

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
CRS ☐ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ☐ Mag nail & washer stamped "JPH Land Surveying" set  
☐ Monuments are found if not marked MNS or CRS.  
Coordinate values, if shown, are US.SyFt./TxCS/83,NCZ  
Bearings are based on grid north (TxCS/83,NCZ)

**LEGEND OF ABBREVIATIONS**  
US.SyFt. United States Survey Feet  
TxCS/83,NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD88 North American Vertical Datum of 1988  
P.R.T.C.T. Plat Records of Tarrant County, Texas  
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
D.R.T.C.T. Deed Records of Tarrant County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

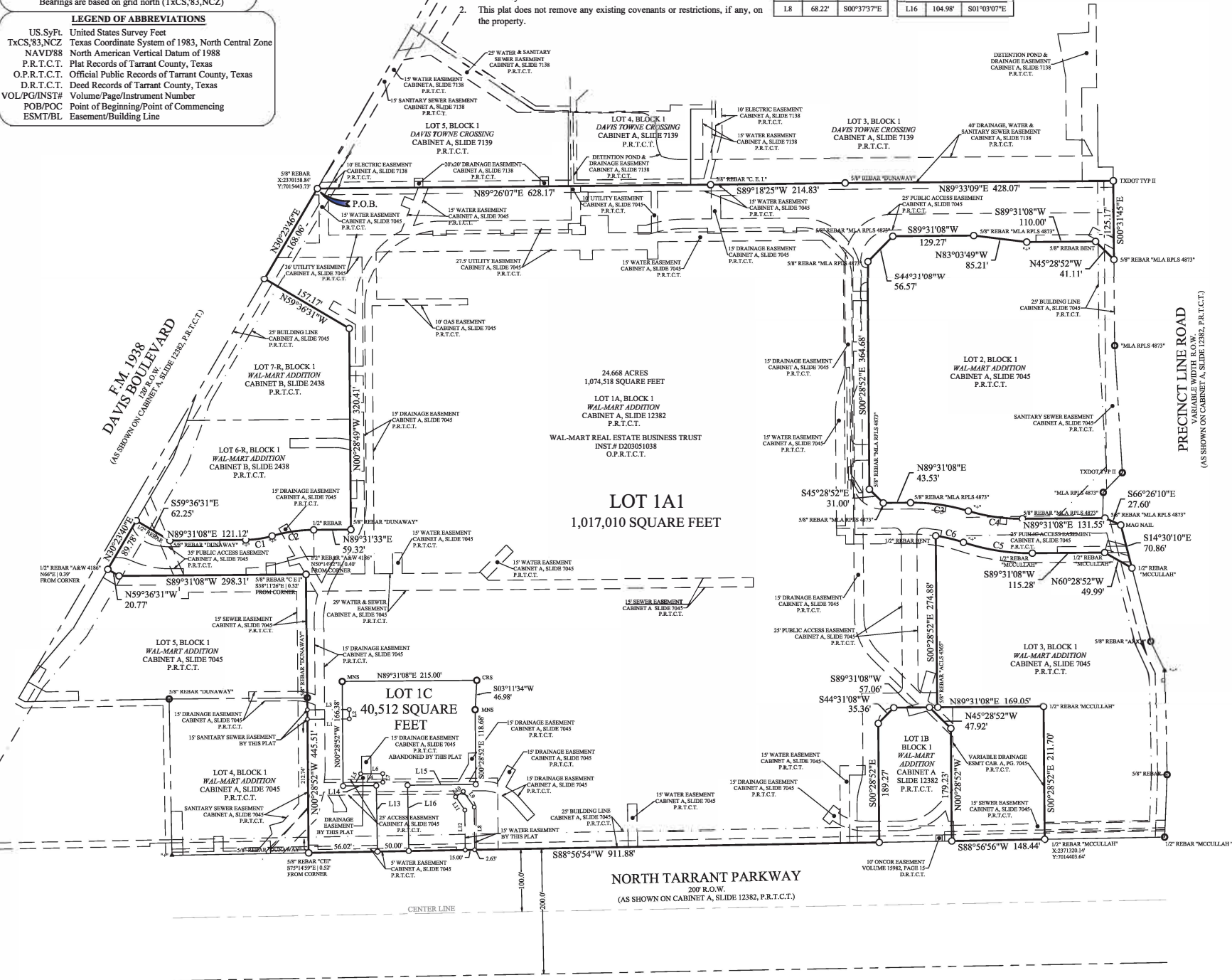
#### SURVEYOR'S NOTES

1. This survey was performed with the benefit of a commitment for title insurance provided by First American Title Insurance Company, Commitment No. NCS-770375-SA1, effective January 31, 2016 and issued February 29, 2016. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
2. This plat does not remove any existing covenants or restrictions, if any, on the property.

Line Data Table		
Line #	Distance	Bearing
L1	66.82'	S89°31'08"W
L2	15.00'	S00°28'52"E
L3	66.82'	N89°31'08"E
L4	43.17'	S89°32'35"W
L5	15.70'	N29°39'35"E
L6	35.29'	N89°31'08"E
L7	13.60'	S00°28'52"E
L8	68.22'	S00°37'37"E

Line Data Table		
Line #	Distance	Bearing
L9	30.39'	S34°54'23"E
L10	15.00'	N53°05'37"E
L11	25.76'	N34°54'23"W
L12	63.70'	N00°37'37"W
L13	105.29'	N01°03'07"W
L14	53.00'	S89°17'52"W
L15	108.99'	S89°17'52"W
L16	104.98'	S01°03'07"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	42.58'	155.00'	015°44'28"	N81°38'55"E	42.45'
C2	67.31'	245.00'	015°44'29"	N81°38'55"E	67.10'
C3	93.47'	310.00'	017°16'35"	S81°50'36"E	93.12'
C4	87.44'	290.00'	017°16'33"	S81°50'36"E	87.11'
C5	111.66'	340.00'	018°49'00"	N81°04'22"W	111.16'
C6	45.55'	260.00'	010°02'15"	N76°40'58"W	45.49'



STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Wal-Mart Real Estate Business Trust is the owner of Lot 1A, Block A, *Wal-Mart Addition*, an addition in the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 12382 of the Plat Records of Tarrant County, Texas, and as evidenced by the deed to Wal-Mart Real Estate Business Trust recorded under Instrument Number D203051038 of the Deed Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

**Beginning** at a 5/8 inch rebar found at the northwest corner of Lot 1A, Block A, *Wal-Mart Addition*, recorded in Cabinet A, Slide 12382 of the Plat Records of Tarrant County, Texas;

THENCE with the perimeter and to the corners of said Lot 1A, the following calls:

1. NORTH 89 degrees 26 minutes 07 seconds EAST, a distance of 628.17 feet to a found 5/8 inch capped rebar stamped "C.E.I.";
2. NORTH 89 degrees 18 minutes 25 seconds EAST, a distance of 214.83 feet to a found 5/8 inch capped rebar stamped "Dunaway";
3. NORTH 89 degrees 33 minutes 09 seconds EAST, a distance of 428.07 feet to a found TxDOT Type II monument;
4. SOUTH 00 degrees 31 minutes 45 seconds EAST, a distance of 125.17 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";
5. NORTH 45 degrees 28 minutes 52 seconds WEST, a distance of 41.11 feet to a found 5/8 inch rebar;
6. SOUTH 89 degrees 31 minutes 08 seconds WEST, a distance of 110.00 feet to a found "++" cut in concrete;
7. NORTH 83 degrees 03 minutes 49 seconds WEST, a distance of 85.21 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";
8. SOUTH 89 degrees 31 minutes 08 seconds WEST, a distance of 129.27 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";
9. SOUTH 44 degrees 31 minutes 08 seconds WEST, a distance of 56.57 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";
10. SOUTH 00 degrees 28 minutes 52 seconds EAST, a distance of 364.68 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";
11. SOUTH 45 degrees 28 minutes 52 seconds EAST, a distance of 31.00 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";
12. NORTH 89 degrees 31 minutes 08 seconds EAST, a distance of 43.53 feet to a 5/8 inch rebar stamped "MLA RPLS 4873" found at the beginning of tangent curve concave to the south (curve to the right) having a radius of 310.00 feet;
13. In a easterly direction, along the arc of the said tangent curve, an arc length of 93.47 feet to an "++" cut in concrete found at the end of the curve and the beginning of a reverse curve concave to the north having a radius of 290.00 feet;
14. In an easterly direction, along the arc of the said reverse curve, an arc length of 87.44 feet to a 5/8 inch rebar stamped "MLA RPLS 4873" found at the end of the reverse curve;
15. NORTH 89 degrees 31 minutes 08 seconds EAST, a distance of 131.55 feet to a found 5/8 inch rebar stamped "MLA RPLS 4873";

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.

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

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.

Mayor, City of North Richland Hills \_\_\_\_\_  
Attest: City Secretary \_\_\_\_\_

16. SOUTH 66 degrees 26 minutes 10 seconds EAST, a distance of 27.60 feet to a found Mag Nail;
17. SOUTH 14 degrees 30 minutes 10 seconds EAST, a distance of 70.86 feet to a found 1/2 inch rebar stamped "McCullah";
18. NORTH 60 degrees 28 minutes 52 seconds WEST, a distance of 49.99 feet to a found 1/2 inch rebar stamped "McCullah";
19. SOUTH 89 degrees 31 minutes 08 seconds WEST, a distance of 115.28 feet to a found 1/2 inch rebar stamped "McCullah" found at the beginning of a tangent curve concave to the north (curve to the right) having a radius of 340.00 feet;
20. In a westerly direction, along the arc of the said tangent curve, an arc length of 111.66 feet to an "++" cut in concrete found at the beginning of a reverse curve, concave to the south having a radius of 260.00 feet;
21. In a westerly direction, along the arc of the said reverse curve, an arc length of 45.55 feet (a chord bearing of NORTH 76 degrees 40 minutes 58 seconds WEST, a chord distance of 45.49 feet to a 1/2 inch rebar found at the end of the reverse curve;
22. SOUTH 00 degrees 28 minutes 52 seconds EAST, a distance of 274.88 feet to a found 1/2 inch rebar stamped "ACLS 4365";
23. NORTH 89 degrees 31 minutes 08 seconds EAST, a distance of 169.05 feet to a found 1/2 inch rebar stamped "McCullah";
24. SOUTH 00 degrees 28 minutes 52 seconds EAST, a distance of 211.70 feet to a found 1/2 inch rebar stamped "McCullah";
25. SOUTH 88 degrees 56 minutes 56 seconds WEST, a distance of 148.44 feet;
26. NORTH 00 degrees 28 minutes 52 seconds WEST, a distance of 179.23 feet;
27. NORTH 45 degrees 28 minutes 52 seconds WEST, a distance of 47.92 feet;
28. SOUTH 89 degrees 31 minutes 08 seconds WEST, a distance of 57.06 feet;
29. SOUTH 44 degrees 31 minutes 08 seconds WEST, a distance of 35.36 feet;
30. SOUTH 00 degrees 28 minutes 52 seconds EAST, a distance of 189.27 feet;
31. SOUTH 88 degrees 56 minutes 54 seconds WEST, a distance of 911.88 feet to a found 5/8 inch rebar stamped "Dunaway", from which a found 5/8 inch rebar stamped "C.E.I." bears SOUTH 75 degrees EAST a distance of 0.52 feet;
32. NORTH 00 degrees 28 minutes 52 seconds WEST, a distance of 445.51 feet to a reentrant corner of Lot 1A, from which a found 5/8 inch rebar stamped "C.E.I." bears SOUTH 38 degrees EAST a distance of 0.32 feet and a found 1/2 inch rebar stamped "A&W 4186" bears NORTH 50 degrees EAST a distance of 0.40 feet;
33. SOUTH 89 degrees 31 minutes 08 seconds WEST, a distance of 89 degrees 31 minutes 08 seconds WEST, a distance of 298.31 feet;
34. NORTH 59 degrees 36 minutes 31 seconds WEST, a distance of 20.77 feet, from which a found 1/2 inch rebar stamped "A&W 4186" bears NORTH 66 degrees EAST a distance of 0.39 feet;
35. NORTH 30 degrees 23 minutes 40 seconds EAST, a distance of 89.78 feet to a found 1/2 inch rebar;

36. SOUTH 59 degrees 36 minutes 31 seconds EAST, a distance of 62.25 feet to a found 5/8 inch rebar stamped "Dunaway";
37. NORTH 89 degrees 31 minutes 08 seconds EAST, a distance of 121.12 feet to an "++" cut in concrete found at the beginning of a tangent curve concave to the north (curve to the left) having a radius of 155.00 feet;
38. In a easterly direction, along the arc of the said tangent curve, an arc length of 42.58 feet to an "++" cut in concrete found at the beginning of a reverse curve concave to the south having a radius of 245.00 feet;
39. In an easterly direction, along the arc of the said reverse curve, an arc length of 67.31 feet to a 1/2 inch rebar found at the end of the reverse curve;
40. NORTH 89 degrees 31 minutes 33 seconds EAST, a distance of 59.32 feet to a found 5/8 inch rebar stamped "Dunaway";
41. NORTH 00 degrees 28 minutes 49 seconds WEST, a distance of 320.41 feet;
42. NORTH 59 degrees 36 minutes 31 seconds WEST, a distance of 157.17 feet;
43. NORTH 30 degrees 23 minutes 46 seconds EAST, a distance of 168.06 feet returning to the Point of Beginning and enclosing 24.668 acres (±1,074,518 square feet).

#### KNOW ALL MEN BY THESE PRESENTS:

That, I, \_\_\_\_\_ the authorized agent for Wal-Mart Real Estate Business Trust do hereby certify that I am the authorized agent of the above described tract of land and so hereby convey to the public for public use; the streets, alley, rights-of-way, and any other public area shown on this plat.

Authorized Agent \_\_\_\_\_ Print Name \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

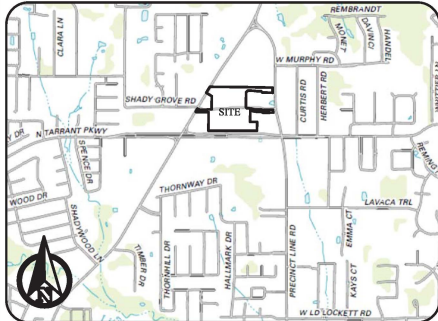
Notary Public in and for \_\_\_\_\_ County

My printed name \_\_\_\_\_

My commission expires: \_\_\_\_\_

#### VICINITY MAP

NOT TO SCALE



**FINAL PLAT**  
**LOTS 1A1 AND 1C, BLOCK 1**  
**WAL-MART ADDITION**  
**24.668 ACRES**  
**1,074,518 SQUARE FEET**  
**BEING A REPLAT OF**  
**LOT 1A, BLOCK 1**  
**WAL-MART ADDITION**  
CABINET A, SLIDE 12382  
CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS

THIS PLAT FILED AS INSTRUMENT NUMBER \_\_\_\_\_, DATED \_\_\_\_\_

Case Number RP 2016-05

This is to certify that I, Jewel Chadd, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curvature have been properly marked on the ground, and that this plat correctly represents that survey 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.

~RELEASED FOR REVIEW TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ON MARCH 21, 2016.  
~RELEASED FOR REVIEW TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ON APRIL 14, 2016.  
~RELEASED FOR REVIEW TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ON APRIL 26, 2016.  
~RELEASED FOR REVIEW TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ON JUNE 28, 2016.

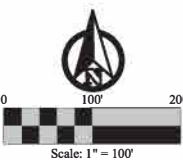
Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754

Date \_\_\_\_\_

**SURVEYOR**  
JPH Land Surveying, Inc.  
807 Bluebonnet Drive, Suite C  
Keller, Texas 76248

**DEVELOPER**  
Icon Consulting Engineer, Inc.  
2840 W. Southlake Blvd. Suite 110  
Southlake, Texas 76092

**OWNER**  
Wal-Mart Real Estate Business Trust  
702 S.W. 8th Street  
Bentonville, Arkansas 72716



JPH Job No.  
2016.065.003 9143 N Tarrant Parkway, NRH - PLAT.dwg  
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