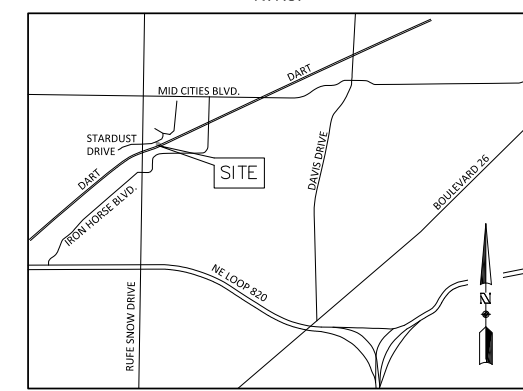


VICINITY MAP
N.T.S.



PROPERTY DESCRIPTION

Being a tract of land situated in the John C. Yates Survey, Abstract No. 1735, City of North Richland Hills, Tarrant County, Texas, conveyed by deed to Somerik Realty, LLC, as recorded under Instrument No. D221248897 Deed Records, Tarrant County, Texas (DRCT) and more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod in the south line of Stardust Drive for the northwest corner of said Somerik Realty, LLC tract, same being the northeast corner of Lot 3, Block 1, Ranger Crossing recorded under Instrument No. D187015583 Plat Records, Tarrant County, Texas (PRTCT), said corner also being the beginning of a curve to the left with a radius of 230.00 feet, a central angle of 21 degrees 49 minutes 26 seconds, having a chord which bears North 75 degrees 41 minutes 43 seconds East with a distance of 87.08 feet;

THENCE Northeasterly, along said curve to the left, same being said south line, an arc length of 87.61 feet to a point for corner;

THENCE North 64 degrees 47 minutes 03 seconds East, continuing along said south line, a distance of 58.11 feet to a point for corner, said point also being the beginning of a curve to the left with a radius of 140.14 feet, a central angle of 54 degrees 07 minutes 27 seconds, having a chord which bears North 77 degrees 07 minutes 08 seconds East with a distance of 51.84 feet;

THENCE Northeasterly, continuing along said south line, an arc length of 52.14 feet to a point in the west line of Lot 1, Block B, The Estates at North Richland Hills, recorded under Instrument No. D202337193 PRTCT for the northeast corner of said Somerik Realty, LLC tract;

THENCE South 53 degrees 54 minutes 02 seconds East, along said west line, same being the east line of said Somerik Realty, LLC tract, a distance of 382.29 feet to a point in the north line of a Dallas Area Rapid Transit (DART) 100' right-of-way, for the southeast corner of said Somerik Realty, LLC tract from which a found leaning 1/2 inch Iron rod capped "3946" bears North 24 degrees 27 minutes 22 seconds East, a distance of 0.77 feet;

THENCE South 64 degrees 41 minutes 47 seconds West, along said north line, same being the south line of said Somerik Realty, LLC, a distance of 564.73 feet to the southwest corner of said Somerik Realty, LLC tract, same being the southeast corner of said Lot 3, Block 1, Ranger Crossing;

THENCE North 03 degrees 19 minutes 56 seconds East, along the west line of said Somerik Realty, LLC tract, same being the east line of said Lot 3, Block 1, Ranger Crossing, a distance of 390.62 feet to the POINT OF BEGINNING and containing 126,922.069 square feet or 2.913 acres of land.

NOTES:

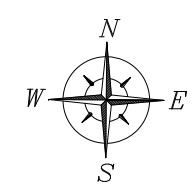
- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48439C0205L, Dated 21 March 2019.
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- All easements are "BY THIS PLAT" unless the recording accompanies the easement label.
- All property corners are 5/8" Iron rods capped "Neel-Schaffer" unless otherwise noted.
- A 1,121.589 square foot or 0.257 acre portion of the existing right-of-way recorded in Volume 14858, page 184 DRCT to be abandoned by separate instrument.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S25°18'13"E	3.03'
L2	S25°18'13"E	2.49'
L3	S25°18'13"E	2.37'
L4	N86°47'18"W	7.80'

CURVE TABLE

NO.	Δ	RAD.	LGTH.	C.B.	CH.
C1	28°30'55"	100.00'	49.77'	S11°02'45"E	49.26'
C2	07°52'37"	145.14'	19.95'	S47°08'52"W	19.94'
C3	78°36'00"	15.00'	20.58'	S47°29'18"E	19.00'
C4	32°53'16"	45.00'	25.83'	N70°20'40"W	25.48'
C5	40°12'46"	20.00'	14.04'	N55°57'10"W	13.75'
C6	162°54'50"	40.00'	113.74'	N05°23'52"E	79.11'
C7	118°35'49"	45.00'	93.15'	N05°23'52"E	77.39'
C8	40°12'46"	20.00'	14.04'	N66°44'55"E	13.75'
C9	40°8'28"	20.00'	14.01'	N62°38'37"E	13.73'
C10	162°45'26"	40.00'	113.64'	S56°02'54"E	79.10'
C11	40°8'28"	20.00'	14.01'	S05°15'35"W	9.15'
C12	118°30'55"	45.00'	93.08'	S56°02'45"E	77.35'
C13	122°53'16"	20.00'	42.86'	N64°39'20"E	35.13'



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2024, to approve this preliminary plat.

Chair, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____



SURVEYOR'S CERTIFICATION:
I, Philip B. Wolters, of Neel-Schaffer Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of North Richland Hills.

Philip B. Wolters 1/9/2024
Date

Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894

PRELIMINARY PLAT
WAYFARER ADDITION

LOTS 1-12, BLOCK 1
LOTS 1-2, BLOCK 2
4-OPEN SPACE LOTS- 1X - 4X

BEING 2,913 ACRES OF LAND SITUATED IN
THE JOHN C. YATES SURVEY, ABSTRACT NO. 1735
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

JANUARY 8, 2024

CASE: PLAT23-0056

OWNER	NEEL-SCHAFFER Solutions you can build upon
SOMERIK REALTY, LLC c/ CHASE MEDFORD 1713 LITTLE DEER LN. FORT WORTH, TEXAS 76131 817-487-1608	NEEL-SCHAFFER, INC 2501 Avenue J, Suite 120, Arlington, Texas 76006 CONTACT: Philip B. Wolters, RPLS No. 5894 PHONE: 817-548-0696 EMAIL: phil.wolters@neel-schaffer.com TBPLS FIRM REGISTRATION NO. 10021800