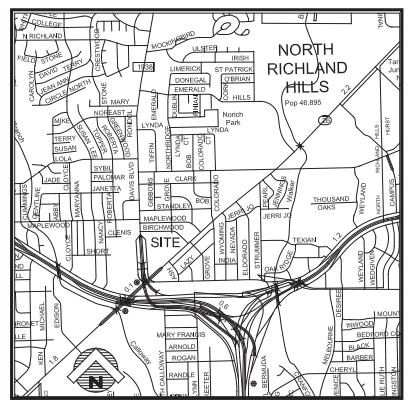


OWNER'S CERTIFICATION  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, RACETRAC PETROLEUM, INC. is the sole owner of a 2.135 acre tract of land out of the W. W. Wallace Survey, Abstract No. 1606, in the City of North Richland Hills, Tarrant County, Texas, being all of that certain tract of land conveyed to Racetrac Petroleum, Inc. by deed as recorded in Document No. \_\_\_\_\_ Official Public Records, Tarrant County, Texas, being all of Lot A1 and A2, Block 21, Clear View Addition, Replat, an addition to the City of North Richland Hills, according to the plat thereof recorded in Volume 388-209, Page 81, Plat Records, Tarrant County, Texas and being all of Lot A, Block 22, Clear View Addition, 3rd Filing, an addition to the City of North Richland Hills, according to the plat thereof recorded in Volume 388-25, Page 100, Plat Records, Tarrant County, Texas and being more particularly described as follows:



VICINITY MAP  
N.T.S.  
SURVEYOR CERTIFICATE

BEGINNING at a 1/2 inch iron rod set for corner at the southwest corner of said Lot A, Block 22, same point being the northwest corner of Lot 1R, Block 21, Venture Addition, an addition to the City of North Richland Hills, according to the plat thereof recorded in Cabinet A, Slide 5058, Plat Records, Tarrant County, Texas, said point also being in the east line of F. M. Road 1938 (Davis Boulevard) (a variable width foot right-of-way);

THENCE North 01 degrees 29 minutes 54 seconds West, along the east line of said F. M. Road 1938 (Davis Boulevard) and along the west line of 2.135 acre tract of land being described, a distance of 401.47 feet to an "X" cut found for corner, said point being the northwest corner of said Lot A2, Block 21, same point being in the south line of Maplewood Avenue (a 50.0 foot right-of-way);

THENCE North 89 degrees 30 minutes 15 seconds East, along the south line of said Maplewood Avenue and the north line of said Lot A2, Block 21, a distance of 149.92 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said Lot A2, Block 21, same point being the northwest corner of Lot A, Block 21, Clear View Addition, Replat, an addition to the City of North Richland Hills, according to the plat thereof recorded in Volume 388-209, Page 81, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 30 minutes 22 seconds East, along the common line of said Lot A, Block 21 and Lot A1, Block 21, a distance of 115.31 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said Lot A1, Block 21, same point being in the west line of Lot 1, Block 21, Clear View Addition, 3rd Filing, an addition to the City of North Richland Hills, according to the plat thereof recorded in Volume 388-25, Page 100, Plat Records, Tarrant County, Texas;

THENCE South 01 degrees 29 minutes 50 seconds East, along the common line of said Lot 1, Block 21 and said Lot A1, Block 21, a distance of 117.20 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Lot A1, Block 21, same point being the southwest corner of said Lot 1, Block 21, said point also being in the north line of Birchwood Drive (a 50.0 foot right-of-way);

THENCE South 02 degrees 02 minutes 31 seconds East, along the east line of said 2.135 acre tract of land being described, a distance of 48.92 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said Lot A, Block 22 and said Lot 1, Block 22, same point being the northwest corner of Lot 1, Block 22, Clear View Addition, 3rd Filing, an addition to the City of North Richland Hills, according to the plat thereof recorded in Volume 388-25, Page 100, Plat Records, Tarrant County, Texas;

THENCE South 01 degrees 08 minutes 47 seconds East, along the common line of said Lot A, Block 22 and said Lot 1, Block 22, a distance of 119.15 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of Lot A, Block 22, same point being the southwest corner of said Lot 1, Block 22;

THENCE North 89 degrees 59 minutes 47 seconds West, along the common line of said Lot A, Block 22 and said Lot 1R, Block 21, a distance of 264.46 feet to the POINT OF BEGINNING and containing 93,022 square feet or 2.135 acres of computed land.

KNOW ALL MEN BY THESE PRESENTS:  
That RACETRAC PETROLEUM INC., by and through the undersigned, Its duly authorized agent do hereby certify that I am the legal owner of the above described tract of land and so hereby convey to the public for public use: the streets, alleys, rights-of-way, and any other public areas shown on this plat.

RACETRAC PETROLEUM INC.  
a Georgia corporation

BY: Max Lenker  
PRINTED NAME: Max Lenker  
TITLE: President

STATE TEXAS &  
COUNTY OF HENRY

Before me, the undersigned authority, on this day personally appeared Max Lenker, President of RACETRAC PETROLEUM INC, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

Notes:  
a. "Sight Visibility" Easements shall be kept clear of any obstructions between thirty inches and nine feet in height."

b. "Selling any portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits."

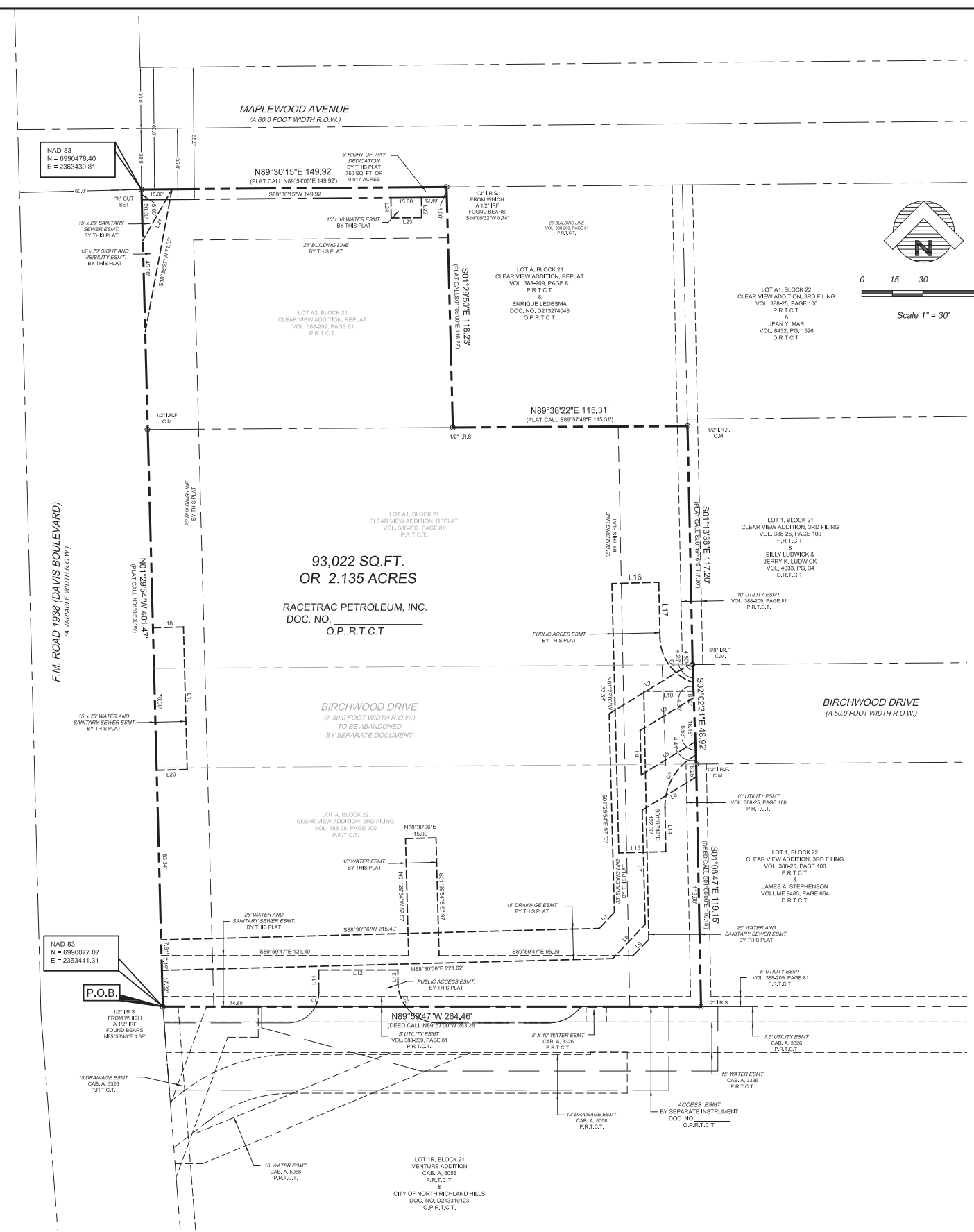
c. This plat does not remove any existing covenants or restriction, if any, on the property.

d. The purpose of the plat is to combine existing Lot A1 and A2, Block 21, Clear View Addition, Replat., Lot A, Block 22, Clear View Addition, 3rd Filing and a portion of Birchwood Drive (a 50.0 Right-of-way) abandonment by separate document into one lot.

e. Benchmark - City of North Richland Hills GPS Monument No 35 - 2" Aluminum Disk Stamped "City of North Richland Hills" "GPS No. 35". Set in the Northwest Corner of a 20' concrete curb inlet on the west side of Iron Horse Boulevard, 110' +/- North of the intersection of Iron Horse Boulevard and Liberty Way and 1115' +/- South of the intersection Iron Horse Boulevard and the D.A.R.T. Railroad Crossing. Elevation = 606.453'

f. The underlying utility easements for the Birchwood Drive right-of-way must remain in place until the franchise utilities sign off on the abandonment and the public utilities (water, sanitary sewer, drainage) are reconstructed and accepted in their new location and future abandonment of easement is expected.

REPLAT  
LOT 1, BLOCK A  
RACETRAC - DAVIS BOULEVARD ADDITION  
BEING A REPLAT OF  
LOT A, LOT A1 & LOT A2, BLOCK 21  
CLEAR VIEW ADDITION, REPLAT  
VOLUME 388-209, PAGE 81  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
&  
LOT A, BLOCK 22  
CLEAR VIEW ADDITION, REPLAT  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
2.135 ACRES SITUATED IN  
W. W. WALLACE SURVEY, ABSTRACT NO. 1606  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS



STATE OF TEXAS  
I, William P. Price, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of 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 City of North Richland Hills, Texas.

William P. Price  
Registered Professional Land Surveyor No. 3047

COUNTY OF DENTON  
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William P. Price, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

- GENERAL NOTES:  
1. IRF - Iron Rod Found  
2. IRS - Iron Rod Set  
3. C.M. - Controlling Monument  
4. Basis of Bearing - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).

C=	R=	L=	D=	CB=	CL=
C1	R=15.00'	L=7.28'	D=27'49'05"	CB=N13°54'46"E	CL=7.21
C2	R=20.00'	L=12.87'	D=36°52'12"	CB=S18°25'53"E	CL=12.65
C3	R=28.50'	L=31.47'	D=63°16'12"	CB=S30°29'19"W	CL=29.90
C4	R=23.50'	L=28.15'	D=71°03'55"	CB=S36°45'33"E	CL=27.31

LINE	LENGTH	BEARING
L1	10.76	S43°30'06"W
L2	48.05	S58°30'06"W
L3	30.92	S58°30'06"W
L4	21.73	S01°29'54"E
L5	31.16	N58°30'06"E
L6	31.23	N58°30'06"E
L7	56.14	N01°29'54"W
L8	23.18	N43°30'06"E
L9	11.20	S44°25'43"W
L10	24.44	N90°00'00"W
L11	11.00	N00°00'13"E
L12	38.88	N89°59'47"W
L13	6.00	N00°00'13"E
L14	21.68	S01°08'47"E
L15	23.08	N88°30'06"E
L16	23.08	N88°30'06"E
L17	27.29	N01°13'36"W
L18	15.00	S88°30'06"W
L19	70.00	S01°29'54"E
L20	15.00	S88°30'06"W
L21	28.93	S29°43'44"W
L22	10.00	S00°29'45"E
L23	15.00	S89°30'15"W
L24	10.00	N00°29'45"W

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this day \_\_\_\_\_, 2016, to approve this Plat for filing of record.

Whereas The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day \_\_\_\_\_, 2016 to recommend approval of this Plat by the City Council.

Mayor, City of North Richland Hills  
Attest: City Secretary

Chairman, Planning and Zoning Commission  
Attest: Secretary, Planning and Zoning Commission

OWNER:  
RACETRAC PETROLEUM, INC.  
3225 CUMBERLAND BOULEVARD, SUITE 100  
ATLANTA, GEORGIA 30339  
770-431-7600 x1848  
CONTACT ANITA JAMES

ENGINEER:  
THE BOUSQUET GROUP, INC  
501 S. CARROLL BLVD  
DENTON, TEXAS 76201  
(940) 566-0088  
CONTACT TRAVIS BOUSQUET

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00 PLAT FILED AS INST. NO. D \_\_\_\_\_, DATE \_\_\_\_\_ CITY CASE NUMBER RP 2015-09

**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

400 SOUTH INDUSTRIAL BLVD., STE 219  
EULESS, TEXAS 76040 (817) 354-1445  
(817) 354-1451 FAX

JOB NO.: 15-084P  
DATE: OCTOBER 2, 2015  
SCALE: 1" = 30'  
DRAWN BY: R.M.