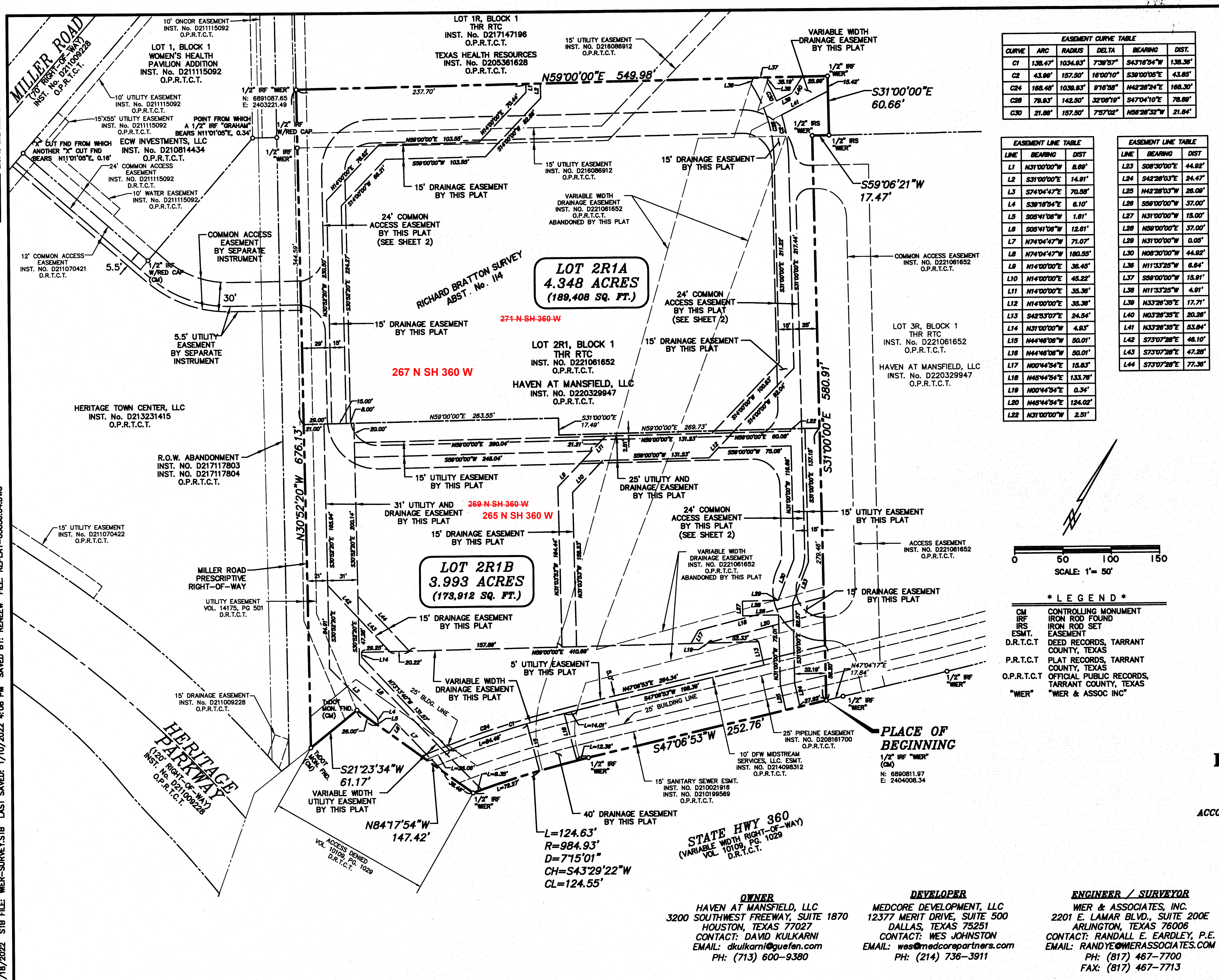


*Mary Louise Nicholson*  
 MARY LOUISE NICHOLSON  
 COUNTY CLERK

PRINTED: 1/19/2022 5TB FILE: WER-SURVEY.STB LAST SAVED: 1/10/2022 4:08 PM SAVED BY: RENEW FILE: REPLAT-05056.04.DWG  
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

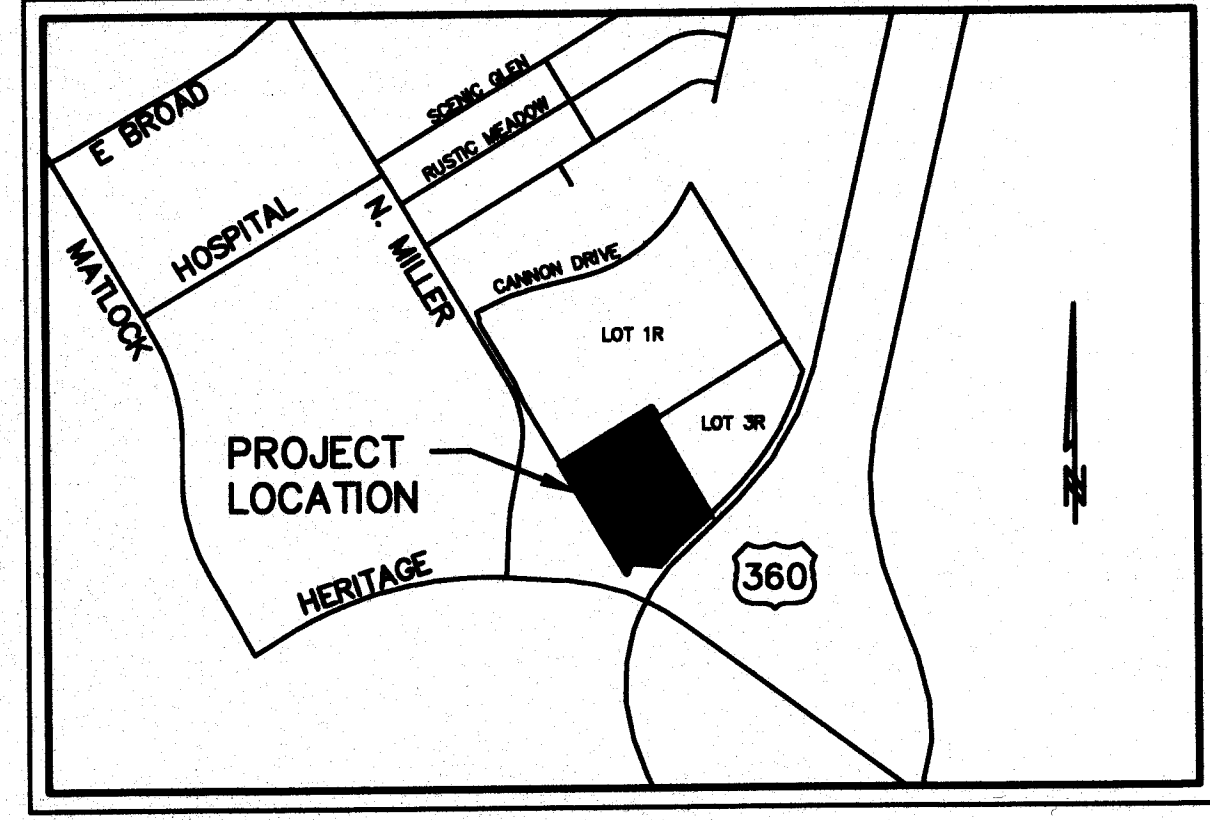


**EASEMENT CURVE TABLE**

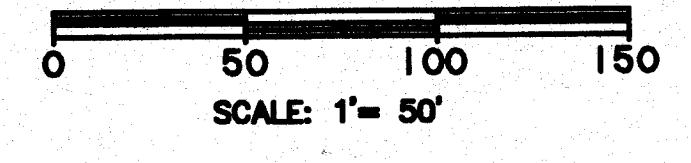
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	138.47'	1034.83'	73°35'	S43°16'54"W	138.36'
C2	43.89'	157.50'	18°00'10"	S30°00'05"E	43.89'
C24	168.48'	1038.83'	9°16'58"	N42°28'24"E	168.30'
C28	78.93'	142.50'	32°08'18"	S47°04'10"E	78.89'
C30	21.86'	157.50'	7°57'02"	N58°28'32"W	21.84'

**EASEMENT LINE TABLE**

LINE	BEARING	DIST
L1	N31°00'00"W	8.89'
L2	S31°00'00"E	14.91'
L3	S74°04'47"E	70.58'
L4	S30°18'54"E	6.10'
L5	S05°41'08"W	1.81'
L6	S05°41'08"W	12.81'
L7	N74°04'47"W	71.07'
L8	N74°04'47"W	180.95'
L9	N14°00'00"E	36.45'
L10	N14°00'00"E	45.22'
L11	N14°00'00"E	35.36'
L12	N33°28'35"E	35.36'
L13	S42°53'07"E	24.54'
L14	N37°00'00"W	4.83'
L15	N44°48'08"W	50.01'
L16	N44°48'08"W	50.01'
L17	N00°44'54"E	15.83'
L18	N48°44'54"E	133.78'
L19	N00°44'54"E	0.34'
L20	N48°44'54"E	124.02'
L22	N31°00'00"W	2.91'



- \* GENERAL NOTES \***
- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WER & ASSOC INC" UNLESS NOTED OTHERWISE.
  - ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
  - 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.
  - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
  - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
  - THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 2R1 INTO 2 LOTS AND CREATE/ABANDON COMMON ACCESS, UTILITY, AND DRAINAGE EASEMENTS.
  - THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A, 2R1B, AND 3R, THR RTC; LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION; AND THE HERITAGE TOWN CENTER, LLC TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THE EASEMENT.
  - THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
  - PRIOR TO THE DEVELOPMENT OF LOT 2R1B, ADDITIONAL COMMON ACCESS EASEMENT(S) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1B WILL NEED TO BE DEDICATED.



**\* LEGEND \***

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
ESMT.	EASEMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
"WER"	"WER & ASSOC INC"

**REPLAT  
 LOTS 2R1A AND 2R1B, BLOCK 1  
 THR RTC**

BEING A REVISION OF LOT 2R1, BLOCK 1, THR RTC  
 ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D221061652,  
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS,  
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL  
 8.341 ACRES  
 DATE OF PREPARATION: DECEMBER, 2021

**OWNER**  
 HAVEN AT MANSFIELD, LLC  
 3200 SOUTHWEST FREEWAY, SUITE 1870  
 HOUSTON, TEXAS 77027  
 CONTACT: DAVID KULKARNI  
 EMAIL: dkulkarni@quefen.com  
 PH: (713) 600-9380

**DEVELOPER**  
 MEDCORE DEVELOPMENT, LLC  
 12377 MERIT DRIVE, SUITE 500  
 DALLAS, TEXAS 75251  
 CONTACT: WES JOHNSTON  
 EMAIL: wes@medcorepartners.com  
 PH: (214) 736-3911

**ENGINEER / SURVEYOR**  
 WER & ASSOCIATES, INC.  
 2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006  
 CONTACT: RANDALL E. EARDLEY, P.E.  
 EMAIL: RANDYE@WERASSOCIATES.COM  
 PH: (817) 467-7700  
 FAX: (817) 467-7713

PREPARED BY:  
**WER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
 Texas Firm Registration No. F-2776 www.werandassociates.com  
 Texas Board of Professional Land Surveying Registration No. 0059300

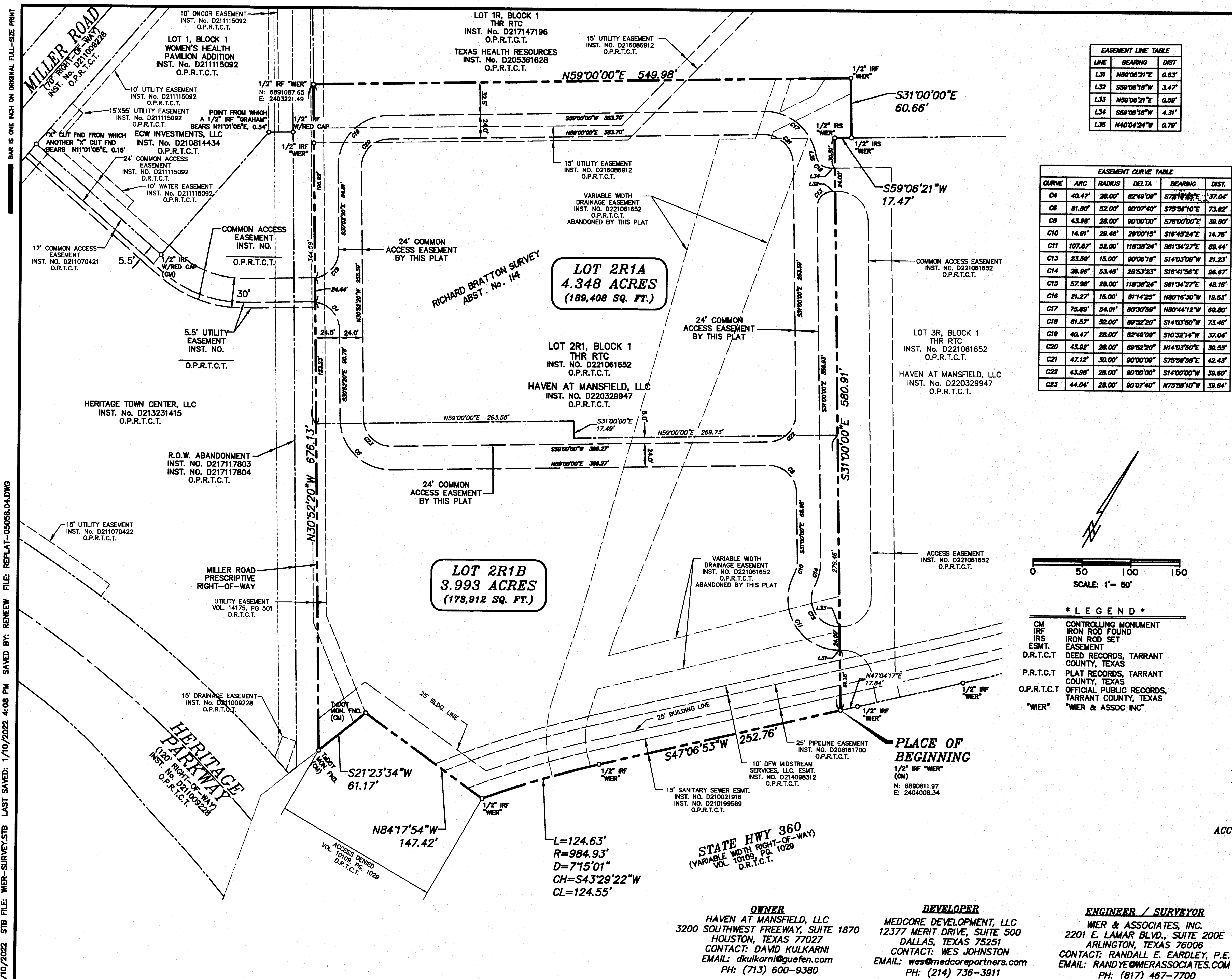
AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
 1200 EAST BROAD STREET, MANSFIELD, TX. 76063

THIS PLAT FILED BY INSTRUMENT NUMBER D222024521 DATE 1/27/22

SD#21-070  
 SHEET 1 OF 3  
 DATE: 1/10/2022  
 W.A. NO. 05056.04

PREVIOUSLY APPROVED PLAT



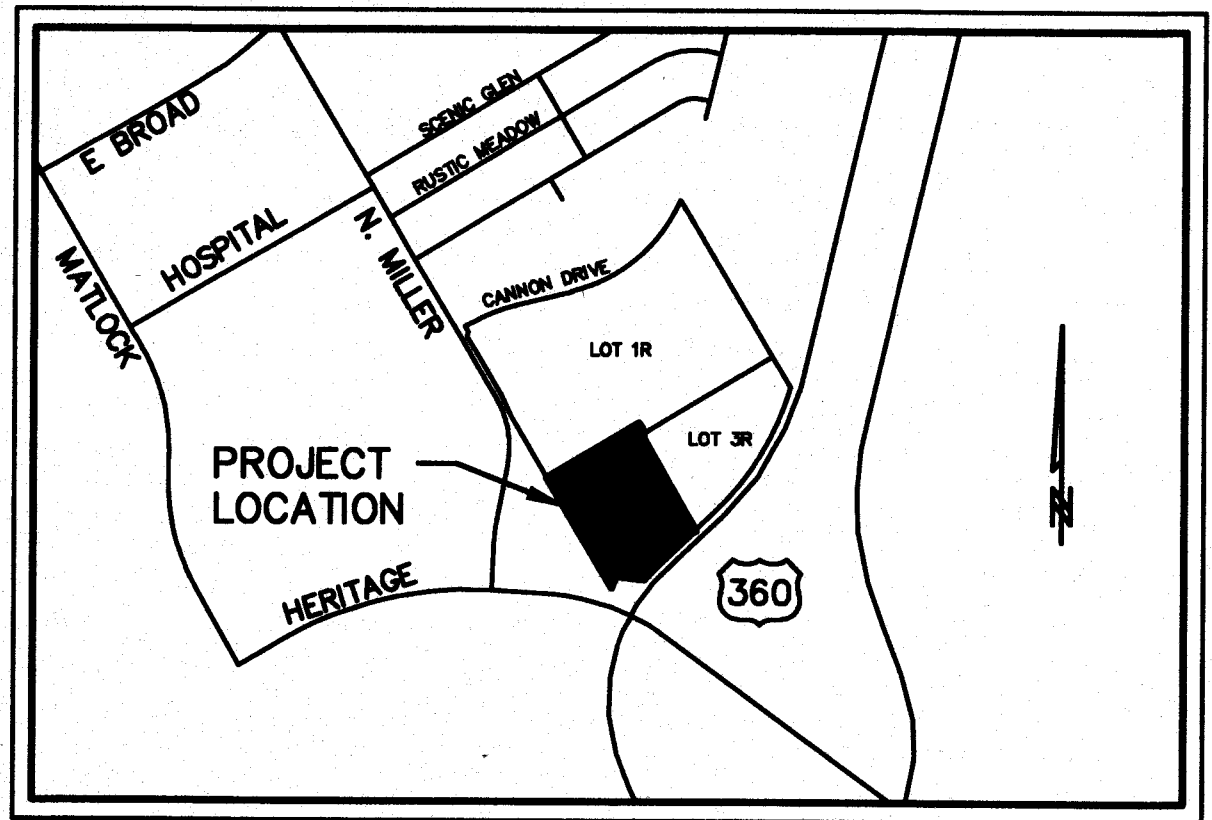


**EASEMENT LINE TABLE**

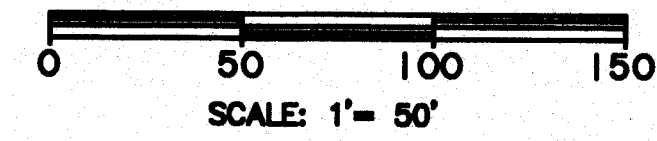
LINE	BEARING	DIST
L31	N59°08'21"E	0.83'
L32	S59°08'18"W	3.47'
L33	N59°08'21"E	0.59'
L34	S59°08'18"W	4.31'
L35	N40°04'24"W	0.79'

**EASEMENT CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C4	40.47'	28.00'	82°48'08"	S78°18'58"E	37.04'
C8	81.80'	52.00'	90°07'40"	S75°58'10"E	73.62'
C9	43.98'	28.00'	90°00'00"	S78°00'00"E	38.80'
C10	14.91'	28.48'	29°00'15"	S18°45'24"E	14.78'
C11	107.67'	52.00'	118°38'24"	S81°34'27"E	89.44'
C13	23.59'	15.00'	90°06'18"	S14°03'08"W	21.23'
C14	26.98'	53.48'	28°53'23"	S18°41'58"E	26.67'
C15	57.98'	28.00'	118°38'24"	S81°34'27"E	48.16'
C16	21.27'	15.00'	81°14'25"	N80°18'30"W	18.53'
C17	75.89'	54.01'	80°30'58"	N80°44'12"W	69.80'
C18	81.57'	52.00'	89°52'20"	S14°03'50"W	73.46'
C19	40.47'	28.00'	82°48'08"	S10°32'14"W	37.04'
C20	43.98'	28.00'	89°52'20"	N14°03'50"E	38.55'
C21	47.12'	30.00'	90°00'08"	S75°58'58"E	42.43'
C22	43.98'	28.00'	90°00'00"	S14°00'00"W	38.80'
C23	44.04'	28.00'	90°07'40"	N75°58'10"W	38.84'



- \* GENERAL NOTES \***
- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "MER & ASSOC INC" UNLESS NOTED OTHERWISE.
  - ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
  - 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.
  - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.
  - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
  - THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 2R1 INTO 2 LOTS AND CREATE/ABANDON COMMON ACCESS, UTILITY, AND DRAINAGE EASEMENTS.
  - THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A, 2R1B, AND 3R, THR RTC; LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION; AND THE HERITAGE TOWN CENTER, LLC TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THE EASEMENT.
  - THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
  - PRIOR TO THE DEVELOPMENT OF LOT 2R1B, ADDITIONAL COMMON ACCESS EASEMENTS(ES) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1B WILL NEED TO BE DEDICATED.



- \* LEGEND \***
- CM CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - ESMT EASEMENT
  - D.R.T.C.T DEED RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T PLAT RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - "MER" "MER & ASSOC INC"

**REPLAT**  
**LOTS 2R1A AND 2R1B, BLOCK 1**  
**THR RTC**

BEING A REVISION OF LOT 2R1, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D221061652, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL  
8.341 ACRES  
DATE OF PREPARATION: DECEMBER, 2021

PREPARED BY:  
**W&A WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 NTRTO 0471467-7700  
Texas Firm Registration No. F-2776 www.wierassociates.com  
Texas Board of Professional Land Surveying Registration No. 02033900

SD#21-070

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

PRINTED: 1/10/2022 4:08 PM FILE: WIER-SURVEY.STB LAST SAVED: 1/10/2022 4:08 PM SAVED BY: RENEW FILE: REPLAT-05056.04.DWG



BAR IS ONE INCH OR ORIGINAL FULL-SIZE PRINT

PRINTED: 1/10/2022 4:08 PM FILE: REPLAT-05056.04.DWG

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS HAVEN AT MANSFIELD, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 8.341 ACRE TRACT OF LAND LOCATED IN THE RICHARD BRATTON SURVEY, ABSTRACT No. 114, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER D220329947, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF LOT 2R1, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D221061652, O.P.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", BEING THE EAST CORNER OF SAID LOT 2R1, THE SOUTH CORNER OF LOT 3R OF SAID BLOCK 1, THR RTC, AND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 360 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", BEARS N 47°04'17" E, 17.84 FEET;

THENCE ALONG SOUTH LINE OF SAID LOT 2R1 AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AS FOLLOWS:

- 1) S 47°06'53" W, A DISTANCE OF 252.76 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) SOUTHWESTERLY, AN ARC LENGTH OF 124.63 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, A DELTA ANGLE OF 07°15'01", AND A CHORD BEARING OF S 43°29'22" W, A DISTANCE OF 124.55 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- 3) N 84°17'54" W, A DISTANCE OF 147.42 FEET TO A TXDOT MONUMENT FOUND;
- 4) S 21°23'34" W, A DISTANCE OF 61.17 FEET TO A TXDOT MONUMENT FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AND THE NORTHEAST RIGHT-OF-WAY LINE OF OLD MILLER ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE N 30°52'20" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, ALONG THE SOUTHWEST LINE OF SAID LOT 2R1 AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD MILLER ROAD, A DISTANCE OF 676.13 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC." BEING THE WEST CORNER OF SAID LOT 2R1 AND THE SOUTH CORNER OF LOT 1R, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217147196, O.P.R.T.C.T.;

THENCE N 59°00'00" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD MILLER ROAD, ALONG THE NORTHWEST LINE OF SAID LOT 2R1 AND A SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 549.98 FEET TO A 1/2" IRON FOUND WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2R1 AND AN ELL CORNER OF SAID LOT 1R;

THENCE S 31°00'00" E, ALONG THE NORTHEAST LINE OF SAID LOT 2R1 AND A SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 60.66 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE NORTHWEST LINE OF SAID LOT 3R;

THENCE S 59°06'21" W, ALONG A NORTHEAST LINE OF SAID LOT 2R1 AND THE NORTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 17.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", BEING THE WEST CORNER OF SAID LOT 3R AND AN ELL CORNER OF SAID LOT 2R1;

THENCE S 31°00'00" E, ALONG A NORTHEAST LINE OF SAID LOT 2R1 AND THE SOUTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 580.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.341 ACRES (363,320 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HAVEN AT MANSFIELD, 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 LOTS 2R1A AND 2R1B, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT Houston, TEXAS, THIS THE 12<sup>th</sup> DAY OF January, 2022.

BY:   
MANAGER

Printed Name: RICHARD OWEN

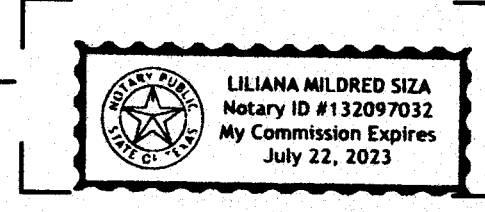
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD OWEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 THE 12<sup>th</sup> DAY OF January, 2022.

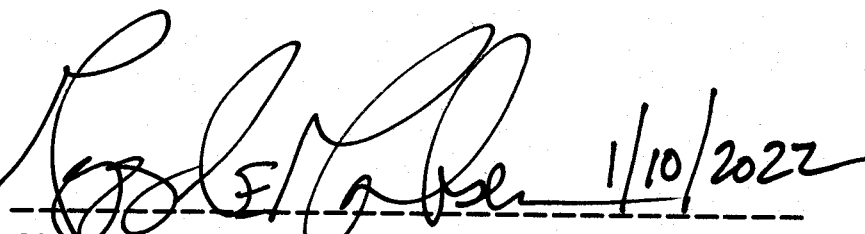
NOTARY PUBLIC OF THE STATE OF TEXAS

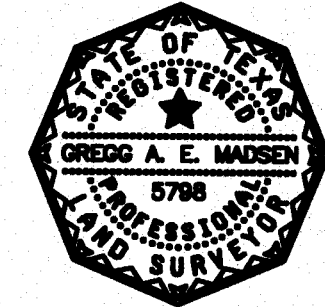
COMMISSION EXPIRES: July 27, 2023



SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, GREGG A. E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND 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.

  
GREGG A. E. MADSEN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5798  
EMAIL: GreggM@WierAssociates.com




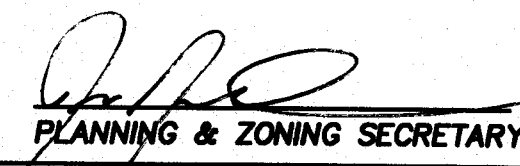
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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, GRANTEEES, 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.

APPROVED BY THE CITY OF MANSFIELD	
<u>Jan 10<sup>th</sup></u> 2022	
APPROVED BY:	P & Z COMMISSION CHAIRMAN
<u>Jan 18<sup>th</sup></u> 2022	
ATTEST:	PLANNING & ZONING SECRETARY

### REPLAT LOTS 2R1A AND 2R1B, BLOCK 1 THR RTC

BEING A REVISION OF LOT 2R1, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D221061652, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL  
8.341 ACRES

DATE OF PREPARATION: DECEMBER, 2021

**OWNER**  
HAVEN AT MANSFIELD, LLC  
3200 SOUTHWEST FREEWAY, SUITE 1870  
HOUSTON, TEXAS 77027  
CONTACT: DAVID KULKARNI  
EMAIL: dkulkarni@guetfen.com  
PH: (713) 600-9380

**DEVELOPER**  
MEDCORE DEVELOPMENT, LLC  
12377 MERIT DRIVE, SUITE 500  
DALLAS, TEXAS 75251  
CONTACT: WES JOHNSTON  
EMAIL: wes@medcorepartners.com  
PH: (214) 736-3911

**ENGINEER / SURVEYOR**  
WER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDALL E. EARDLEY, P.E.  
EMAIL: RANDY@WERASSOCIATES.COM  
PH: (817) 467-7700  
FAX: (817) 467-7713

PREPARED BY:  
**WER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 0003800

SD#21-070

THIS PLAT FILED BY INSTRUMENT NUMBER D222024521 DATE 1/27/22

SHEET 3 OF 3

DATE: 1/10/2022  
W.A. No. 05056.04

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