

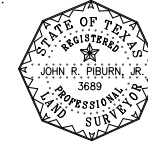
SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2019.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John R. Piburn, Jr., RPLS No. 3689



OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS § COUNTY OF TARRANT §

WHEREAS, NRH Partners, Ltd, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.110 acre (135,474 square foot) tract of land located in the W. W. Wallace Survey, Abstract No. 1606, City of North Richland Hills, Tarrant County, Texas, said tract being the remainder of Lot 1-R-2, Block 25 of Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Document No. D212279844 Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract also being all of the land conveyed to NRH Partners Ltd by deed recorded in Document No. D215263235 D.R.T.C.T. and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "MOAK SURV INC" found in the southerly line of Interstate Highway Loop 820 (a variable width public right-of-way), said rod being the northwest corner of the remainder of Lot 3, Block 25 of Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-208, Page 89 D.R.T.C.T. and the northeast corner of said Lot 1-R-2;

THENCE South 00°19'48" West departing said southerly line of Interstate Highway Loop 820 and along the common line between said Lot 1-R-2 and said remainder of Lot 3, passing a 1/2 inch iron rod with red plastic cap stamped "MOAK RANDOM" at 209.75 feet and traveling a total distance of 210.75 feet to the southeast corner of said Lot 1-R-2 and said remainder of Lot 3, said corner being in the north line of Block 21R of Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-17, Page 415 D.R.T.C.T.;

THENCE North 89°38'30" West along the common line between said Lot 1-R-2 and said Block 21R for a distance of 374.69 feet to a "pk" nail found for corner, said "pk" nail being the most easterly southeast corner of said Lot 1-R-2 and the southeast corner of Lot 5R, Block 25 of Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Document No. D218085573 D.R.T.C.T.;

THENCE North 00°19'48" East along the common line between said Lot 1-R-2 and said Lot 5R for a distance of 17.00 feet to a "pk" nail found for corner;

THENCE North 89°38'30" West continuing along said common line for a distance of 179.72 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE North 00°19'48" East continuing along said common line for a distance of 269.06 feet to a "60d" nail found for corner in the aforementioned southerly line of Interstate Highway Loop 820, said nail being the most northerly northeast corner of aforementioned Lot 5R and the northwest corner of said Lot 1-R-2, said nail also being the beginning of a non-tangent curve to the right with a radius of 2609.18 feet and a chord which bears South 82°51'30" East for 150.94 feet;

THENCE along the common line between said Lot 1-R-2 and said southerly line of Interstate Highway Loop 820 and along said non-tangent curve to the right through a central angle of 03°18'54" and an arc length of 150.96 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE South 81°33'18" East continuing along said common line for a distance of 408.63 feet to the POINT OF BEGINNING and containing 3.110 acres, or 135,474 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NRH Partners, Ltd, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1R2R1 and 1R2R2, Block 25 of Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's 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 authority, 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/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said NRH Partners, Ltd.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2019.

Notary Public, State of Texas My Commission expires: _____

REPLAT SNOW HEIGHTS ADDITION Lots 1R2R1 and 1R2R2, Block 25

BEING a revision of the remainder of Lot 1-R-2, Block 25 of Snow Heights Addition an addition to the City of North Richland Hills, Tarrant County, Texas according to the Plat recorded in Instrument No. D212279844 Deed Records, Tarrant County, Texas

135,474 square feet / 3.110 acres situated in the W. W. Wallace Survey - Abstract No. 1606 City of North Richland Hills Tarrant County, Texas

Case RP 2019-03

OWNER NRH Partners, Ltd 3811 Turtle Creek Boulevard Dallas, Texas 75219

DEVELOPER Retail Buildings, Inc. 16135 Preston Road - Suite 107 Dallas, Texas 75248

SURVEYOR Piburn & Company, LLC 801 East Campbell Road - Suite 575 Richardson, Texas 75081 Ph: 214.328.3500 Fax: 214.328.3512 CONTACT: Alison Hersey

This plat filed as Instrument No. D _____ Date _____

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to recommend approval of this plat by the City Council.

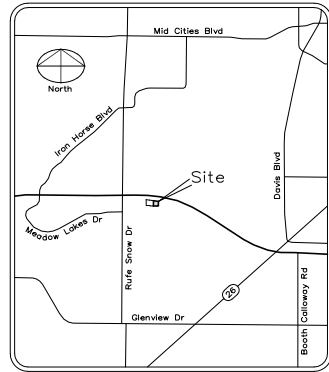
Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

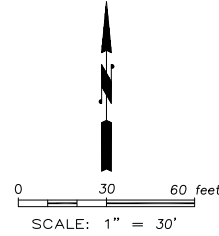
WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

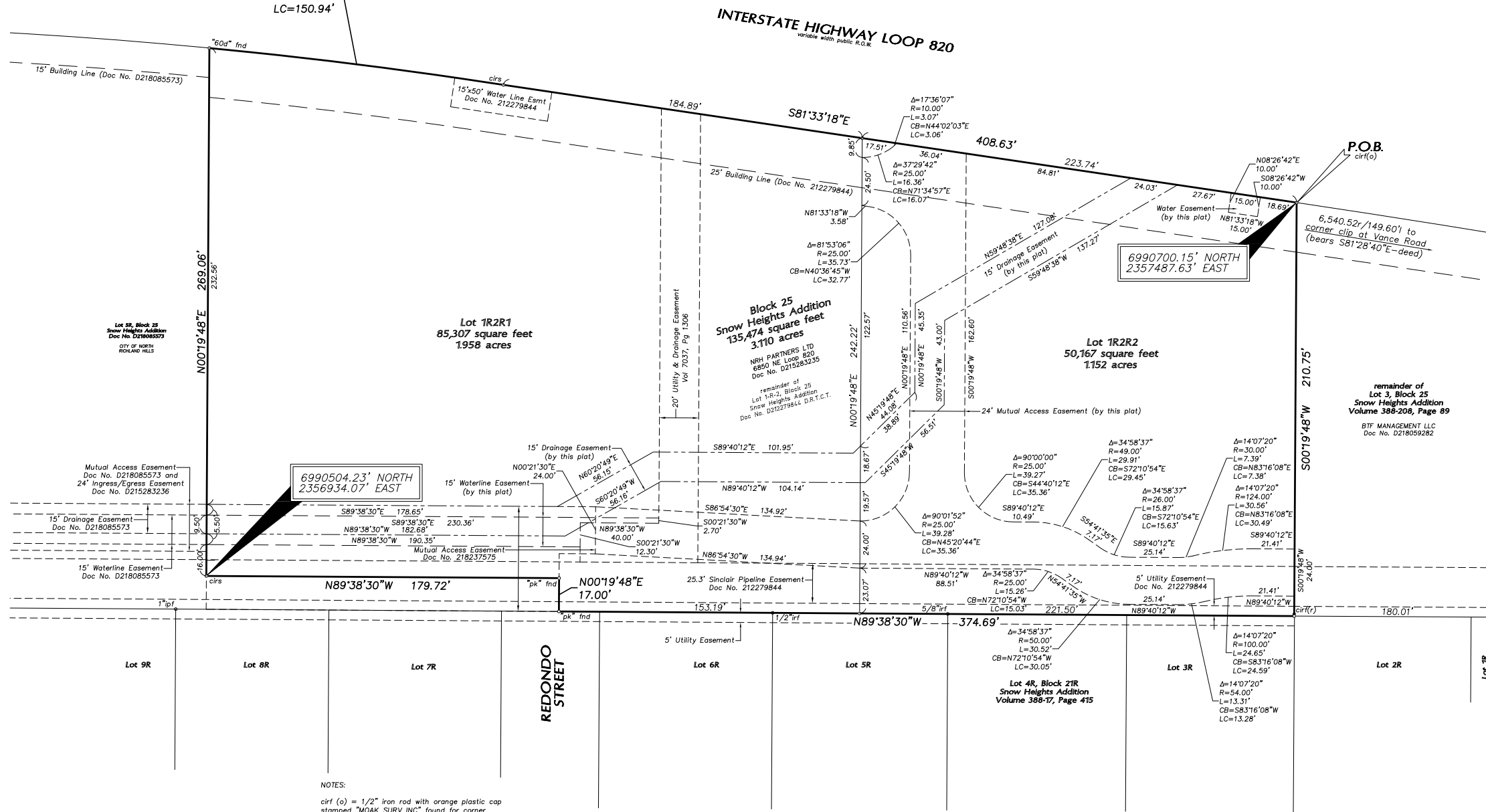
Attest: City Secretary _____



VICINITY MAP nts



Δ=03°18'54" R=2609.18' L=150.96' CB=N82°51'30"W LC=150.94'



NOTES:

circ (a) = 1/2" iron rod with orange plastic cap stamped "MOAK SURV INC" found for corner

circ (r) = 1/2" iron rod with orange plastic cap stamped "MOAK RANDOM" found

circ s = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner

irc = iron rod found for corner

This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

BASIS OF BEARINGS:

Basis of Bearings is a southerly line (South 81°33'18" East) of Interstate Highway Loop 820, as shown on replat of Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Instrument No. D212279844, Plat Records, Tarrant County, Texas

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Surveying Firm #100871-00 File No. 19009