



LOT 1, BLOCK 1
TAPP II ADDITION
CAB. A, SLIDE 6201
P.R.T.C.T.
BRADBURY POINT LLC
DOC. NO. D212312920
D.R.T.C.T.

HILLTOP DRIVE
(50' RIGHT-OF-WAY)
(CAB. A, SLIDE 6201 ~ P.R.T.C.T.)

LOT 2R1, BLOCK 1
TAPP ADDITION
DOC. NO. D213312522
P.R.T.C.T.
RSMC PROPERTIES, LLC
DOC. NO. D207185517
D.R.T.C.T.

LOT 3R2R, BLOCK 1
20,173 SF
0.463 ACRES

1.083 ACRES
47,187 (SQ. FT.)

LOT 4R1R, BLOCK 1
27,014 SF
0.620 ACRES

LOT 5, BLOCK 1
TAPP ADDITION
VOL. 388-150, PG. 8
P.R.T.C.T.

TABU PROPERTY III, LLC
VOL. 14993, PG. 234
D.R.T.C.T.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/7/2021

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas

LINE TABLE			
LINE	BEARING	LENGTH	DISTANCE
L1	N 15°09'46" W	8.36'	8.34'
L2	S 38°55'32" W	6.45'	
L3	N 15°09'46" W	3.61'	
L4	N 89°51'00" E	23.00'	
L5	S 89°51'00" W	10.00'	
L6	N 90°00'00" E	13.00'	

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	44.00'	105°2'52"	8.36'	S 09°43'20" E
C2	20.00'	15°09'46"	5.29'	S 07°34'53" W
C3	20.00'	15°00'00"	5.24'	N 07°39'46" W
C4	44.00'	15°09'46"	11.64'	N 07°34'53" W
C5	20.00'	38°55'32"	13.59'	S 19°27'46" W
C6	16.97'	30°32'32"	9.04'	N 22°59'38" E
C7	20.00'	53°19'22"	18.61'	S 26°52'43" E
C8	20.00'	59°47'06"	20.87'	S 29°44'33" W
C9	10.00'	90°13'39"	15.75'	N 45°06'49" E

LOT 1, BLOCK 6
SNOW HEIGHTS NORTH
VOL. 388-151, PG. 29
P.R.T.C.T.

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

BLOCK 5
SNOW HEIGHTS NORTH
VOL. 388-143, PG. 78
P.R.T.C.T.

LOT 1R, BLOCK 13
SNOW HEIGHTS NORTH
VOL. 388-179, PG. 99
P.R.T.C.T.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Oneida Realty Co. are the owners of a 1.083 acre tract of land situated in the J.M. Van Dusen Survey, Abstract Number 1588 and being all of Lots 3R2 and 4R1, Block 1 of Tapp Addition, an addition to the City of North Richland Hills, as recorded in Instrument Number D214009588, Plat Records, Tarrant County, Texas, also being a tract of land described to Oneida Realty Co. by Warranty Deed recorded in Volume 7331, Page 298, Deed Records, Tarrant County, Texas and also being described to Oneida Realty Co. by Warranty Deed recorded in Volume 7489, Page 204, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00012);

BEGINNING at a 5/8 inch rebar capped "JEA Hydrotech" found for the northeast corner of said Lot 3R2, same being the southeast corner of Lot 2R1, Block 1 of Tapp Addition, an addition to the City of North Richland Hills, as recorded in Instrument Number D213312522, Plat Records, Tarrant County, Texas and lying on the west right-of-way line of Rufe Snow Drive (Called a 120 foot right-of-way as shown in Volume D214009588, Plat Records, Tarrant County, Texas);

THENCE South 00 degrees 09 minutes 46 seconds East, with the west right-of-way line of said Rufe Snow Drive, passing at a distance of 101.12 a 5/8 inch rebar capped "JEA HYDROTECH" found for the southeast corner of said Lot 3R2 same being the northeast corner of said Lot 4R1 and continuing with the west right-of-way line of said Rufe Snow Drive, a total distance of 225.00 feet to a 5/8 inch rebar capped "JEA HYDROTECH" found for the easternmost southern corner of said Lot 4R1, same being the easternmost northeast corner of Lot 1, Block 1 Tapp II Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 6201, Plat Records, Tarrant County, Texas;

THENCE South 45 degrees 13 minutes 39 seconds West, departing the west right-of-way line of said Rufe Snow, with a north line of said Lot 1, a distance of 14.14 feet to a 1/2 inch rebar found for corner;

THENCE North 89 degrees 46 minutes 21 seconds West, with a north line of said Lot 1, a distance of 140.00 feet to a 5/8 inch rebar capped "JEA HYDROTECH" found for corner and being the beginning of a curve to the right with a radius of 110.00 feet, a central angle of 29 degrees 25 minutes 04 seconds and a chord bearing and distance of South 75 degrees 04 minutes 43 seconds East, a distance of 55.86 feet;

THENCE with said curve to the right, in a northeasterly direction, with a north line of said Lot 1, an arc length of 56.48 feet to a 1/2 inch rebar found for the southwest corner of said Lot 4R1;

THENCE North 00 degrees 09 minutes 46 seconds West, with an east line of said Lot 1, passing at a distance of 119.71 feet a PK Nail with a shiner stamped "JEA" found for the northwest corner of said Lot 4R1, same being the southwest corner of said Lot 3R2 and continuing with an east line of said Lot 1, a total distance of 155.83 feet to a 1/2 inch rebar found for corner;

THENCE South 89 degrees 46 minutes 21 seconds East, with a south line of said Lot 1, a distance of 7.00 feet to a PK Nail with a shiner stamped "RPLS 6595" found for corner;

THENCE North 00 degrees 09 minutes 36 seconds West, with an east line of said Lot 1, a distance of 65.00 feet to an "X" Cut found in concrete for the northwest corner of said Lot 3R2, same being the southwest corner of said Lot 2R1;

THENCE South 89 degrees 46 minutes 21 seconds East, departing the east line of said Lot 1, with the south line of said Lot 2R1, a distance of 197.00 feet to THE POINT OF BEGINNING and containing 47,187 square feet or 1.083 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Oneida Realty Co., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as **Lots 3R2R and 4R1R, Block 1, Tapp 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.

ONEIDA REALTY CO.

Authorized Representative - Signature

Printed Name

Title / Date

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of _____

ENGINEER
CLAYMOORE
ENGINEERING

1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572
OWNER/DEVELOPER
Oneida Realty Co.
306 W. Superior Street, Suite 1605
Duluth, MN 55802-1816



WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 03/02/2021 CHECKED BY: M.P. JOB NO.: D56354

Point of Contact:
Grayson CeBalloos
972-370-5871

grayson.ceballoos@windroseservices.com
Last Revision Date: 04/07/2021

REPLAT
TAPP ADDITION
LOTS 3R2R AND 4R1R, BLOCK 1
Being a Replat of Lots 3R2 and 4R1, Block 1
Tapp Addition, an addition to the
City of North Richland Hills, as recorded in
Inst. No. D214009588, P.R.T.C.T.
City of North Richland Hills, Tarrant County, Texas

-- 2021 --

CITY CASE NO: RP2021-01