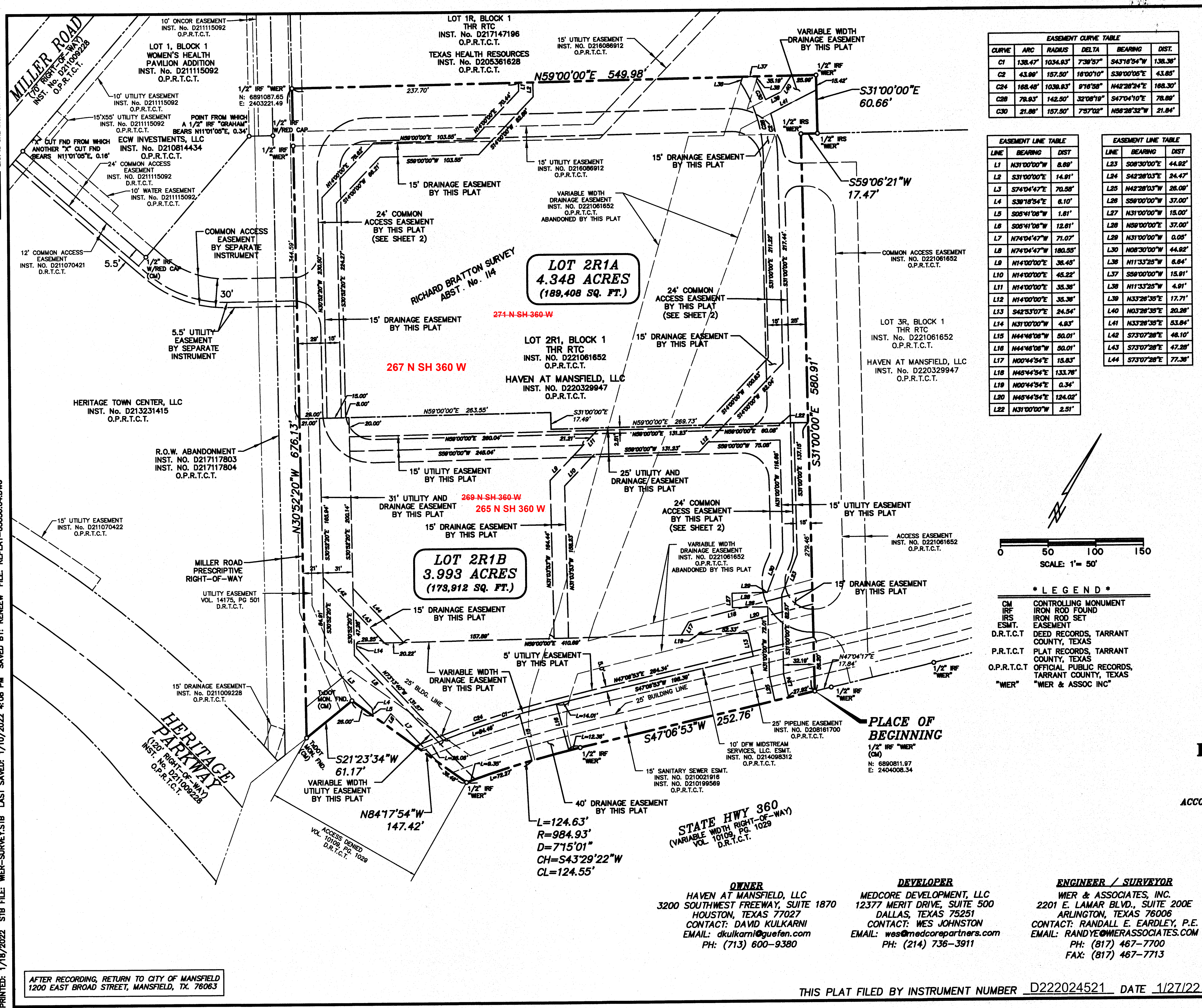


Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

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
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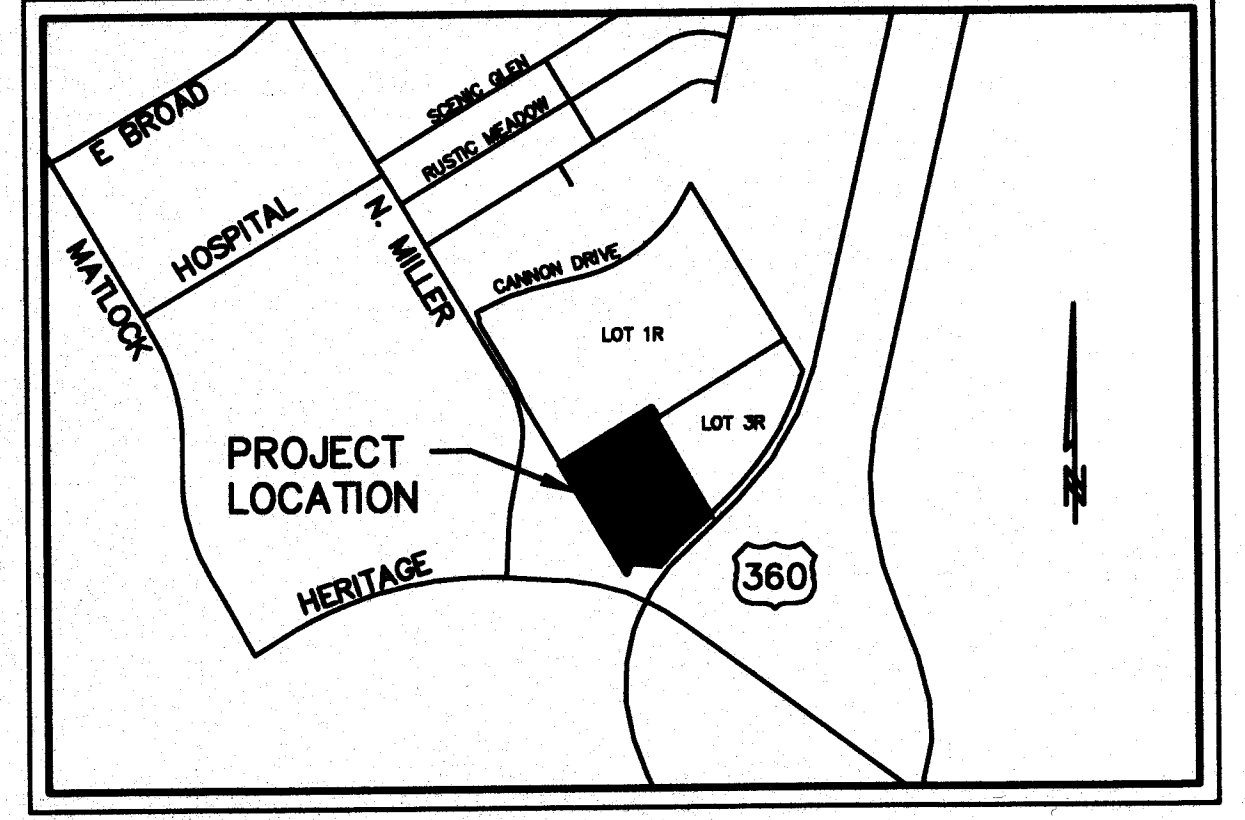


EASEMENT CURVE TABLE

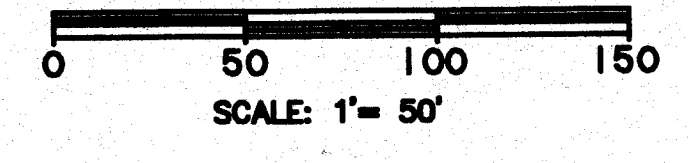
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	138.47'	1034.83'	73°35'	S43°16'54"W	138.38'
C2	43.89'	157.50'	18°00'10"	S39°00'05"E	43.89'
C24	168.48'	1038.83'	9°18'58"	N42°28'24"E	168.30'
C28	78.93'	142.50'	32°08'18"	S47°04'10"E	78.89'
C30	21.88'	157.50'	75°02'	N58°28'32"W	21.84'

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	S39°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	38.45'
L10	N14°00'00"E	45.22'
L11	N14°00'00"E	35.38'
L12	N33°28'35"E	35.38'
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

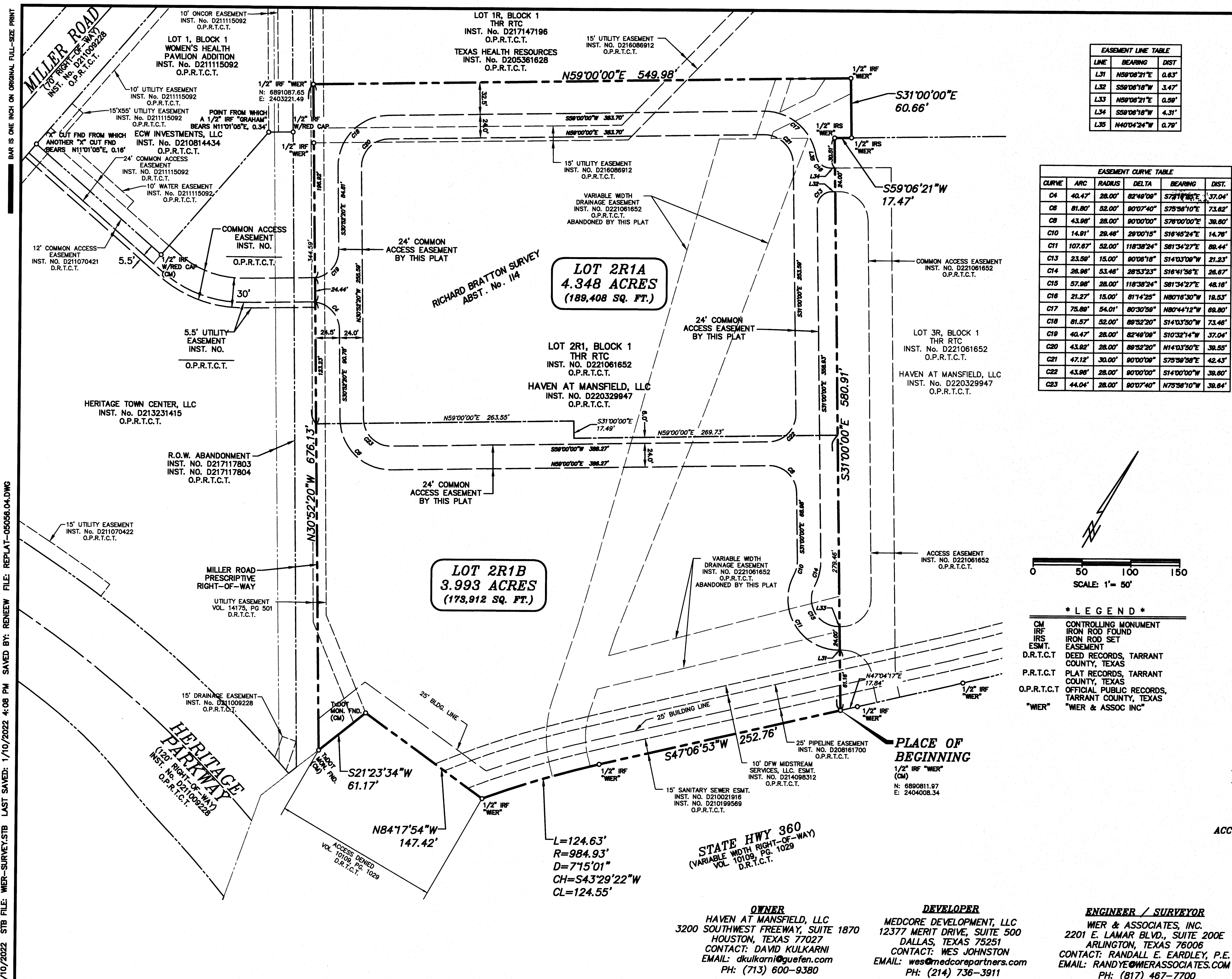
ENGINEER / SURVEYOR
 WER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDALL E. EARDLEY, P.E.
 EMAIL: RANDYE@WERASSOCIATES.COM
 PH: (817) 467-7700
 FAX: (817) 467-7713

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

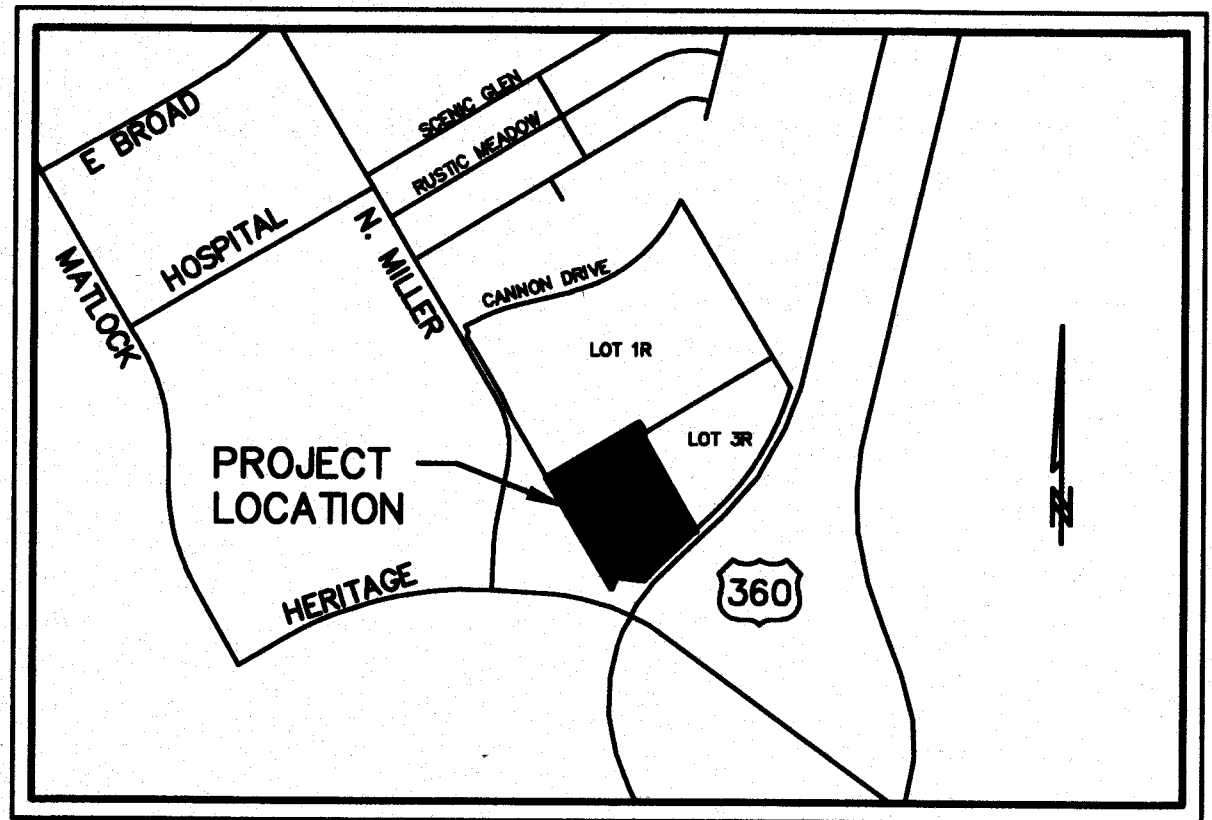


EASEMENT LINE TABLE

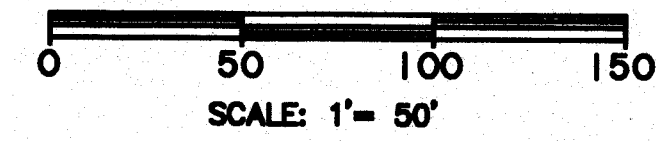
LINE	BEARING	DIST
L31	N59°08'21"E	0.83'
L32	S59°08'18"W	3.47'
L33	N59°08'21"E	0.59'
L34	S59°08'18"W	4.31'
L35	N40°04'24"W	0.79'

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'	28°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	28.98'	53.48'	28°53'23"	S18°41'58"E	28.67'
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	75.99'	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 "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.
 - 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
 - "WIER" "WIER & 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 (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 02033000

SD#21-070

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

SHEET 2 OF 3

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

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;

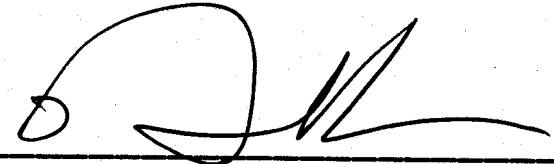
THENCE S 59°06'21" W, ALONG A NORTHEAST LINE OF SAID LOT 2R1 AND THE NORTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 17.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", BEING THE WEST CORNER OF SAID LOT 3R AND AN ELL CORNER OF SAID LOT 2R1;

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 12th DAY OF January, 2022.

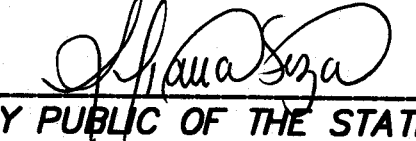
BY: 
MANAGER

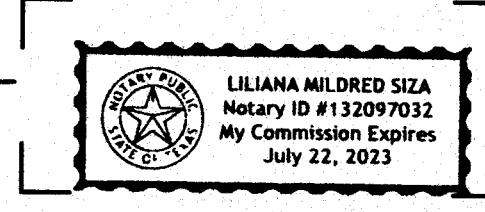
Printed Name: RICHARD OWEN

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.

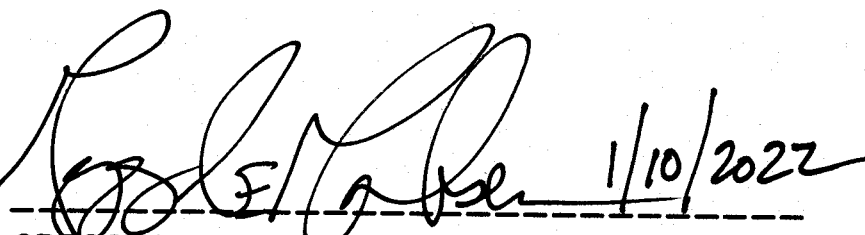
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 12th DAY OF January, 2022.

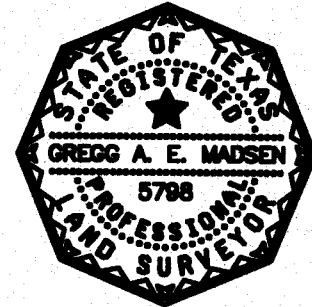

NOTARY PUBLIC OF THE STATE OF TEXAS
COMMISSION EXPIRES: July 27, 2023



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 18th</u> 2022	
APPROVED BY:	P & Z COMMISSION CHAIRMAN
<u>Jan 18th</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

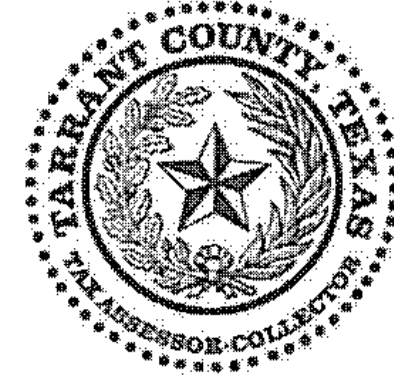
OWNER
HAVEN AT MANSFIELD, LLC
3200 SOUTHWEST FREEWAY, SUITE 1870
HOUSTON, TEXAS 77027
CONTACT: DAVID KULKARNI
EMAIL: dkulkarni@guetfen.com
PH: (713) 600-9380

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

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



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
 taxoffice@tarrantcounty.com
 In God We Trust

WENDY BURGESS
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042301155
 AD NUMBER: 42044 1 2R
 CERTIFICATE NO : 86102873

COLLECTING AGENCY

WENDY BURGESS
 PO BOX 961018
 FORT WORTH TX 76161-0018

REQUESTED BY

HAVEN AT MANSFIELD LLC

3200 SW FREEWAY SUITE 1870
 HOUSTON TX 77027

DATE : 1/19/2022
 FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

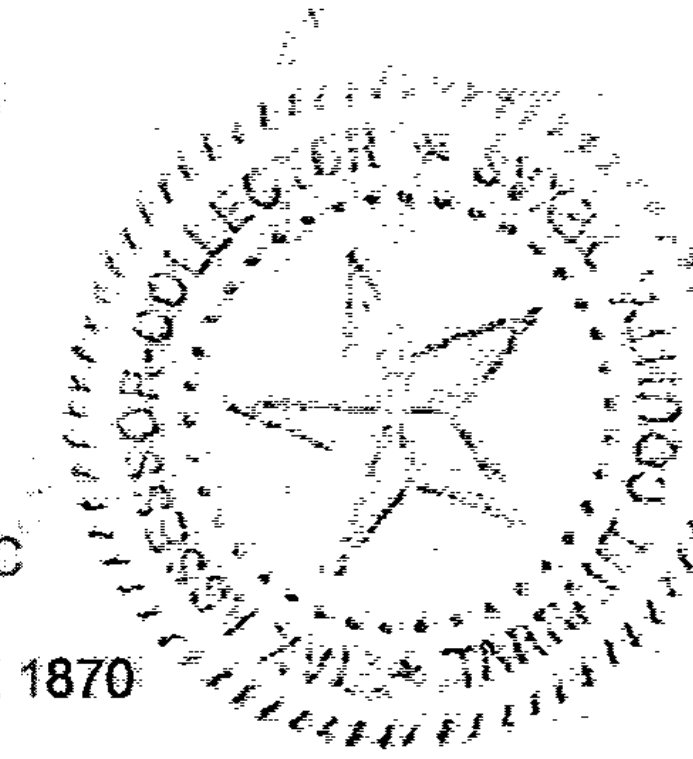
THE RTC BLOCK 1 LOT 2R

0000267 STATE HWY 360

PROPERTY OWNER

HAVEN AT MANSFIELD LLC

3200 SW FREEWAY SUITE 1870
 HOUSTON TX 77027



YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF MANSFIELD	\$0.00
2020	CITY OF MANSFIELD	\$0.00
2020	Tarrant County	\$0.00
2020	Tarrant County	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	MANSFIELD ISD	\$0.00
2020	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HAVEN AT MANSFIELD LLC
 ACCOUNT NUMBER: 00042301155
 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Deputy

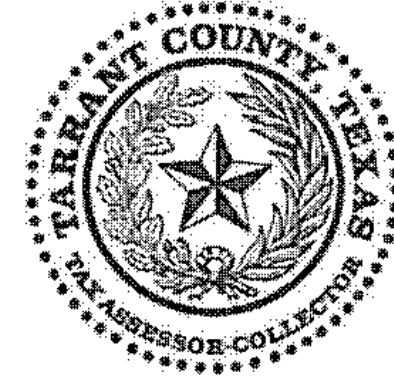
**CURRENT YEAR TAXES WILL BE
 BILLED IN THE FUTURE
 ON ACCOUNT NUMBER(S):**

42715911

**TAXES FOR THE CURRENT
 YEAR HAVE NOT BEEN**

CALCULATED

Signature of Tax Deputy



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
 taxoffice@tarrantcounty.com
 In God We Trust

WENDY BURGESS
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042301163
 AD NUMBER: 42044 1 3
 CERTIFICATE NO : 86098788

DATE : 1/19/2022
 FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

WENDY BURGESS
 PO BOX 961018
 FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

THR RTC BLOCK 1 LOT 3

REQUESTED BY

HAVEN AT MANSFIELD LLC

0000269 STATE HWY 360
 7.847 ACRES

PROPERTY OWNER

HAVEN AT MANSFIELD LLC

3200 SW FREEWAY SUITE 1870
 HOUSTON TX 77027

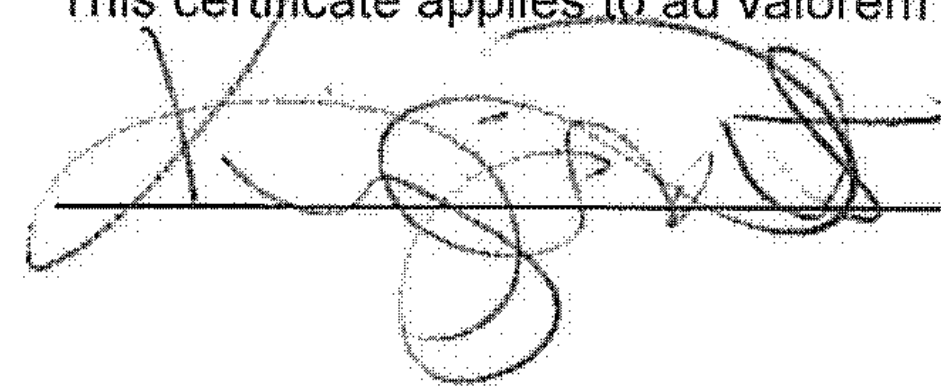
3200 SW FREEWAY SUITE 1870
 HOUSTON TX 77027

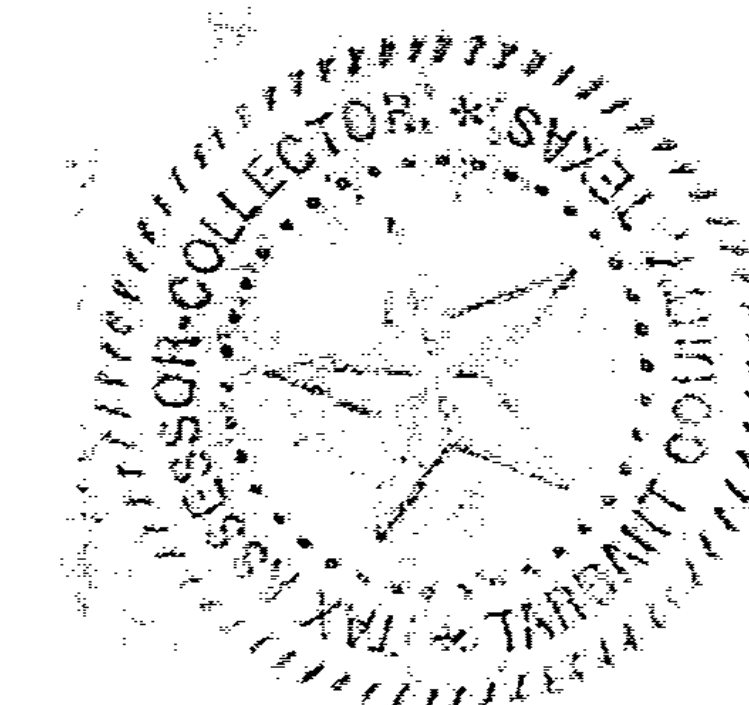
YEAR	TAX UNIT	AMOUNT DUE
2021	CITY OF MANSFIELD	\$0.00
2021	Tarrant County	\$0.00
2021	JPS HEALTH NETWORK	\$0.00
2021	TARRANT COUNTY COLLEGE	\$0.00
2021	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HAVEN AT MANSFIELD LLC
 ACCOUNT NUMBER: 00042301163
 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy



**CURRENT YEAR TAXES WILL BE
 BILLED IN THE FUTURE
 ON ACCOUNT NUMBER(S):**

42765861