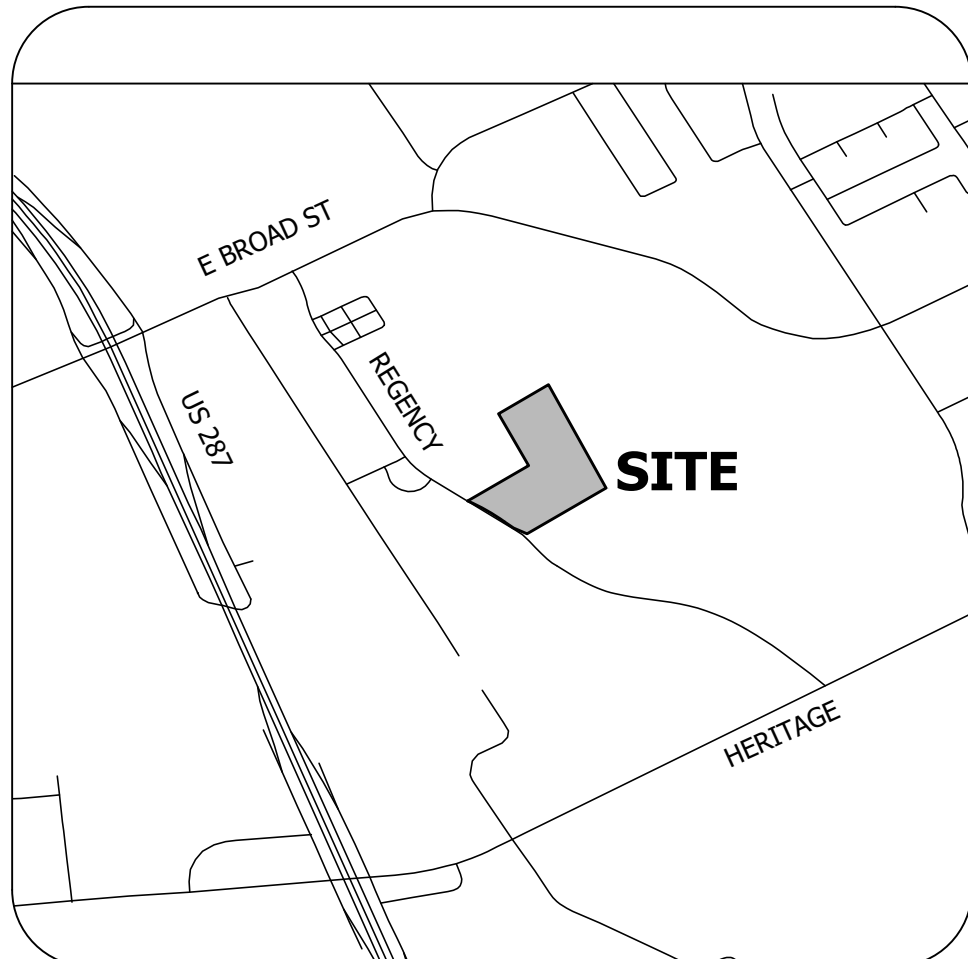


LINE	BEARING	DISTANCE
L1	N 59°55'33" E	6.75'
L2	N 30°42'30" W	15.00'
L3	S 14°24'01" W	20.36'
L4	S 80°33'33" W	4.91'
L5	S 35°33'33" W	4.81'
L6	N 35°33'33" E	11.02'
L7	N 80°33'33" E	14.29'
L8	S 75°36'18" E	48.13'
L9	N 14°24'01" E	7.93'
L10	N 14°17'30" E	1.69'
L11	N 30°42'30" W	18.59'
L12	N 59°17'30" E	26.00'
L13	S 30°42'30" E	20.00'
L14	S 59°17'30" W	13.27'
L15	S 14°17'30" W	13.90'
L16	S 30°42'30" E	19.58'
L17	S 59°17'30" W	15.00'
L18	S 27°38'07" W	9.72'
L19	N 27°38'07" E	9.77'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	222.12'	1061.38'	11°59'27"	N 60°27'09" W	221.72'
C2	4.71'	3.00'	90°00'00"	S 14°17'30" W	4.24'
C3	15.47'	28.00'	31°39'16"	S 43°27'45" W	15.27'
C4	28.73'	52.00'	31°39'16"	N 43°27'45" E	28.36'



#### Flood Statement

According to Community Panel Number 48439C0480K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Approved by the City of Mansfield

P & Z Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Attest: \_\_\_\_\_ Date \_\_\_\_\_  
P & Z Secretary

#### 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.

#### Owner's Certificate

WHEREAS Texas E.R. Medical Billing, Inc. is the sole owner of a 6.102 acre tract of land situated in the Elizabeth McAnier Survey, Abstract Number 1005, City of Mansfield, Tarrant County, Texas, and being a portion of a called 10.000 acre tract of land (remaining portion) described by deed to Texas E.R. Medical Billing, Inc., recorded in County Clerk's File Number D206059046, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod set stamped "Realsearch" at the southernmost corner of Lot 1, Block 1, Term Business Park, an addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 11458, Plat Records, Tarrant County, Texas, and being on the northeast right-of-way line of Regency Parkway, a 70' right-of-way;

THENCE North 59 degrees 55 minutes 44 seconds East, along the southeast line of said Lot 1, a distance of 365.79 feet, to a 1/2" capped iron rod found stamped "BEASLEY" at the easternmost corner of said Lot 1;

THENCE North 30 degrees 04 minutes 27 seconds West, departing said southeast line and along the northeast line of said Lot 1, a distance of 312.02 feet, to a 1/2" capped iron rod found stamped "BEASLEY" at the northernmost corner of said Lot 1, being on the northwest line of said called 10.000 acre tract, same being the southeast line of Lot 1, Block 3, McCaslin Business Park, an addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 8669, Plat Records, Tarrant County, Texas;

THENCE North 59 degrees 50 minutes 46 seconds East, departing said northeast line and along the northwest line of said called 10.000 acre tract, being common with the southeast line of said Lot 1, Block 3, a distance of 300.73 feet, to a 3" AXLE FOUND at the northernmost corner of said called 10.000 acre tract, same being the easternmost corner of said Lot 1, Block 3, and being on the southwest line of a called 143.3442 acre tract of land described by deed to Stephen Clare Horning-Lockwood, recorded in Volume 10470, page 1069, Deed Records, Tarrant County, Texas;

THENCE South 29 degrees 07 minutes 35 seconds East, departing said common line and along the northeast line of said called 10.000 acre tract, being common with the southwest line of said called 143.3442 acre tract, a distance of 616.46 feet, to a 1/2" capped iron rod found stamped "BEASLEY" at the easternmost corner of said called 10.000 acre tract, same being the northernmost corner of Lot 1, Block 1, 75 Regency Addition, an addition to the City of Mansfield, according to the plat recorded in County Clerk's File Number D219212887, Plat Records, Tarrant County, Texas;

THENCE South 59 degrees 52 minutes 19 seconds West, departing said common line and along the southeast line of said called 10.000 acre tract, being common with the northwest line of 75 Regency Addition, a distance of 475.01 feet, to 5/8" capped iron rod found stamped "HSCLLC";

THENCE North 66 degrees 42 minutes 51 seconds West, continuing along said common line, a distance of 76.95 feet, to a 5/8" capped iron rod found stamped "HSCLLC", being on the northeast right-of-way line of said Regency Parkway;

THENCE North 54 degrees 25 minutes 52 seconds West, departing said common line and along said northeast right-of-way line, a distance of 56.43 feet, to a 5/8" capped iron rod set stamped "Realsearch", being at the beginning of a curve to the left;

THENCE 222.12 feet, continuing along said northeast right-of-way line and with said curve to the left, having a radius of 1061.38 feet, through a central angle of 11 degrees 59 minutes 27 seconds, whose long chord bears North 60 degrees 27 minutes 09 seconds West, a chord length of 221.72 feet, to the POINT OF BEGINNING, and containing 6.102 acres or 265,823 square feet of land, more or less.

#### NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Texas E.R. Medical Billing, Inc., being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 1 & 2, BLOCK 1, REGENCY ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

Texas E.R. Medical Billing, Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_.

SWORN AND SUBSCRIBED BEFORE ME BY \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

#### Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jeremy Deal, 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.

Executed this the 27th day of August, in the year of our Lord 2021.

Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration No. 5696



#### FINAL PLAT LOTS 1 & 2, BLOCK 1 REGENCY ADDITION

6.102 acres out of the Elizabeth McAnier Survey,  
Abstract Number 1005, City of Mansfield, Tarrant  
County, Texas.

2 Lots  
Date of Preparation: July 28, 2021  
City Case Number: SD# 21-034

Project Number: 200115 Date: July 28, 2021

Revised Date:

Revision Notes:

Sheet 1 of 1

**REALSEARCH OF TEXAS, LLC**  
P.O. Box 1006, Godley, Texas 76044  
Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org  
\*Thou shalt not remove thy neighbor's landmark\* Deut. 19:14  
TBLIS Firm Registration # 10158200 TBLIS Firm Registration # 17968

After recording please return this  
plat to the City of Mansfield.  
1200 E Broad Street  
Mansfield, Tx 76063

**Owner**  
Texas E.R. Medical Billing, Inc.  
700 S Highway No. 287  
Arlington, Tx 76001  
817-419-3033  
vhudson@tmisportsmed.com

#### Notes/Abbreviations

- Bearing and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinate System. Texas North Central Zone (4202), NAD83 grid values.
- 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.
- The Common Access Easement is for the use of Lots 1 and 2. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.

