



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	13,372
9	0.445	19,389

* NOTES *

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 MANSFIELD MONUMENTS.
3. THE 24' AND 36' COMMON ACCESS AND UTILITY EASEMENTS ARE FOR 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 EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
5. 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 TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48251C0100 J, MAP EFFECTIVE DECEMBER 4, 2012.

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 storm water 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.

LOT 1, BLOCK 1
TRINITY FORGE INDUSTRIAL ADDITION
INST. No. 2021-88
P.R.J.C.T.

MANSFIELD ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3840, PG. 319
D.R.J.C.T.

IRF
IRS
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PG.
D.R.J.C.T.
P.R.J.C.T.
O.R.J.C.T.
Ac.
S.F.
ESWT.

* LEGEND *

IRON ROD FOUND
IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
CONTROLLING MONUMENT
PAGE
DEED RECORDS, JOHNSON COUNTY, TEXAS
PLAT RECORDS, JOHNSON COUNTY, TEXAS
OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
ACRE
SQUARE FEET
EASEMENT

STATE OF TEXAS
COUNTY OF JOHNSON

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. 2020-39233 of the Official Public Records of Johnson County, Texas, including all of Lot 1, McAnier Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 8, Page 540 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 546 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 Holdings 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.

STATE OF TEXAS
COUNTY OF JOHNSON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ALTAR HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, do hereby adopt the herein above described property as LOTS 1-9, BLOCK 1, EASY DRIVE BUSINESS PARK, an addition to the City of Mansfield, Johnson County, Texas and do 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 _____, 2021.

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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

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

FINAL 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
(882) 808-3156
e-mail: egad1258@gmail.com

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

SD#21-041

AUGUST 18, 2021

PLAT FILED _____, 2021
INSTRUMENT # _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____, DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD
APPROVED BY: _____ 2021 P & Z COMMISSION CHAIRMAN
ATTEST: _____ 2021 PLANNING AND ZONING SECRETARY