABSTRACT NO. 571, City of Mansfield, Johnson County, Texas as recorded in Document NO. 2020-25354 and Document NO. 2020-392323 of the Official Public Records of Johnson County, Texas, including all of Lot 1, McAnier Addition, a subdivision of the City of Mansfield, Texas according to the plat recorded in Volume 140 of the Plat Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of said Altar Holdings, Tract, lying in the Westerly right-of-way line of South 2nd Avenue (a 100-foot wide right-of-way) at its intersection with the Southerly right-of-way line of Easy Drive (a variable width right-of-way);

THENCE SOUTHEASTERLY, 340.10 feet along the Westerly right-of-way line of said South 2nd Avenue with a Curve to the Right, having a radius of 2864.79 feet, a central angle of 06° 48' 07" and a chord bearing S 19° 11' 59" E, 339.90 feet to a 1/2-inch iron rod found at the Southeast corner of said Altar Holdings Tract, being the Southeast corner of said Lot 1, McAnier Addition and the Northeast corner of Lot 2, Block 1, McAnier Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 8, Page 946 of the Plat Records of Johnson County, Texas;

THENCE S 59° 37' 13" W, along the Northerly boundary line of said Lot 2, passing the Southwest corner of said Lot 1 and continuing in all a total distance of 532.59 feet to a 1/2-inch iron rod found at the Southwest corner of aforesaid Altar Holdings Tract, being the Southeast corner of that certain tract of land described in deed to James H. Stevens, Robert E. Stevens and William J. Stevens, recorded in Volume 2996, Page 251 of the Deed Records of Johnson County, Texas;

THENCE N 30° 29' 15" W, 330.00 feet along the common boundary line between said Altar Holdings Tract and said Stevens Tract to a 1/2-inch iron rod found at the Northwest corner of said Altar Holding Tract, lying in the aforesaid Southerly right-of-way line of Easy Drive;

THENCE along the said Southerly right-of-way line of Easy Drive as follows:

N 59° 36' 44" E, 100.41 feet to a 1/2-inch iron rod found;

N 59° 13' 30" E, 498.72 feet to the PLACE OF BEGINNING,
containing 4.330 acres (188,626 square feet) of land.

PRELIMINARY PLAT
LOTS 1-9, BLOCK 1
EASY DRIVE BUSINESS PARK

BEING A REVISION OF LOT 1, McANIER ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 540, DRAWER A, P.R.J.C.T.
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

9 LOTS
4.330 ACRES

OWNER:
ALTAR HOLDINGS, LLC
309 E. BROAD STREET
MANSFIELD, TEXAS 76063
(817) 473-3332
e-mail: david@harriscooklaw.com

ENGINEER
G. A. DIXON ASSOCIATES
4305 MOSSRIDGE COURT
ARLINGTON, TEXAS 76016
(682) 808-3156

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

SD#21-011

APRIL 23, 2021