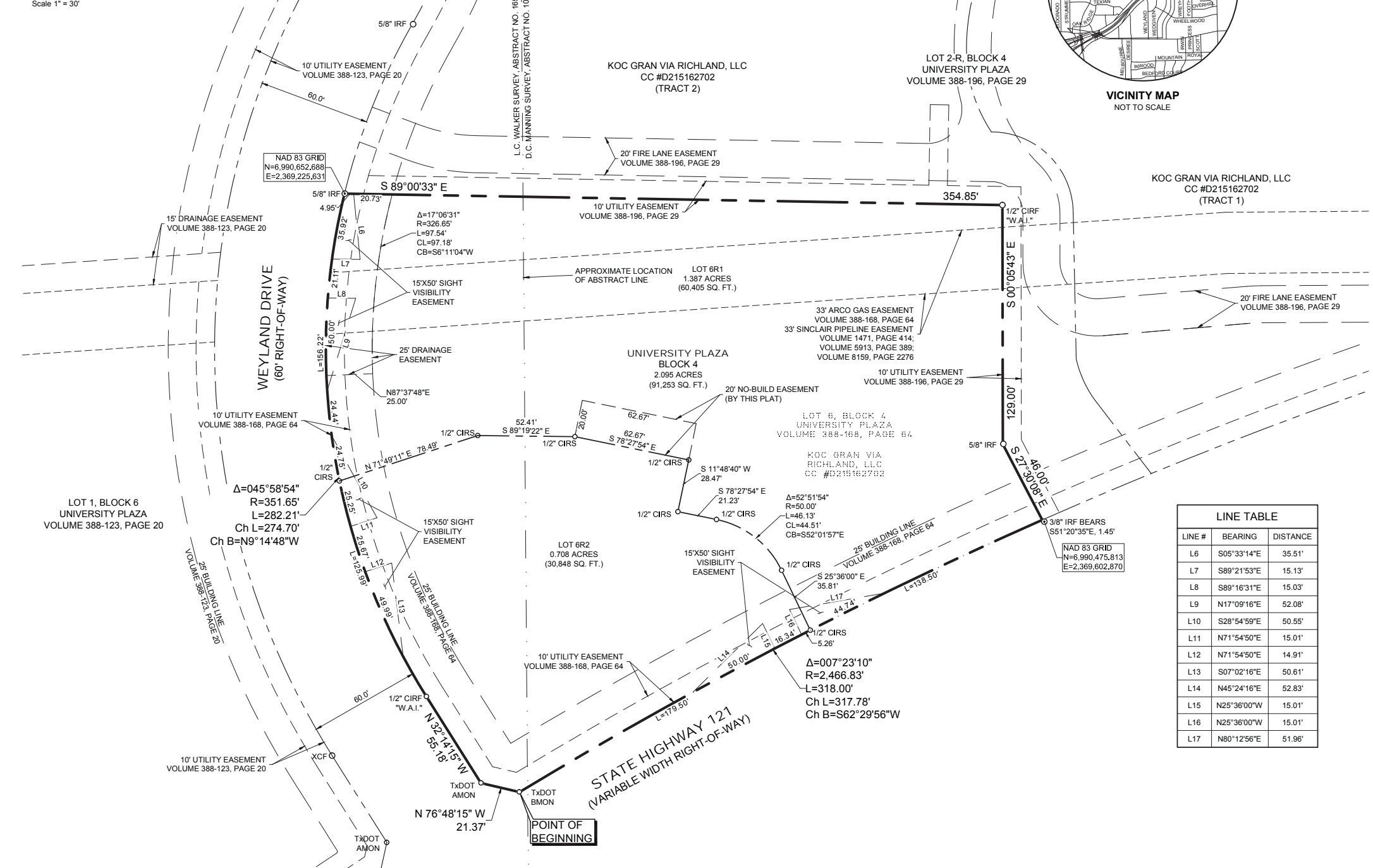


ABBREVIATION LEGEND

| ABBR. | DEFINITION |
|-------|-------------------------------------|
| IRF | IRON ROD FOUND |
| CIRS | IRON ROD SET w/CAP STAMPED "W.A.I." |
| CIRF | IRON ROD FOUND w/CAP NOTED |
| TxDOT | TEXAS DEPARTMENT OF TRANSPORTATION |
| BMON | BRASS MONUMENT FOUND |
| AMON | ALUMINUM MONUMENT FOUND |
| XCF | "X" CUT IN CONCRETE FOUND |
| YCF | "Y" CUT IN CONCRETE FOUND |
| PKS | PK NAIL SET |
| PKF | PK NAIL FOUND |
| CC# | COUNTY CLERK'S INSTRUMENT NO. |
| CM | CONTROLLING MONUMENT |

NOTE:
 "No Build Area" will not prohibit the installation of Future Parking, Utilities or Landscape being constructed within said Area.



LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L6 | S05°33'14"E | 35.51' |
| L7 | S89°21'53"E | 15.13' |
| L8 | S89°16'31"E | 15.03' |
| L9 | N17°09'16"E | 52.08' |
| L10 | S28°54'59"E | 50.55' |
| L11 | N71°54'50"E | 15.01' |
| L12 | N71°54'50"E | 14.91' |
| L13 | S07°02'16"E | 50.61' |
| L14 | N45°24'16"E | 52.83' |
| L15 | N25°36'00"W | 15.01' |
| L16 | N25°36'00"W | 15.01' |
| L17 | N80°12'56"E | 51.96' |

REPLAT
UNIVERSITY PLAZA
 LOTS 6R1 & 6R2, BLOCK 4
 BEING A REPLAT OF ALL OF LOT 6, BLOCK 4, UNIVERSITY PLAZA ADDITION
 BEING 2.095 ACRES OUT OF THE D.C. MANNING SURVEY, ABSTRACT NO. 1046 AND THE L.C. WALKER SURVEY, ABSTRACT NO. 1652
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 CITY OF NORTH RICHLAND HILLS CASE NUMBER RP 2015-13

ENGINEER / SURVEYOR:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE, SUITE 325
 DALLAS, TEXAS 75230
 PH-(972) 490-7090

CLIENT/OWNER:
 KOC GRAN VIA RICHLAND, LLC
 4300 NORTH CENTRAL EXPRESSWAY, SUITE 400
 DALLAS, TX 75206
 ATTN: Mark E. Hord



| |
|------------------------|
| Date : 10.02.15 |
| Scale : 1" = 30' |
| File : 69114-PPLT |
| Project No. : 69114.00 |
| SHEET |
| 1 |
| OF |
| 2 |

THIS PLAT FILED IN INSTRUMENT NO. _____ DATED _____

G:\69114\Survey\plat\69114-PPLT.dwg

OWNER'S CERTIFICATION

**COUNTY OF TARRANT §
STATE OF TEXAS §**

WHEREAS KOC GRAN VIA RICHLAND, LLC is the owner of a tract of land situated in the D.C. MANNING SURVEY, ABSTRACT NO. 1046 and the L. C. WALKER SURVEY, ABSTRACT NO. 1652, in the City of North Richland Hills, Tarrant County, Texas, and being all of Lot 6, Block 4, University Plaza Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 64, Official Public Records, Tarrant County, Texas and also being all of the same tract of land as described in deed to KOC GRAN VIA RICHLAND, LLC, recorded in County Clerk's Instrument No. D215162702, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT (Texas Department of Transportation) brass monument found for corner at the Southeast end of a corner clip at the intersection of the East right-of-way of Weyland Drive, a 60-foot right-of-way, with the Northerly right-of-way of State Highway 121, a variable width right-of-way, said point being the most Easterly Southwest corner of said Lot 6;

THENCE North 78 deg 48 min 15 sec West, along said corner clip and the most Southerly line of said Lot 6, a distance of 21.37 feet to a TxDOT aluminum monument found for corner on the Easterly right-of-way of said Weyland Drive at the Northwest end of said corner clip, said point being the most Westerly Southwest corner of said Lot 6;

THENCE North 32 deg 14 min 15 sec West, along the Easterly right-of-way of said Weyland Drive and the Westerly line of said Lot 6, a distance of 55.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the right having a radius of 351.65 feet, a central angle of 45 deg 58 min 54 sec, a chord bearing of North 09 deg 14 min 48 sec West, and a chord length of 274.70 feet;

THENCE continuing along the Easterly right-of-way of said Weyland Drive and the Westerly line of said Lot 6, and along said curve to the right, an arc distance of 282.21 feet to a 5/8-inch iron rod found for the Northwest corner of said Lot 6 and the Westerly Southwest corner of Lot 2-R, Block 4, of said University Plaza;

THENCE South 89 deg 00 min 33 sec East, departing the Easterly right-of-way of said Weyland Drive, along the North line of said Lot 6, a distance of 354.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the Northeast corner of said Lot 6;

THENCE South 00 deg 05 min 43 sec East, along the Easterly line of said Lot 6, a distance of 129.00 feet to a 5/8-inch iron rod found for corner;

THENCE South 27 deg 30 min 08 sec East, continuing along the Easterly line of said Lot 6, a distance of 46.00 feet to a point for corner on the Northerly right-of-way of said State Highway 121 from which a 3/8-inch iron rod found bears South 51 deg 20 min 35 sec East, a distance of 1.45 feet, said point being the beginning of a non-tangent curve to the left having a radius of 2,466.83, a central angle of 07 deg 23 min 10 sec, a chord bearing of South 62 deg 29 min 56 sec West and a chord length of 317.78 feet;

THENCE along the Northerly right-of-way of said State Highway 121, the Southerly line of said Lot 6, and along said non-tangent curve to the left, an arc distance of 318.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.095 acres or 91,253 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of July, 2015, utilizing a G.P.S. measurement (NAD 83, grid) of North 01 deg 11 min 15 sec West (plat-North 00 deg 43 min 00 sec West), along the easterly right-of-way line of Weyland Drive, recorded in Volume 388-168, Page 64, Official Public Records, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That KOC GRAN VIA RICHLAND, LLC, is the owner of the above described parcel of land, and does hereby adopt the hereon map as correctly representing our plan of subdivision to be known as Lots 6R1 & 6R2, Block 4, UNIVERSITY PLAZA, an addition to the City of North Richland Hills, Texas, and do dedicate to the public use forever the streets and easements shown thereon.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2016.

KOC GRAN VIA RICHLAND, LLC

Mark E. Hord

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Mark E. Hord, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2016.

Notary Public in and for the State of _____.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker a registered professional land surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Leonard J. Lueker, 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 the purpose and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office this ____ day of _____, 2016.

Notary Public in and for Dallas County

My printed name

My commission expires:

NOTES:

- 1. Selling a portion of any lot within this addition by metes and bounds is a violation of State law and City ordinance and is subject to fines and withholding of utilities and building permits.
- 2. This plat does not remove any existing covenants or restrictions, if any, on the property.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2016, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2016, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

REPLAT
UNIVERSITY PLAZA
LOTS 6R1 & 6R2, BLOCK 4
BEING A REPLAT OF ALL OF LOT 6, BLOCK 4, UNIVERSITY PLAZA ADDITION
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CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
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| |
|------------------------|
| Date : 10.02.15 |
| Scale : N/A |
| File : 69114-PPLT |
| Project No. : 69114.00 |

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
Texas Engineers Registration No. 88
Texas Surveyors No. 100866-00 Expires 12/31/2016
COPYRIGHT © 2016, Winkelmann & Associates, Inc.

SHEET
2
OF
2

THIS PLAT FILED IN INSTRUMENT NO. _____, DATED _____