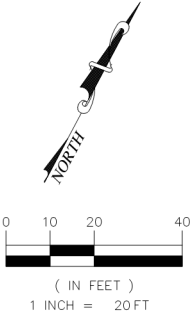
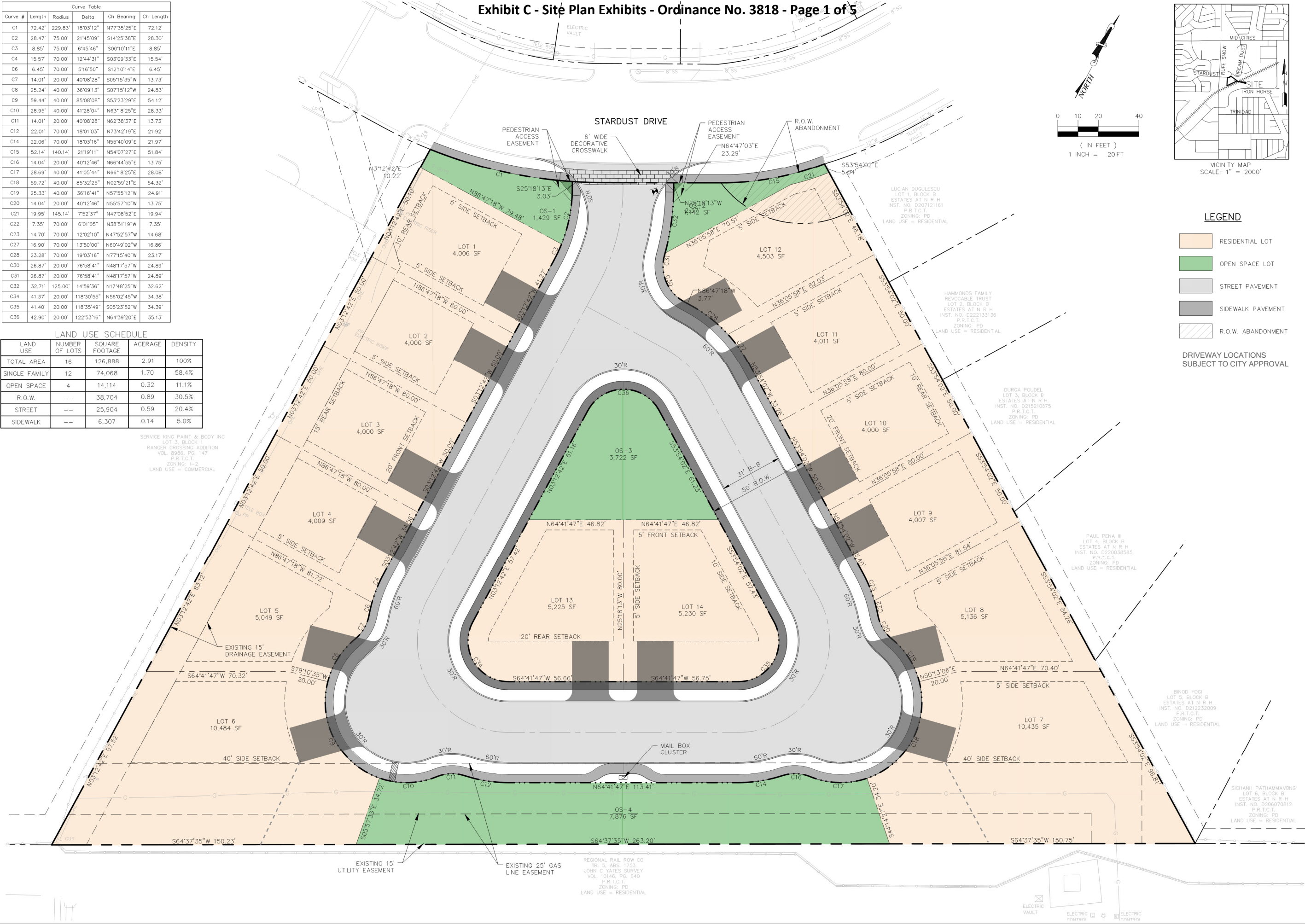


Exhibit C - Site Plan Exhibits - Ordinance No. 3818 - Page 1 of 5

Curve Table					
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"E	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 SCHEDULE				
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 83206
SOUTH WILSON, TEXAS 75371-2097
ENGINEERING FIRM REGISTRATION NUMBER F-23378
PREPARED FOR: MEDFORD CONSTRUCTION
SHELLEY, TEXAS 75488
PHONE (817) 687-1668

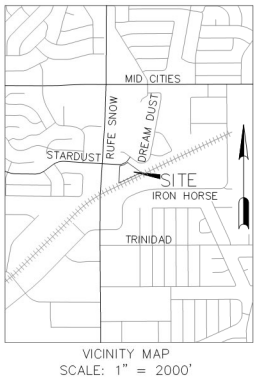
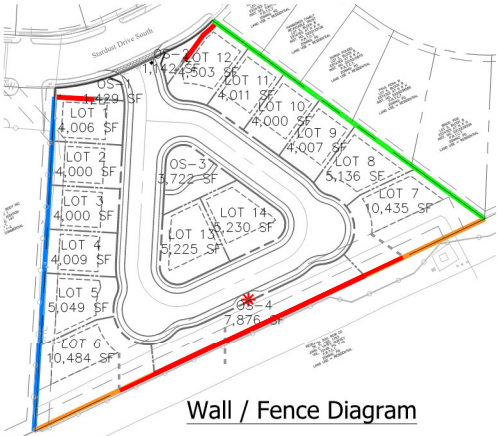
SITE PLAN
WAYFARER ADDITION
NORTH RICHLAND HILLS, TEXAS

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

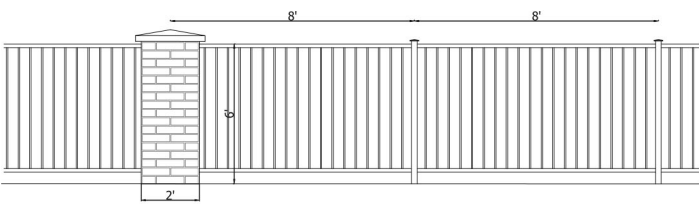
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: **CLAYTON T. REIDINGER**
P.E. No. 57487 Date 7/26/2022

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

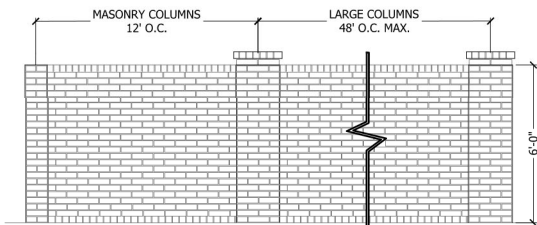
SHEET
1



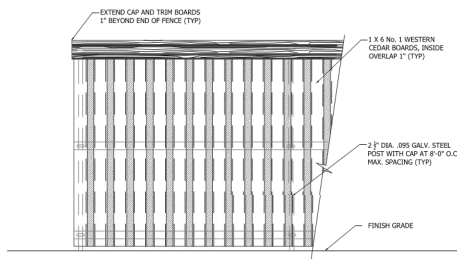
Entry Sign Elevation



6' Metal Fence with Masonry Columns



6' Thin Wall Fencing



6' Board on Board Cedar Fence w/ Metal Posts

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

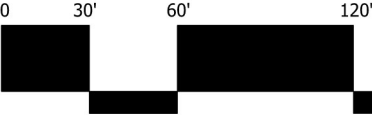
Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, TX 76092
Tel: 817-253-5727
Contact: Clayton Redinger, P.E.

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

25 JUL 23



1" = 30'



Landscape Plan CONCEPTUAL



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

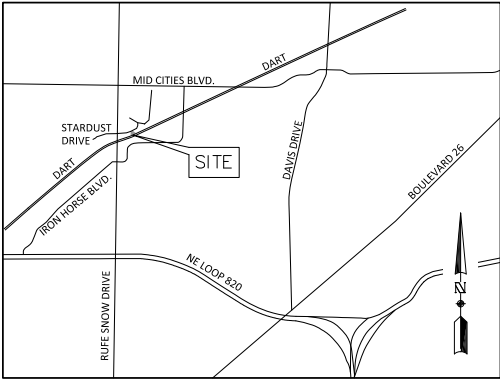


Street Section (Typ)

Wayfarer Addition

North Richland Hills, Tarrant County, Texas

VICINITY MAP
N.T.S.



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 (DRCT) 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.

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

OWNER

SOMERIK REALTY, LLC
5751 KROGER DRIVE, STE. 293
FORT WORTH, TX 76244
682-650-3438
erik@soimerik.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

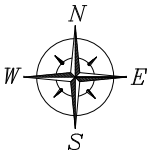
This survey was prepared using the title commitment provided by the owner and insured by:
AGENTS NATIONAL TITLE INSURANCE COMPANY
File No.: ST201899NRH
Issued with Policy No.: TX-20508870-OP-1-A
Date of Policy: August 26, 2021, at 08:15 am



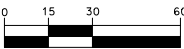
SURVEYOR'S CERTIFICATION:
I, Philip B. Wolters, a Registered Professional Land Surveyor of the State of Texas, declare that: (a) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property shown hereon; (b) 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
Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894

7/18/2023
Date



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

B. Typical Home Elevations
CONCEPTUAL



III. Exhibits

A. Decorative Light Poles and Mailboxes

