



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, SOMERIK REALTY, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 2.913 acre tract of land, recorded under Instrument Number D221248897 Deed Records, Tarrant County, Texas (PRTCT), located in the John C. Yates Survey, Abstract No. 1753, City of North Richland Hills, Tarrant County, Texas and being more particularly described 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 21 degrees 19 minutes 11 seconds, having a chord which bears North 54 degrees 07 minutes 27 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 set 5/8" iron rod capped "Neel-Schaffer" 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 37 minutes 35 seconds West, along said north line, same being the south line of said Somerik Realty, LLC tract, same being the southeast corner of said Lot 3, Block 1, Ranger Crossing;

THENCE North 03 degrees 12 minutes 42 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 390.96 feet to the POINT OF BEGINNING and containing 126,922.069 square feet or 2.913 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SOMERIK REALTY, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the heretofore described real property as Lots 1 thru 12, and Lots 1X, 2X and 4X, Block 1, and Lots 1, 2, and Lot 3X, Block 2, Wayfarer Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Agent- SOMERIK REALTY, LLC: Chase Medford

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BEFORE ME, the undersigned authority, on this day personally appeared, Chase Medford, of SOMERIK REALTY, LLC 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2024.
Notary Public, State of Texas
My Commission expires: _____
NOTARY SEAL

- 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) and tied to City of North Richland Hills monument GPS-35.
 - 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 DRTCT 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.

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____

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.

FOR REVIEW ONLY 10/29/2024
Date

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

OWNER

SOMERIK REALTY, LLC
c/ CHASE MEDFORD
1713 LITTLE DEER LN.
FORT WORTH, TEXAS 76131
817-487-1608

NEEL-SCHAFFER
Solutions you can build upon

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

FINAL PLAT
WAYFARER ADDITION
LOTS 1-12, BLOCK 1, LOTS 1-2, BLOCK 2
4-OPEN SPACE LOTS: 1X, 2X & 4X, Block 1;
LOT 3X, BLOCK 2
AN ADDITION TO
THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
BEING 2.913 ACRES OF LAND SITUATED IN
THE JOHN C. YATES SURVEY, ABSTRACT NO. 1753
TARRANT COUNTY, TEXAS
OCTOBER 29, 2024
CASE: PLAT24-0078