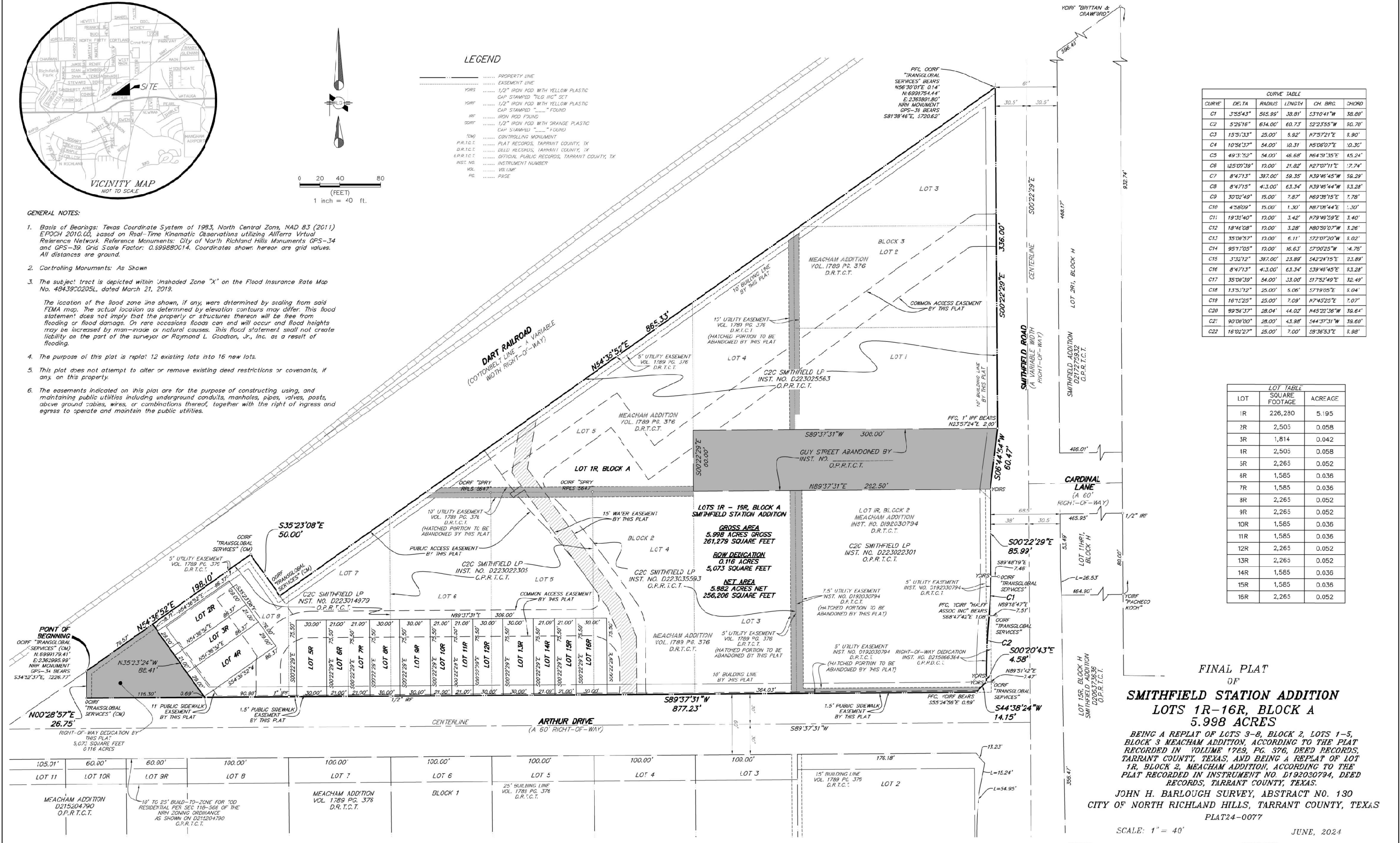


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YORS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- YORF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- COF 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED " " FOUND
- (CM) CONTROLLING MONUMENT
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TX
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TX
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

- GENERAL NOTES:**
- Basis of Bearings:** Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Allterra Virtual Reference Network. Reference Monuments: City of North Richland Hills Monuments GPS-34 and GPS-39. Grid Scale Factor: 0.999880014. Coordinates shown hereon are grid values. All distances are ground.
 - Controlling Monuments:** As Shown
 - The subject tract is depicted within Unshaded Zone "X" on the Flood Insurance Rate Map No. 49439C0205L, dated March 21, 2019.

The location of the flood zone line shown, if any, was determined by scaling from said FEMA map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson, Jr., Inc. as a result of flooding.
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 - 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.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	3°55'43"	585.95'	38.81'	S31°04'11"W	38.80'
C2	5°26'16"	614.00'	60.73'	S22°35'55"W	50.70'
C3	15°51'33"	25.00'	5.82'	N75°21'21"E	8.90'
C4	10°54'37"	54.00'	10.31'	N5°06'07"E	10.30'
C5	49°3'52"	54.00'	46.68'	N64°51'35"E	45.24'
C6	125°07'39"	12.00'	21.82'	N27°07'11"E	17.74'
C7	8°47'13"	387.00'	59.35'	N39°46'45"W	58.28'
C8	8°47'15"	413.00'	63.34'	N39°46'44"W	63.28'
C9	30°02'49"	15.00'	7.87'	N69°39'15"E	7.78'
C10	4°58'09"	15.00'	1.30'	N87°05'44"E	1.30'
C11	18°35'40"	12.00'	3.42'	N79°49'59"E	3.40'
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C17	35°04'39"	54.00'	33.00'	S17°52'49"E	32.49'
C18	13°51'12"	25.00'	5.06'	S71°05'5"E	8.04'
C19	16°15'25"	25.00'	7.09'	N7°45'25"E	7.07'
C20	99°56'37"	28.04'	44.02'	N45°22'36"W	38.64'
C21	90°04'00"	28.00'	43.98'	S44°37'31"W	38.60'
C22	16°02'27"	25.00'	7.00'	S8°36'53"E	8.98'

LOT TABLE

LOT	SQUARE FOOTAGE	ACREAGE
1R	226,230	5.195
2R	2,503	0.058
3R	1,814	0.042
4R	2,503	0.058
5R	2,265	0.052
6R	1,585	0.036
7R	1,585	0.036
8R	2,265	0.052
9R	2,265	0.052
10R	1,585	0.036
11R	1,585	0.036
12R	2,265	0.052
13R	2,265	0.052
14R	1,585	0.036
15R	1,585	0.036
16R	2,265	0.052

FINAL PLAT
OF
SMITHFIELD STATION ADDITION
LOTS 1R-16R, BLOCK A
5.998 ACRES

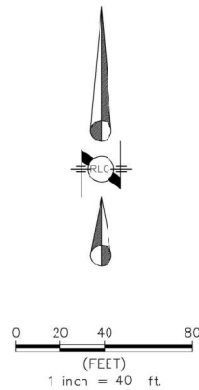
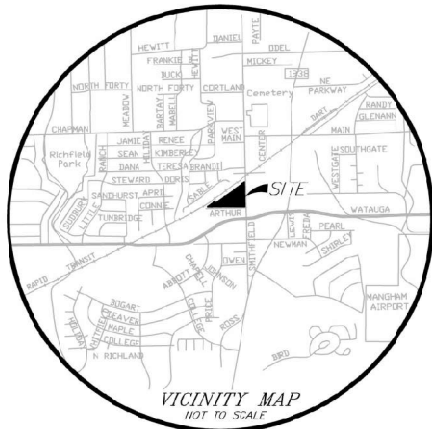
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JOHN H. BARLOUGH SURVEY, ABSTRACT NO. 130
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
PLAT24-0077

SCALE: 1" = 40' JUNE, 2024

OWNER:
C2C SMITHFIELD LP
3000 KELLER SPRINGS RD, STE 400
CARROLLTON, TX 75006
214-632-2224
BRYAN WELTY (DIRECTOR)

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
13001 J. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-733-8100
rig@rlginc.com
TX PE REG #F-498
TFLBS REG #100341-00



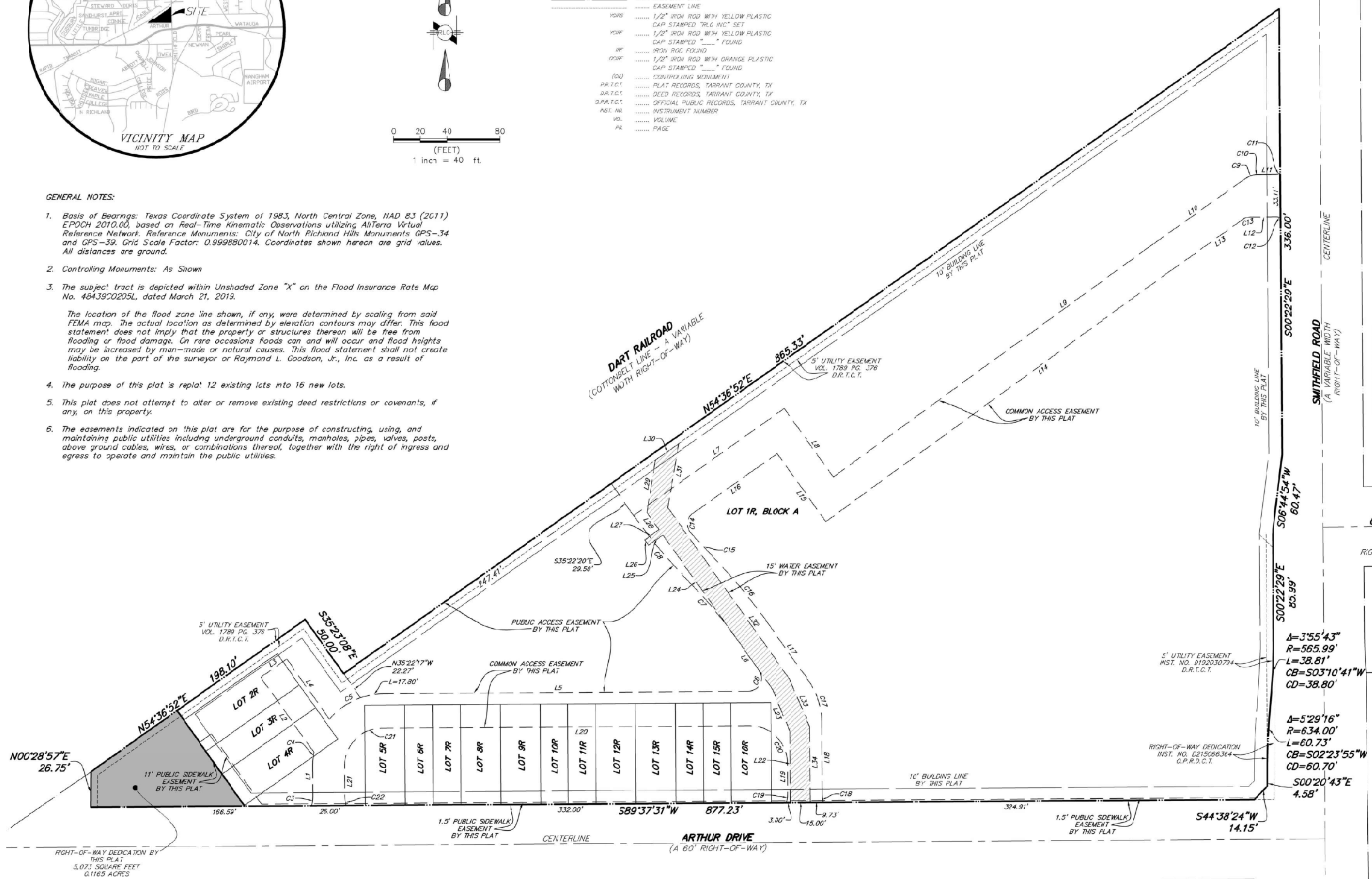
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CURVE TABLE					
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C3	15°51'33"	25.00'	6.92'	N7°57'21"E	6.90'
C4	10°56'37"	54.00'	10.31'	N5°06'07"E	10.30'
C5	49°31'52"	54.00'	46.66'	N64°51'35"E	45.24'
C6	125°00'39"	18.00'	21.82'	N27°07'11"E	17.74'
C7	8°47'13"	327.00'	59.35'	N39°48'45"W	59.29'
C8	8°47'15"	413.00'	63.34'	N39°48'44"W	63.28'
C9	30°02'49"	15.00'	7.87'	N69°38'15"E	7.78'
C10	4°58'09"	15.00'	1.30'	N87°08'44"E	1.30'
C11	19°35'40"	18.00'	3.42'	N79°42'59"E	3.40'
C12	18°46'08"	18.00'	3.28'	N80°53'07"W	3.26'
C13	35°06'57"	18.00'	5.11'	S72°07'20"W	5.02'
C14	95°17'05"	18.00'	16.63'	S70°00'25"W	14.78'
C15	3°32'12"	327.00'	23.89'	S42°20'15"E	23.89'
C16	8°47'13"	413.00'	63.34'	S39°48'45"E	63.28'
C17	35°06'39"	54.00'	33.00'	S17°52'49"E	32.49'
C18	13°53'12"	25.00'	6.06'	S71°9'59"E	6.04'
C19	16°15'25"	25.00'	7.09'	N7°45'25"E	7.07'
C20	89°56'37"	28.04'	44.02'	N45°22'36"W	39.64'
C21	90°00'00"	28.00'	43.98'	S44°37'31"W	39.60'
C22	16°02'27"	25.00'	7.00'	S8°36'53"E	6.98'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N0°22'06"W	23.30'	L16	S02°22'29"E	55.04'
L2	N35°23'08"W	62.18'	L17	N0°22'20"W	23.09'
L3	N54°36'52"E	24.00'	L18	S89°37'31"W	277.97'
L4	S35°23'08"E	53.72'	L19	S02°22'29"E	23.21'
L5	N69°37'31"E	274.81'	L20	N0°22'11"W	54.01'
L6	N35°23'08"W	27.68'	L21	N22°52'15"W	34.43'
L7	N54°36'53"E	139.33'	L22	N35°23'08"W	142.24'
L8	S35°23'07"E	63.53'	L23	S54°36'52"W	13.36'
L9	N35°23'07"E	226.31'	L24	N35°23'08"W	5.00'
L10	N54°36'51"E	87.83'	L25	N54°36'52"E	13.36'
L11	N69°37'49"E	14.06'	L26	N35°23'08"W	15.96'
L12	S69°37'49"W	18.63'	L27	N9°36'52"E	40.06'
L13	S54°36'52"W	67.90'	L28	N54°36'53"E	21.21'
L14	S35°23'07"W	320.31'	L29	S9°36'52"W	48.65'
L15	N35°23'07"W	63.09'	L30	S35°23'08"E	158.64'
L16	S54°38'56"W	57.54'	L31	S22°52'15"E	39.05'
L17	S35°23'08"E	55.46'	L32	S02°21'07"E	56.99'

FINAL PLAT
OF
SMITHFIELD STATION ADDITION
LOTS 1R-16R, BLOCK A
5.998 ACRES

BEING A REPLAT OF LOTS 3-8, BLOCK 2, LOTS 1-5, BLOCK 3 MEACHAM ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1789, PG. 376, DEED RECORDS, TARRANT COUNTY, TEXAS; AND BEING A REPLAT OF LOT 1R, BLOCK 2, MEACHAM ADDITION, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D192030794, DEED RECORDS, TARRANT COUNTY, TEXAS.

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CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

PLAT24-0077

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214-739-8100
rig@rlginc.com
TX PE REG #F-488
TBFELS REG #100341-00

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, C2C Smithfield LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the John H. Barlough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, being all of Lots 3-8, Block 2, and Lots 1-5, Block 3, Meacham Addition, according to the plat recorded in Volume 1789, Page 376, Deed Records, Tarrant County, Texas, and being all of Lot 1R, Block 2, Meacham Addition, according to the plat recorded in Instrument No. D182030794, Deed Records, Tarrant County, Texas, and being all of those tracts of land described in deeds to C2C Smithfield, recorded in Instrument No. D223014979 (Special Warranty Deed), D223022305 (Special Warranty Deed with Mineral Reservation), D223035593 (General Warranty Deed), D223022301 (Special Warranty Deed with Mineral Reservation), and D223025563 (Special Warranty Deed with Mineral Reservation), Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "TRANSGLOBAL SERVICES" found in the northwest right-of-way line of Arthur Drive (a 60 foot right-of-way) and the southeast right-of-way line of DART Railroad (Cottonbelt Line, a variable width right-of-way) for the northerly southwest corner of said Lot 8, Block 2;

THENCE along the common line between said DART Railroad right-of-way and in part said Block 2, and in part said Block 3, the following bearings and distances:

North 54°36'52" East, a distance of 198.10 feet to a 1/2" iron rod with orange plastic cap stamped "TRANSGLOBAL SERVICES" found for corner;

South 35°23'08" East, a distance of 50.00 feet to a 1/2" iron rod with orange plastic cap stamped "TRANSGLOBAL SERVICES" found for corner;

North 54°36'52" East, a distance of 865.33 feet to a point at the intersection of the southeast right-of-way line of said DART Railroad and the west right-of-way line of Smithfield Road (a variable width right-of-way), for the north corner of said Lot 3, Block 3, from which a found 1/2" iron rod with orange plastic cap stamped "TRANSGLOBAL SERVICES" bears North 56°30'01" East, a distance of 0.14 feet;

THENCE South 00°22'29" East, along the common line between said Block 3 and said Smithfield Road right-of-way, a distance of 336.00 feet to a point at the intersection of the north right-of-way line of Guy Street (a 60 foot right-of-way) and the west right-of-way line of said Smithfield Road, for the southeast corner of said Lot 1, Block 3, from which a found 1" iron pipe bears North 23°57'24" East, a distance of 2.00 feet;

THENCE South 06°44'54" West, along the east line of said Guy Street right-of-way and the west line of said Smithfield Road right-of-way, a distance of 60.47 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the northeast corner of said Lot 1R, Block 2;

THENCE along the common line between said Lot 1R and said Smithfield Road right-of-way, the following bearings and distances:

South 00°22'29" East, a distance of 85.99 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the beginning of a tangent curve to the right;

In a southwesterly direction along said tangent curve to the right, whose chord bears South 03°10'41" West for a distance of 38.80 feet having a radius of 565.99 feet, a central angle of 03°55'43", and an arc length of 38.81 feet to a point at the end of said tangent curve to the right, for the beginning of a reverse curve to the left, from which a found 1/2" iron rod with yellow plastic cap stamped "HALFF ASSOC INC" bears South 58°47'42" East, a distance of 1.08 feet;

In a southwesterly direction along said reverse curve to the left, whose chord bears South 02°23'55" West a distance of 60.70 feet, having a radius of 634.00 feet, a central angle of 05°29'16", and an arc length of 60.73 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the end of said reverse curve to the left;

South 00°20'43" East, a distance of 4.58 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 44°38'24" West, a distance of 14.15 feet to a point in the north line of said Arthur Drive, from which a found 1/2" iron rod with yellow cap bears South 55°24'56" East, a distance of 0.89 feet;

THENCE South 89°37'31" West, along the common line between said Arthur Drive right-of-way and in part said Lot 1R and in part said Lots 3 through 8, Block 2, a distance of 877.23 feet to a 1/2" iron rod with orange plastic cap stamped "TRANSGLOBAL SERVICES" found for the southerly southwest corner of said Lot 8;

THENCE North 00°29'57" East, along the common line between said Lot 8 and said Arthur Drive right-of-way, a distance of 26.75 feet to the POINT OF BEGINNING containing 261,279 square feet or 5.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, C2C Smithfield LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot(s) 1R through 16R, Block A, Smithfield Station 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.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2024

Bryan Weitz

Director

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Bryan Weitz 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 individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____, 2024

Notary Public, State of Texas
My Commission expires:

SURVEYOR'S CERTIFICATION STATEMENT

I, James L. Marlett 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. PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

James L. Marlett Jr.
Registered Professional Land Surveyor No. 6896

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

Chair - Planning and Zoning Commission

Secretary - Planning and Zoning Commission

FINAL PLAT
OF
SMITHFIELD STATION ADDITION
LOTS 1R-16R, BLOCK A
5.998 ACRES
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RECORDED INST# - JOB NO. 2313.057.100 E-FILE 2313.057.100/P DWG NO. 28,425/W SHEET 3 OF 3