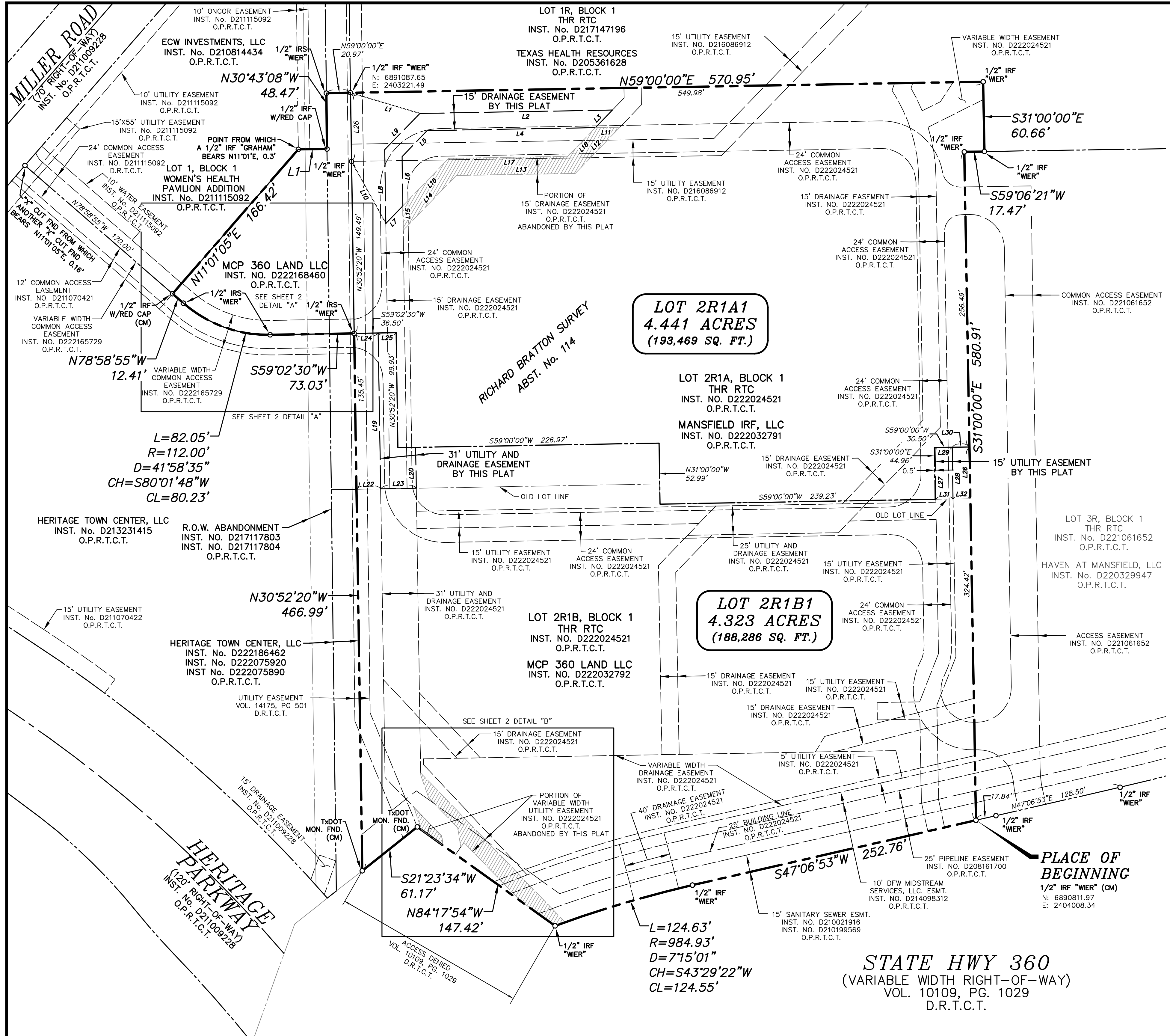


PRINTED: 4/18/2023 STB FILE: WER-SURVEY-STB LAST SAVED: 4/18/2023 6:22 PM SAVED BY: AARONIS FILE: REPLAT-2--05056.04.DWG



EASEMENT LINE TABLE

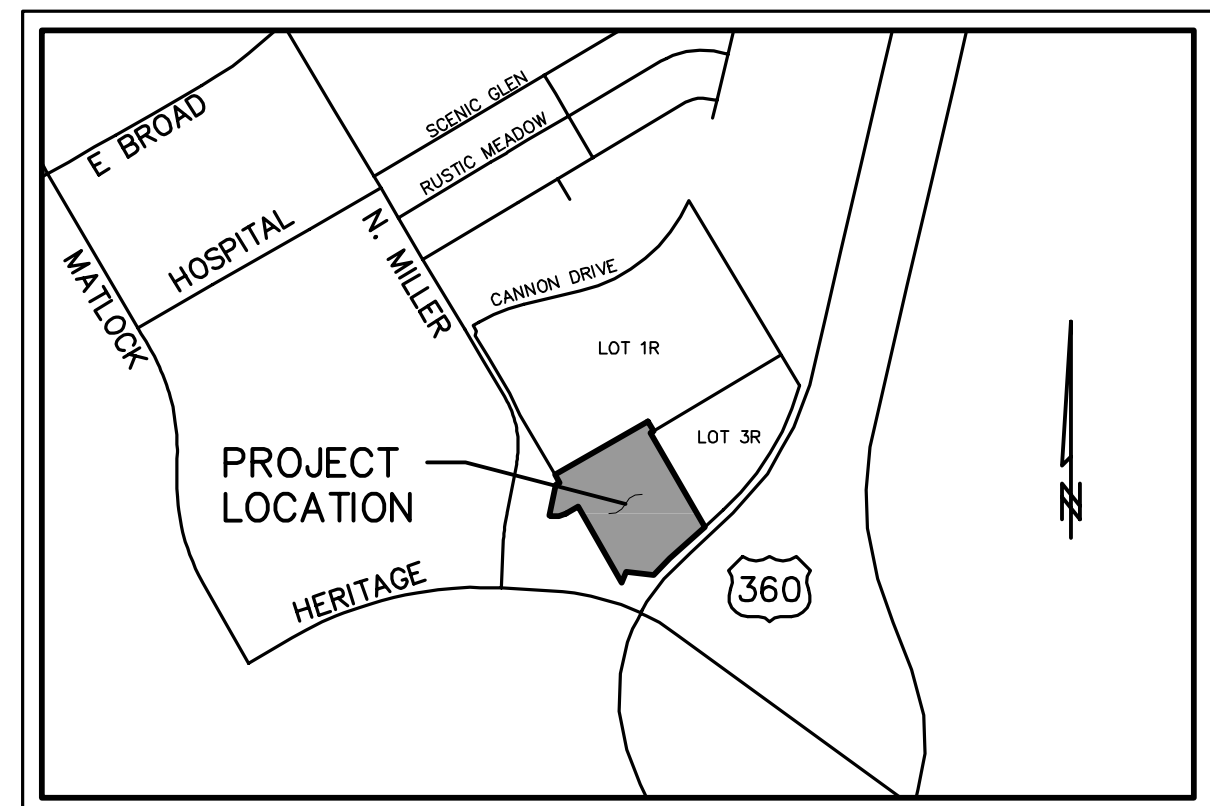
LINE	BEARING	DIST
L1	S76°34'33\"W	62.92'
L2	N59°00'00\"E	167.41'
L3	S14°00'00\"W	21.21'
L4	S59°00'00\"W	146.21'
L5	S14°07'40\"W	31.47'
L6	S30°52'20\"E	42.85'
L7	S14°00'00\"W	21.26'
L8	N30°52'20\"W	64.14'
L9	N14°07'40\"E	43.88'
L10	N58°59'10\"W	61.61'
L11	S59°00'00\"W	21.21'
L12	N14°00'00\"E	55.86'
L13	N59°00'00\"E	103.55'
L14	N14°00'00\"E	66.21'
L15	S30°52'20\"E	21.26'
L16	S14°00'00\"W	57.36'
L17	S59°00'00\"W	103.55'
L18	S14°00'00\"W	34.65'
L19	N30°57'30\"W	135.44'
L20	N31°00'00\"W	35.50'
L22	N59°00'00\"E	21.00'
L23	N59°00'00\"E	31.00'
L24	N59°02'30\"E	20.80'
L25	N59°02'30\"E	15.70'
L26	N31°00'00\"W	44.96'

EASEMENT LINE TABLE

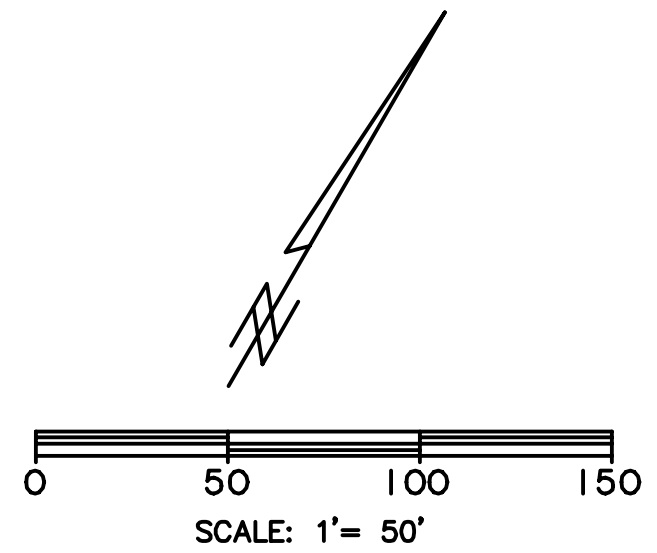
LINE	BEARING	DIST
L26	N30°52'20\"W	59.65'
L27	N31°00'00\"W	44.96'
L28	N31°00'00\"W	44.96'
L29	N59°00'00\"E	15.00'
L30	N59°00'00\"E	15.00'
L31	N59°00'00\"E	15.00'
L32	N59°00'00\"E	15.00'
L33	S74°04'47\"E	34.75'
L34	S39°18'54\"E	6.10'
L35	S05°41'06\"W	1.61'
L36	N84°17'54\"W	21.17'
L37	N49°24'52\"W	21.15'
L38	N05°41'06\"E	4.78'
L39	S74°04'47\"E	71.07'
L40	S84°17'54\"E	36.48'
L41	N40°08'11\"E	9.35'
L42	N74°04'47\"W	180.55'
L43	S30°52'20\"E	1.75'
L44	S49°24'52\"E	21.10'
L45	S74°04'47\"E	36.17'
L46	S39°18'54\"E	17.01'
L47	S05°41'06\"W	7.83'
L48	S84°17'54\"E	15.00'
L49	S84°17'54\"E	69.94'
L50	S84°17'54\"E	4.83'

BOUNDARY LINE TABLE

LINE	BEARING	DIST
L1	N59°16'47\"E	24.99'



- * 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 REVISE LOT LINES, AND CREATE/ABANDON UTILITY, AND DRAINAGE EASEMENTS.
 - THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A1, 2R1B1, AND 3R, BLOCK 1, 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 2R1B1, ADDITIONAL COMMON ACCESS EASEMENT(S) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1D WILL NEED TO BE DEDICATED.



- * LEGEND ***
- CM IRF IRS ESMT. CONTROLLING MONUMENT IRON ROD FOUND IRON ROD SET 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\"
 - PORTION OF EASEMENT ABANDONED BY THIS PLAT

PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT LOTS 2R1A1 AND 2R1B1, BLOCK 1 THR RTC

BEING A REVISION OF LOTS 2R1A AND LOT 2R1B, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D222024521, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A 0.423 ACRE (OR 18,435 SQUARE FOOT) UNPLATTED TRACT OF LAND OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.764 ACRES

DATE OF PREPARATION: APRIL, 2023

OWNER
MCP 360 LAND LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TX 75251
CONTACT: BRIAN BOLLICH
EMAIL: BRIAN@MEDCOREPARTNERS.COM

OWNER
MANSFIELD IRF, LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TX 75251
CONTACT: BRIAN BOLLICH
EMAIL: BRIAN@MEDCOREPARTNERS.COM

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.WerAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

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

SD#23-010

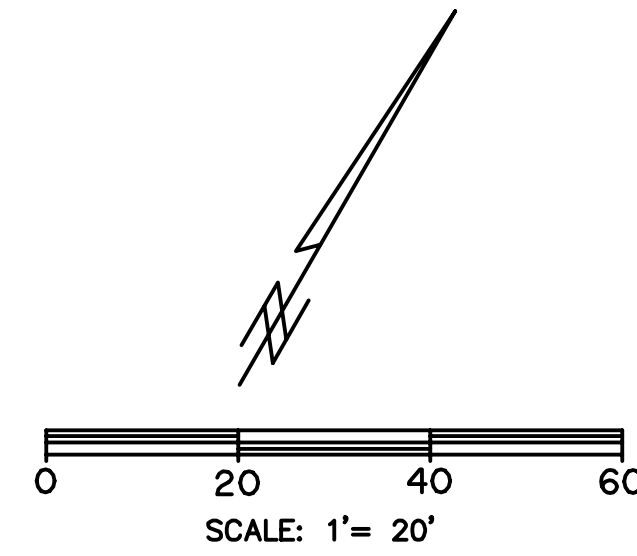
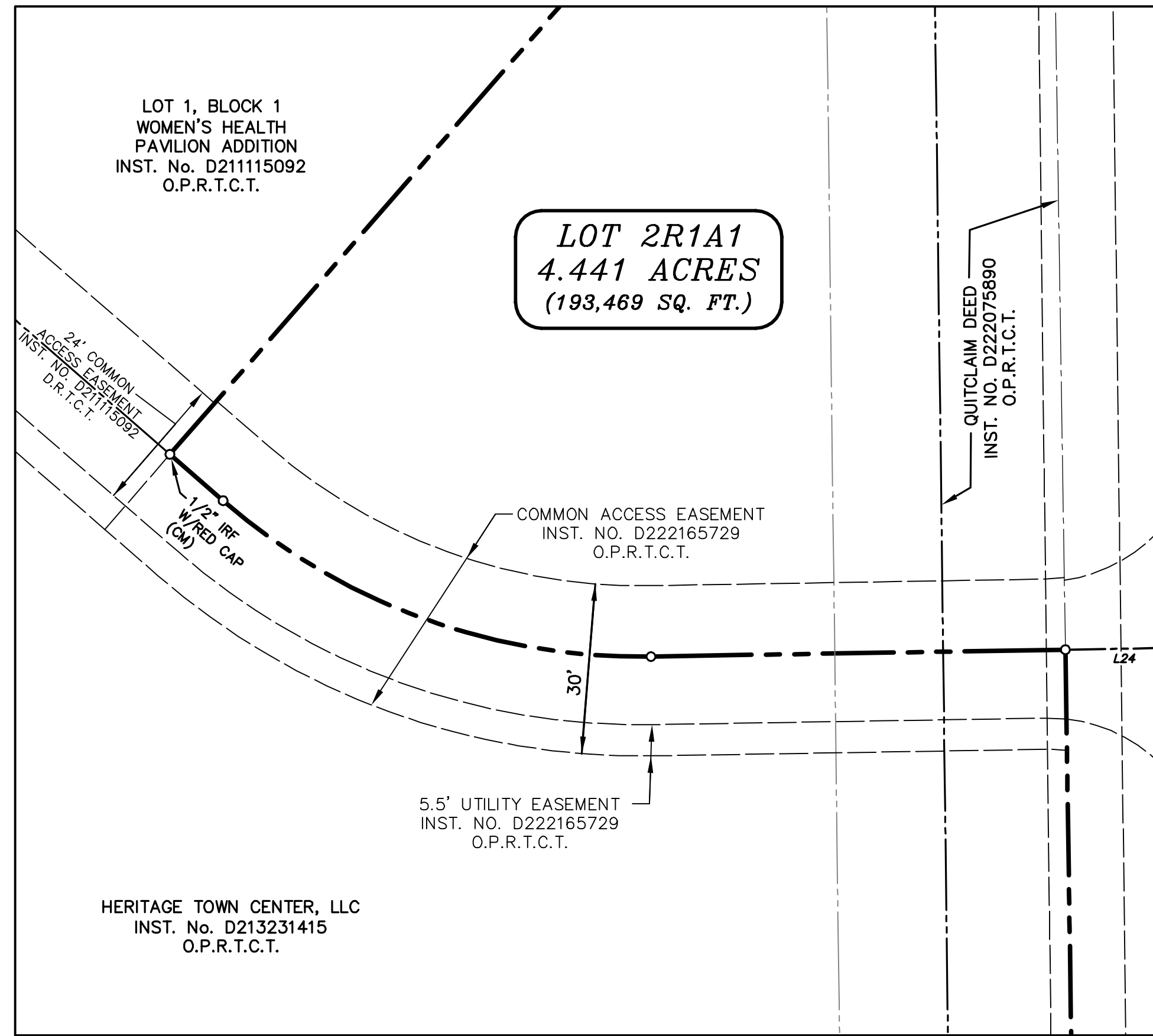
SHEET 1 OF 3

DATE: 4/18/2023
W.A. No. 05056.04

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

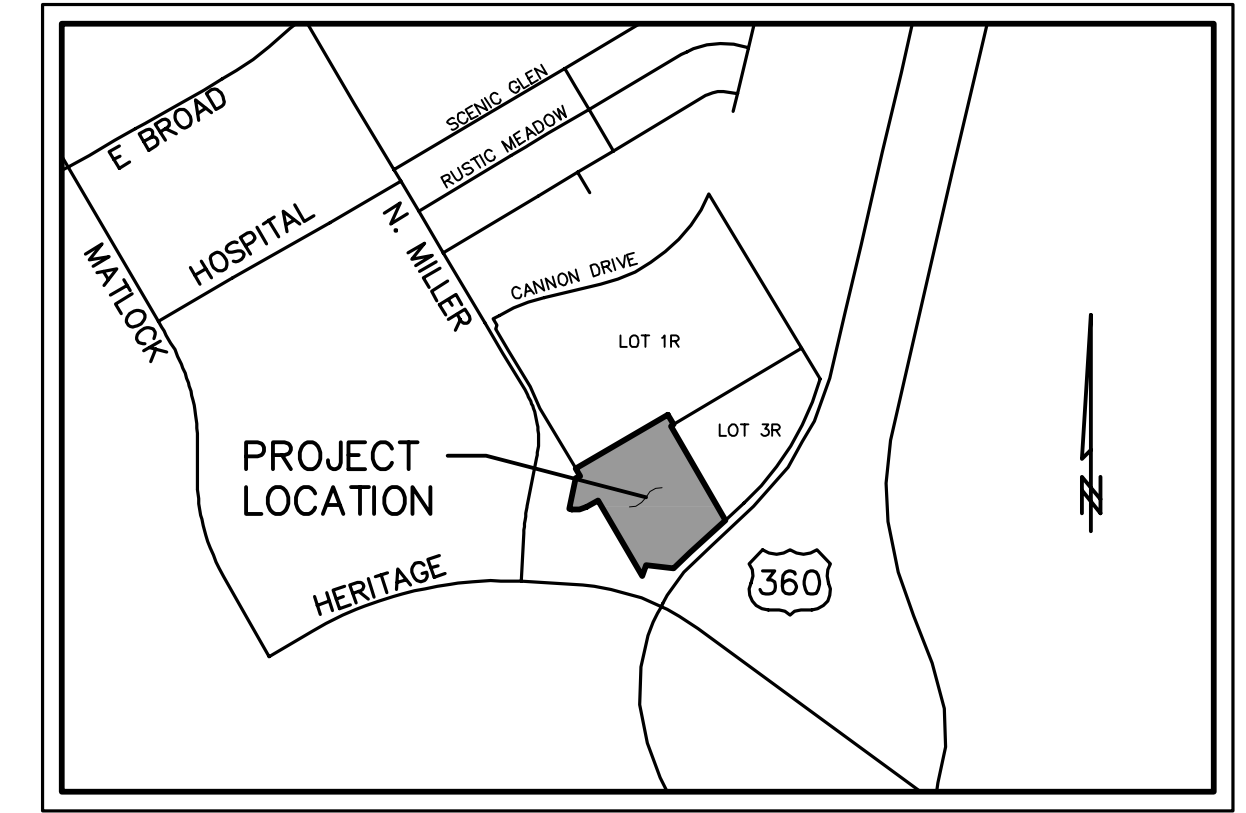
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DETAIL "A"



LINE	BEARING	DIST
L1	S76°34'33"W	62.92'
L2	N59°00'00"E	167.41'
L3	S14°00'00"W	21.21'
L4	S59°00'00"W	146.21'
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L24	N59°02'30"E	20.80'
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L26	N31°00'00"W	44.96'

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L35	S05°41'06"W	1.61'
L36	N84°17'54"W	21.17'
L37	N49°24'52"W	21.15'
L38	N05°41'06"E	4.78'
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L50	S84°17'54"E	4.83'

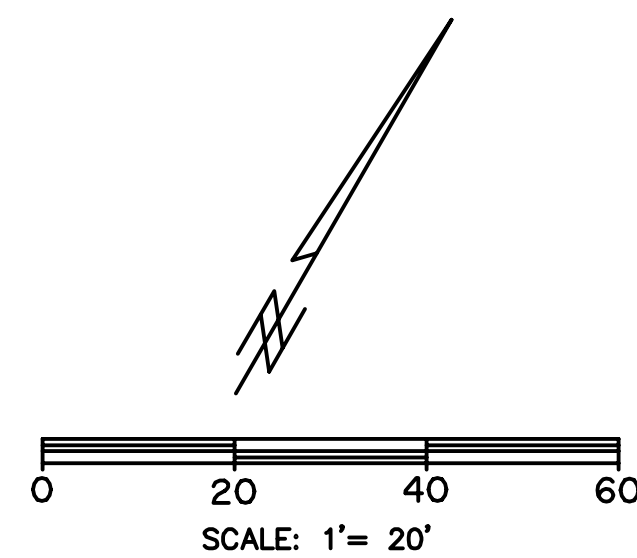
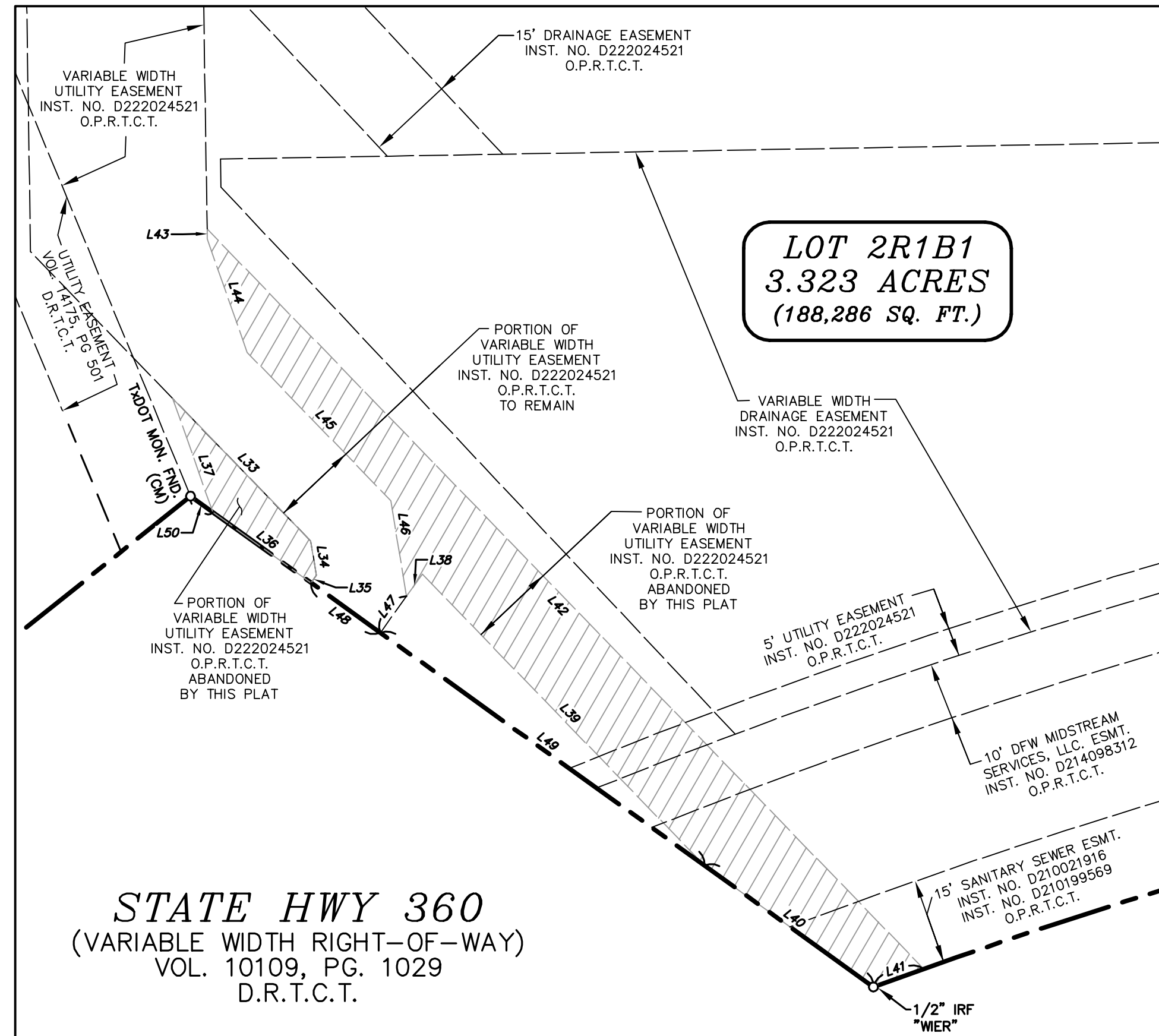


VICINITY MAP
NOT TO SCALE

* GENERAL NOTES *

- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WIER & 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.
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- THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A1, 2R1B1, AND LOT 3R, BLOCK 1, 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 2R1B1, ADDITIONAL COMMON ACCESS EASEMENT(S) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1D WILL NEED TO BE DEDICATED.

DETAIL "B"



* LEGEND *

- CM IRF IRF IRF IRF
- CONTROLLING MONUMENT
- IRON ROD FOUND
- IRON ROD SET
- 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
- "WIER" "WIER & ASSOC INC"
- PORTION OF EASEMENT ABANDONED BY THIS PLAT

PRELIMINARY
FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT LOTS 2R1A1 AND 2R1B1, BLOCK 1 THR RTC

BEING A REVISION OF LOTS 2R1A AND LOT 2R1B, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D222024521, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A 0.423 ACRE (OR 18,435 SQUARE FOOT) UNPLATTED TRACT OF LAND OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.764 ACRES

DATE OF PREPARATION: APRIL, 2023

PREPARED BY:
WIA WIER & 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. 10033900

SD#23-010

SHEET 2 OF 3

DATE: 4/18/2023
W.A. No. 05056.04

OWNER
MCP 360 LAND LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

OWNER
MANSFIELD IRF, LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

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

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

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

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STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS MANSFIELD IRF, LLC, AND MCP 360, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNERS OF A 8.764 ACRE TRACT OF LAND LOCATED IN THE RICHARD BRATTON SURVEY, ABSTRACT No. 114, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT NUMBERS D222032791, D222032792, AND D222168460, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF LOTS 2R1A AND 2R1B, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D222024521, O.P.R.T.C.T., A PORTION OF A TRACT OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, 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 "WIER & ASSOC INC", BEING THE EAST CORNER OF SAID LOT 2R1B, 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 "WIER & ASSOC INC", BEARS N 47°06'53" E, 17.84 FEET;

THENCE ALONG SOUTH LINE OF SAID LOT 2R1B 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 "WIER & 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 "WIER & 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 SOUTHEAST CORNER OF QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., SAID TXDOT MONUMENT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2R1B (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 2R1B AND THE NORTHEAST LINE OF SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., A DISTANCE OF 466.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID MCP 360 LAND TRACT RECORDED IN INSTRUMENT No. D222168460, O.P.R.T.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID MCP 360 LAND TRACT RECORDED IN INSTRUMENT No. D222168460, O.P.R.T.C.T., AS FOLLOWS:

- 1) S 59°02'30" W, A DISTANCE OF 73.03 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) THENCE SOUTHWESTERLY AN ARC LENGTH OF 82.05 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, A DELTA ANGLE OF 41°58'35", AND A CHORD BEARING OF S 80°01'48" W, A DISTANCE OF 80.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 78°58'55" W, A DISTANCE OF 12.41 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D21115092, O.P.R.T.C.T., FROM WHICH AN "X" CUT FOUND BEARS N 78°58'55" W, 170.00 FEET, SAID "X" CUT BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N 11°01'05" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID MCP 360 LAND TRACT RECORDED IN INSTRUMENT No. D222168460, O.P.R.T.C.T., A DISTANCE OF 166.42 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM" BEARS N 11°01' E, A DISTANCE OF 0.3 FEET;

THENCE N 59°16'47" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 24.99 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP, SAID IRON ROD BEING AN ELL CORNER OF LOT 1 AND IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T.;

THENCE N 30°43'08" W, ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., A DISTANCE OF 48.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 59°00'00" E, DEPARTING THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., AT A DISTANCE OF 20.97 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE WEST CORNER OF SAID LOT 2R1A 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., CONTINUING ALONG THE NORTHWEST LINE OF SAID LOT 2R1A AND A SOUTHEAST LINE OF SAID LOT 1R IN ALL A TOTAL DISTANCE OF 570.95 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2R1A AND AN ELL CORNER OF SAID LOT 1R;

THENCE S 31°00'00" E, ALONG THE NORTHEAST LINE OF SAID LOT 2R1A AND A SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 60.66 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTHWEST LINE OF SAID LOT 3R;

THENCE S 59°06'21" W, ALONG A NORTHEAST LINE OF SAID LOT 2R1A 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 "WIER & 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 2R1A, A NORTHEAST LINE OF SAID LOT 2R1B AND THE SOUTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 580.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.764 ACRES (381,755 SQUARE FEET) OF LAND, MORE OR LESS.

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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON APRIL 18, 2023. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

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

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

OWNER
MCP 360 LAND LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

OWNER
MANSFIELD IRF, LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSFIELD IRF, LLC, BEING THE 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 2R1A1 AND 2R1B1, 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 _____, TEXAS, THIS THE _____ DAY OF _____, 2023.

BY: _____
MANAGER

Printed Name: BRIAN BOLLICH

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BOLLICH, 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 _____ DAY OF _____, 2023.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: _____

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MCP 360 LAND LLC, BEING THE 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 2R1A1 AND 2R1B1, 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 _____, TEXAS, THIS THE _____ DAY OF _____, 2023.

BY: _____
MANAGER

Printed Name: BRIAN BOLLICH

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BOLLICH, 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 _____ DAY OF _____, 2023.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: _____

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 ERRECT 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 ERRECT, 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.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

APPROVED BY THE CITY OF MANSFIELD
_____, 2023
APPROVED BY: _____
P & Z COMMISSION CHAIRMAN
_____, 2023
ATTEST: _____
PLANNING & ZONING SECRETARY

REPLAT
LOTS 2R1A1 AND 2R1B1, BLOCK 1
THR RTC

BEING A REVISION TO LOTS 2R1A AND LOT 2R1B, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D222024521, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A 0.423 ACRE (OR 18,435 SQUARE FOOT) UNPLATTED TRACT OF LAND OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.764 ACRES

DATE OF PREPARATION: APRIL, 2023

PREPARED BY:
WIA WIER & 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. 10033900

SD#23-010

SHEET 3 OF 3

DATE: 4/18/2023
W.A. No. 05056.04