

NOTES:

- Bearings shown hereon are based on NAD83/CORS96, EPOCH 2002 tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosack "GeoNet" RTK GPS Network.
- 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.
- This plat does not alter or remove existing deed restrictions of covenants, if any, on the property.
- Site visibility easements shall be kept free and clear of any visual obstructions between thirty inches and nine feet in height.
- According to the F.I.R.M. # 48439C0090K & 48439C0095K this property does lie in "Zone X" and does not lie within the 100-year flood zone.

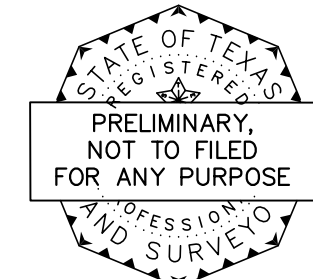
Easement Estate as created by that certain Access Easement Agreement executed by and between Provident Capital, LLC, a Texas limited liability company and Turbo Property, filed March 23, 2016, recorded under County Clerk's Document No. D216058749 Official Public Records, Tarrant County, Texas.

SURVEYOR'S STATEMENT

I, Neil Culver, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat is true and correct and was prepared from the actual survey on the ground made by me or under my direction and supervision.

Dated this _____ day of _____, 2016

Name _____
Registered Professional Land Surveyor No. _____



Whereas the Planning and Zoning Commission of the City of Richland Hills, Texas voted affirmatively on the _____ 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 Richland Hills, Texas voted affirmatively on the _____ day of _____, 2016, to approve this Plat for filing of record.

Mayor, City of Richland Hills _____
Attest: City Secretary _____

THIS PLAT FILED AS
INST. No. D _____
DATE: _____

Owner:
Provident Capital, LLC
1820 Bonanza Street Ste. 200
Walnut Creek, CA. 94596

TerraCorp Associates LLC
3960 Broadway Blvd. Ste 236
Garland, TX 75043
ph. 972-805-4526, fax 972-805-4526
www.terracorpsurvey.com TBPLS Reg No. 101858-00

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Provident Capital, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the 3.912 acre parcel of land situated in the Thomas Peck, Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said tract being part of Lot 2, in Block 1, of Wal-Mart Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7045, Plat Records of Tarrant County, Texas, said parcel being more particularly described as follows:

BEING a 3.912 acre parcel of land situated in the Thomas Peck, Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said tract being all of Lot 2, in Block 1, of Wal-Mart Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7045, Plat Records of Tarrant County, Texas, said parcel being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod found in the West right-of-way line of FM 3029 (Precinct Line Road, a variable width right-of-way), said point being the most southerly Southeast corner of said Lot 2 and being in a North line of Lot 1, Block 1 of said Wal-Mart Addition, said point having coordinates of X=2,371,416.85, Y=7,014,917.01, based on NAD83/CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosack "GeoNet" RTK GPS Network.

- THENCE with the South line of said Lot 2 and North line of said Lot 1 for the following four calls:
- South 89°25'37" West, for a distance of 131.56 feet to the beginning of a curve to the right having a radius of 290.00 feet, a central angle of 17°16'32", the long chord of which bears North 81°46'49" West for a distance of 87.11 feet;
 - Westerly with said curve for an arc length of 87.44 feet to a + cut in concrete found at a point of reverse curvature having a radius of 310.00 feet, a central angle of 17°16'32" and a chord that bears North 81°46'49" West, 93.12 feet;
 - Westerly with said reverse curve for an arc length of 93.47 feet to a 5/8 inch steel rod found at the end of said curve;
 - South 89°34'54" West for a distance of 43.53 feet to a 5/8 inch steel rod found at the most southerly Southwest corner of said Lot 2 and in an East line of said Lot 1;

- THENCE northerly with the West line of said Lot 2 and said East line of Lot 1 the following three calls:
- North 45°29'25" West for a distance of 31.09 feet
 - North 00°29'25" West for a distance of 364.68 feet
 - North 44°30'35" East for a distance of 56.57 feet to the most northerly Northwest corner of said Lot 2 and in a South line of said Lot 1;

- THENCE easterly with the North line of said Lot 2 and said South line of Lot 1 the following four calls:
- North 89°31'14" East for a distance of 129.27 feet to a 5/8 inch steel rod found;
 - South 83°00'51" East for a distance of 84.94 feet to a + cut in concrete found;
 - North 89°27'19" East for a distance of 110.25 feet to a 1/2 inch steel rod found;
 - South 45°22'37" East for a distance of 41.27 feet to a 5/8 inch steel rod found in the said West line of FM 3029

- THENCE southerly with the East line of said Lot 2 and West right-of-way line of FM 3029 the following five calls:
- South 00°32'51" East for a distance of 138.97 feet to a 5/8 inch steel rod found, said point being the beginning of a curve concave to the East, having a radius of 2177.49 feet, a central angle of 05°20'12", the long chord of which bears South 03°25'11" East for a distance of 202.75 feet;
 - THENCE southerly with said West right-of-way line and said curve for an arc length of 202.82 feet to a TXDOT monument found;
 - THENCE South 44°01'33" West continuing with said West right-of-way for a distance of 43.71 feet to a 5/8-inch steel rod found;
 - THENCE South 01°04'47" West continuing with said West right-of-way for a distance of 39.74 feet to the beginning of a non-langent curve concave to the Southwest having a radius of 179.05 feet, a central angle of 01°13'06", the long chord of which bears South 71°00'00" East for a distance of 3.81 feet;
 - THENCE southeasterly with said curve for an arc length of 3.81 feet to a to the POINT OF BEGINNING and containing 170.402 square feet or 3.912 acres of land, more or less.

NOW, THEREFORE, KNOWN KNOW ALL MEN BY THESE PRESENTS: That, Providence Capital, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 2R1 and Lot 2R2, Block 1, Wal-Mart Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public: use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent: _____ Title: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared _____, 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 Tarrant County (affix seal)
My printed name: _____ RE-PLAT
My commission expires: _____

**LOT 2R1 AND LOT 2R2, BLOCK 1
WAL-MART ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TX AND BEING A REPLAT OF LOT 2, BLOCK 1, WAL-MART ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY TEXAS AS RECORDED IN CABINET A, SLIDE 7045, PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING SITUATED IN THE THOMAS PECK SURVEY, ABSTRACT No. 1210 TARRANT COUNTY, TEXAS (CASE: RP2016-04)

12/22/2015

BENCHMARK
GEODETIC CONTROL STATION GPS-28 2" Aluminum
Disk stamped "City of North Richland Hills". Elevation 680.900

SANITARY SEWER ESMT.
VOL. 13971, PG. 619
D.R.T.C.T.

DRAWING: TW15101046PLAT.dwg