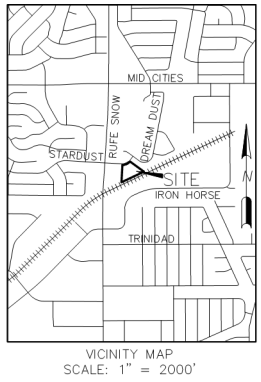
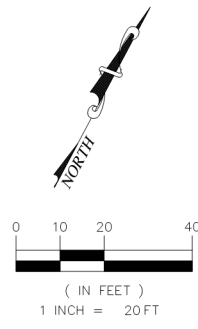
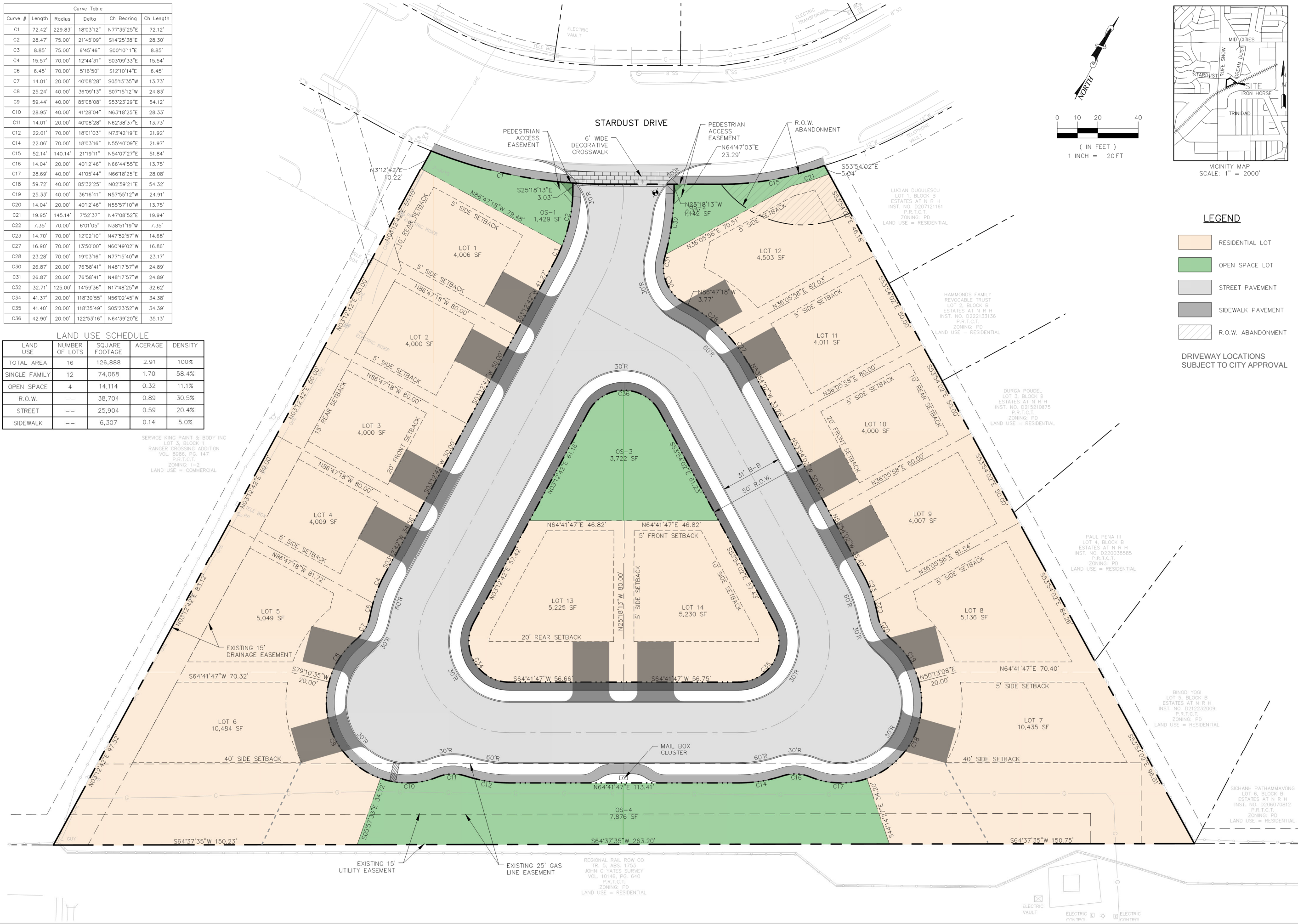


Curve #	Length	Radius	Delta	Ch Bearing	Ch Length
C1	72.42'	229.83'	18°03'12"	N77°35'25"E	72.12'
C2	28.47'	75.00'	21°45'09"	S14°25'38"E	28.30'
C3	8.85'	75.00'	6°45'46"	S00°10'11"E	8.85'
C4	15.57'	70.00'	12°44'31"	S03°09'33"E	15.54'
C6	6.45'	70.00'	5°16'50"	S12°10'14"E	6.45'
C7	14.01'	20.00'	40°08'28"	S05°15'35"W	13.73'
C8	25.24'	40.00'	36°09'13"	S07°15'12"W	24.83'
C9	59.44'	40.00'	85°08'08"	S53°23'29"E	54.12'
C10	28.95'	40.00'	41°28'04"	N63°18'25"E	28.33'
C11	14.01'	20.00'	40°08'28"	N62°38'37"E	13.73'
C12	22.01'	70.00'	18°01'03"	N73°42'19"E	21.92'
C14	22.06'	70.00'	18°03'16"	N55°40'09"W	21.97'
C15	52.14'	140.14'	21°19'11"	N54°07'27"E	51.84'
C16	14.04'	20.00'	40°12'46"	N66°44'55"E	13.75'
C17	28.69'	40.00'	41°05'44"	N66°18'25"E	28.08'
C18	59.72'	40.00'	85°32'25"	N02°59'21"E	54.32'
C19	25.33'	40.00'	36°16'41"	N57°55'12"W	24.91'
C20	14.04'	20.00'	40°12'46"	N55°57'10"W	13.75'
C21	19.95'	145.14'	7°52'37"	N47°08'52"E	19.94'
C22	7.35'	70.00'	6°01'05"	N38°51'19"W	7.35'
C23	14.70'	70.00'	12°02'10"	N47°52'57"W	14.68'
C27	16.90'	70.00'	13°50'00"	N60°49'02"W	16.86'
C28	23.28'	70.00'	19°03'16"	N77°15'40"W	23.17'
C30	26.87'	20.00'	76°58'41"	N48°17'57"W	24.89'
C31	26.87'	20.00'	76°58'41"	N48°17'57"W	24.89'
C32	32.71'	125.00'	14°59'36"	N17°48'25"W	32.62'
C34	41.37'	20.00'	118°30'55"	N56°02'45"W	34.38'
C35	41.40'	20.00'	118°35'49"	S05°23'52"W	34.39'
C36	42.90'	20.00'	122°53'16"	N64°39'20"E	35.13'

LAND USE	NUMBER OF LOTS	SQUARE FOOTAGE	ACERAGE	DENSITY
TOTAL AREA	16	126,888	2.91	100%
SINGLE FAMILY	12	74,068	1.70	58.4%
OPEN SPACE	4	14,114	0.32	11.1%
R.O.W.	--	38,704	0.89	30.5%
STREET	--	25,904	0.59	20.4%
SIDEWALK	--	6,307	0.14	5.0%

SERVICE KING PAINT & BODY INC
 LOT 3, BLOCK 1
 RANGER CROSSING ADDITION
 VOL. 8986, PG. 147
 P.R.T.C.T.
 ZONING: I-2
 LAND USE = COMMERCIAL



LEGEND

- RESIDENTIAL LOT
- OPEN SPACE LOT
- STREET PAVEMENT
- SIDEWALK PAVEMENT
- R.O.W. ABANDONMENT

DRIVEWAY LOCATIONS
SUBJECT TO CITY APPROVAL

REIDINGER GROUP, LLC
 P.O. BOX 93296
 DALLAS, TEXAS 75293
 PHONE: (817) 253-9277
 FAX: (817) 253-9277
 ENGINEERING FIRM REGISTRATION NUMBER F-23318
 MEDFORD CONSTRUCTION
 10000 W. HUNTERS TRAIL
 KELLER, TEXAS 75248
 PREPARED FOR:
 ZONING: PD
 LAND USE = RESIDENTIAL
 PHONE: (817) 887-1608

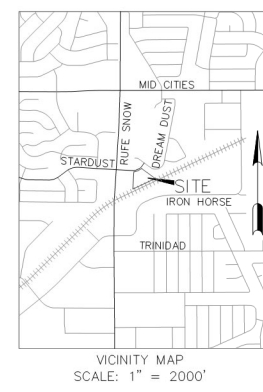
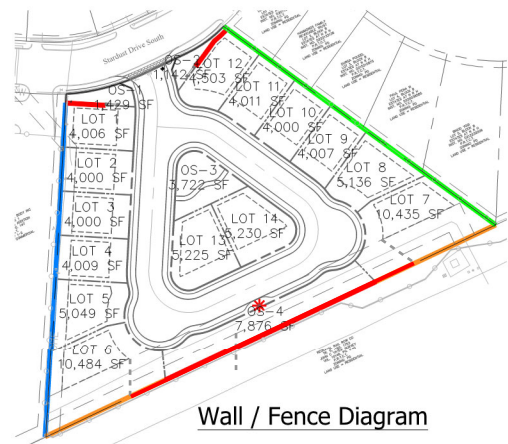
SITE PLAN
WAYFARER ADDITION
NORTH RICHLAND HILLS, TEXAS

BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes
 Engineer: CLAYTON T. REIDINGER
 P.E. No. 57487 - 0000 - 028282

Drawn By: DSM
 Reviewed By: CTR
 Project: 1004-01

SHEET
1

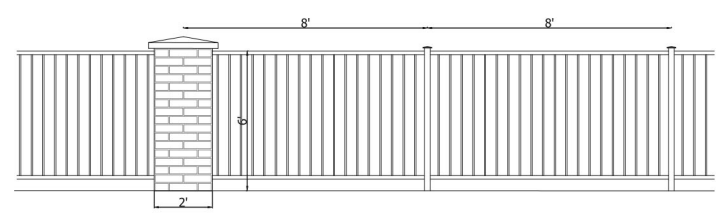


- Legend**
- 6' Board on Board Cedar Fence w/ Cap & metal posts
 - 6' Iron Fence w/ Living Screen & Masonry Columns. Max. 40' apart.
 - 6' Thin Wall
 - Retain or Repair Existing Fence
- Legend**
- 4' Concrete Sidewalk (Unless noted on plan)
 - Open Space
 - Lots
 - Mail Kiosk

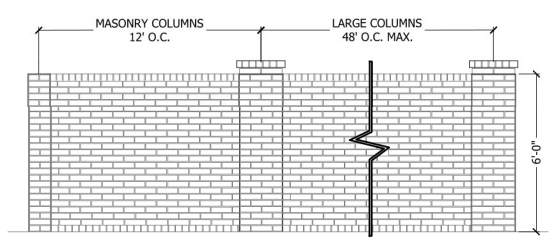


Entry Sign Elevation

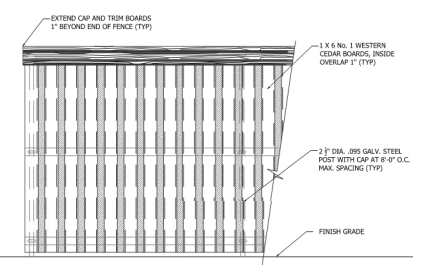
- Tree from the city's approved Large Tree List:
- Street Trees: Live Oak & Cedar Elm
 - Tree from the city's approved Ornamental Tree List
 - Living Screen: Dwarf Burford Holly or Dwarf Yaupon Holly or Indian Hawthorne



6' Metal Fence with Masonry Columns



6' Thin Wall Fencing



6' Board on Board Cedar Fence w/ Metal Posts

Owner:
Somarik Realty, LLC
1713 Little Deer Lane
Fort Worth, TX 76244

Engineer:
Redinger Group, LLC
P.D.Box 93206
Southlake, TX 76092
Tel: 817-253-5727
Contact: Clayton Redinger, P.E.

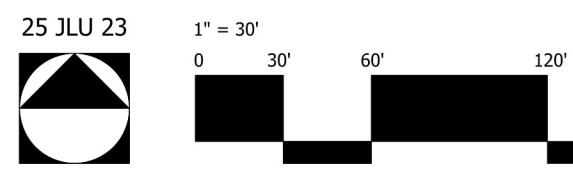
Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



NOTE:
ALL RESIDENTIAL LOTS REQUIRE ONE CANOPY TREE (3" CAL. MIN) AND ONE ORNAMENTAL TREE PER CITY'S PLANT LIST. TREES TO BE LOCATED AFTER BUILDING CONSTRUCTION.
FRONT YARDS OF RESIDENTIAL LOTS REQUIRE A MINIMUM OF 8 - 3 TO 5 GALLON SHRUBS AND 18-ONE GALLON SHRUBS



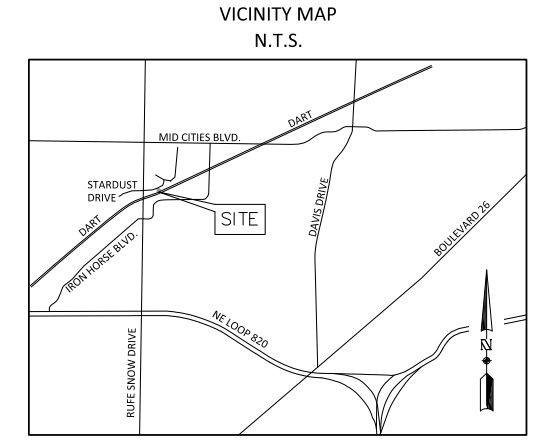
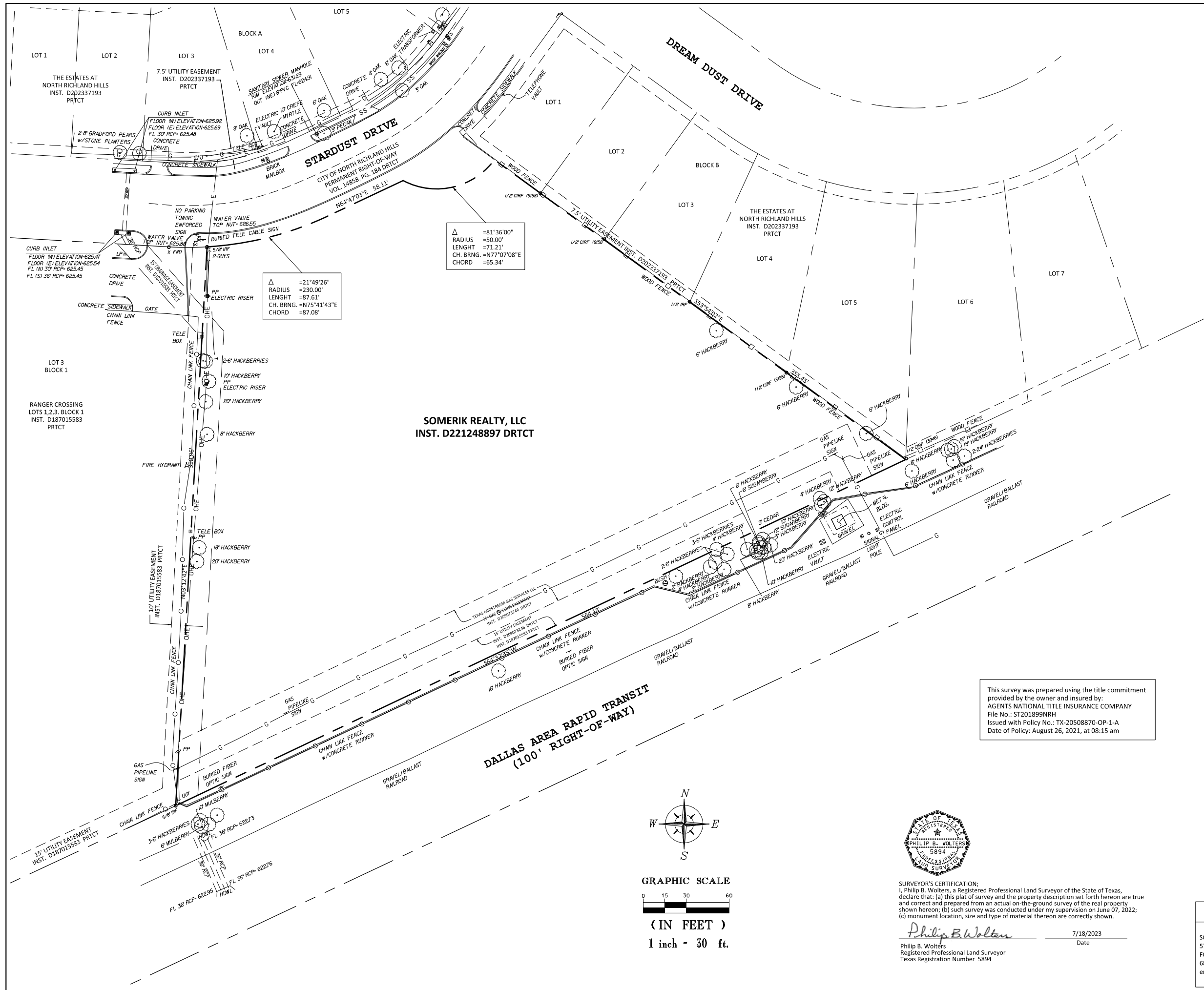
Street Section (Typ)



Landscape Plan CONCEPTUAL

Wayfarer Addition

North Richland Hills, Tarrant County, Texas



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 (DRTCT) 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 50.00 feet, a central angle of 81 degrees 36 minutes 00 seconds, having a chord which bears North 77 degrees 07 minutes 08 seconds East with a distance of 65.34 feet;

THENCE Northeasterly, continuing along said south line, an arc length of 71.21 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 355.45 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 37 minutes 35 seconds West, along said north line, same being the south line of said Somerik Realty, LLC, a distance of 564.18 feet to Aa found 5/8 inch iron rod for the southwest corner of said Somerik Realty, LLC tract, same being the southeast corner of said Lot 3, Block 1, Ranger Crossing;

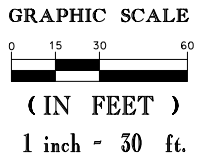
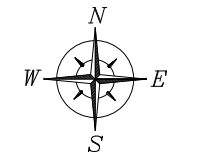
THENCE North 03 degrees 12 minutes 42 seconds East, along the west line of said Somerik Realty, LLC tract, same being the east line of said Lot 3, Block 1, Ranger Crossing, a distance of 390.96 feet to the POINT OF BEGINNING and containing 125,800.480 square feet or 2.887 acres of land.

This survey was prepared using the title commitment provided by the owner and insured by: AGENTS NATIONAL TITLE INSURANCE COMPANY File No.: ST201899NRH Issued with Policy No.: TX-20508870-OP-1-A Date of Policy: August 26, 2021, at 08:15 am

BOUNDARY SURVEY

BEING A 2.887 ACRE TRACT OF LAND SITUATED IN THE JOHN C. YATES SURVEY, ABSTRACT NO. 1735 CONVEYED TO SOMERIK REALTY, LLC RECORDED UNDER INSTRUMENT NO. D221248897 DEED RECORDS, TARRANT COUNTY, TEXAS

JULY 2023



SURVEYOR'S CERTIFICATION:
I, Philip B. Wolters, a Registered Professional Land Surveyor of the State of Texas, declare that: (a) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property shown hereon; (b) such survey was conducted under my supervision on June 07, 2022; (c) monument location, size and type of material thereon are correctly shown.

Philip B. Wolters 7/18/2023
Date
Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894

OWNER		 NEEL-SCHAFFER Solutions you can build upon
SOMERIK REALTY, LLC 5751 Avenue J, Suite 120, Arlington, Texas 76006 FORT WORTH, TX 76244 682-650-3438 erik@somerik.com		
		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

B. Typical Home Elevations
CONCEPTUAL



III. Exhibits

A. Decorative Light Poles and Mailboxes

