

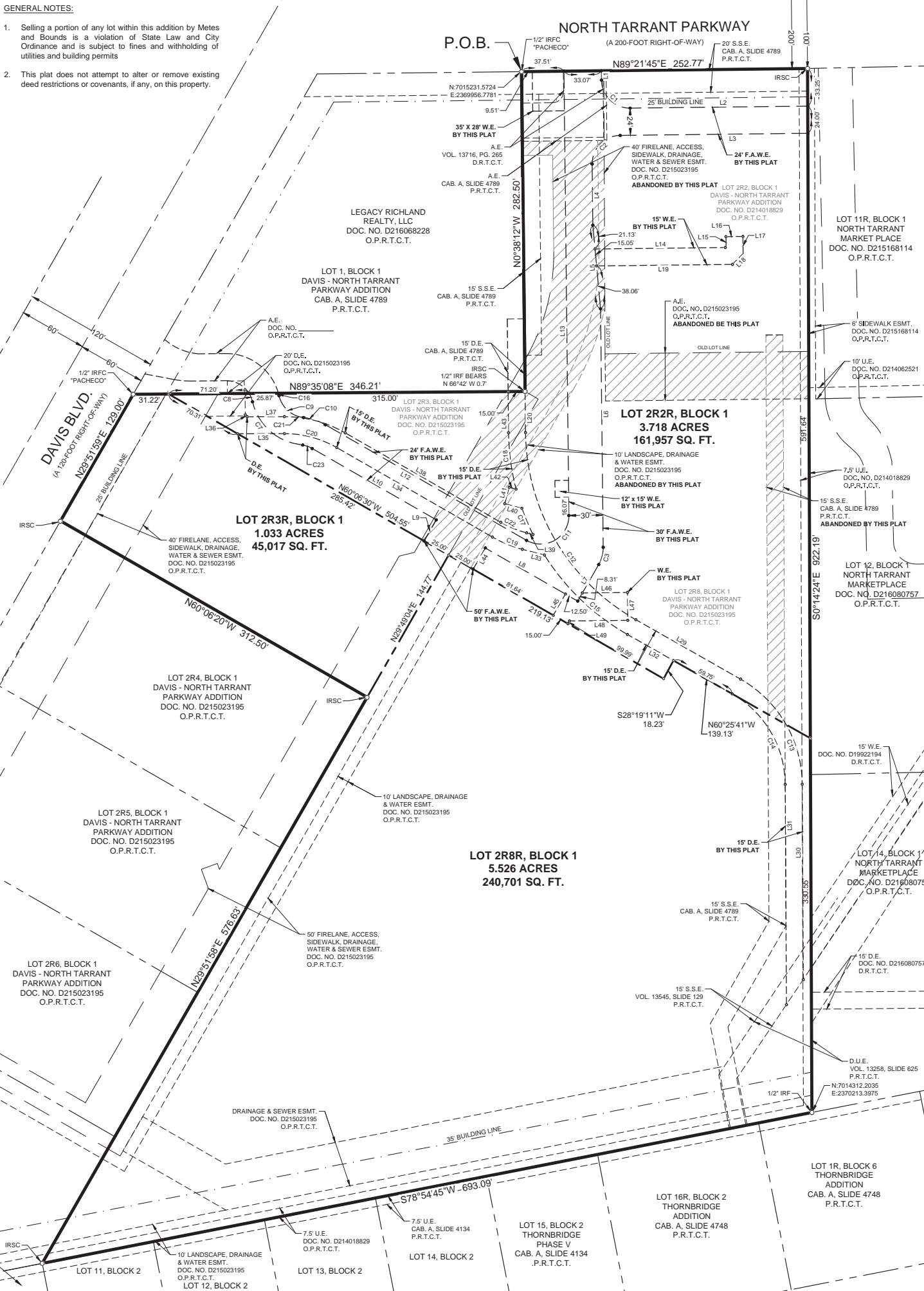
LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/ CAP FOUND
D.U.E. = DRAINAGE & UTILITY EASEMENT
F.D.A.U.E. = FIRELANE DRAINAGE, ACCESS & UTILITY EASEMENT
F.L.A.U.E. = FIRELANE MUTUAL ACCESS & UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
A.E. = ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°38'15"E	8.25'	L31	N00°18'42"W	194.57'
L2	N89°21'45"E	156.95'	L32	N60°25'41"W	106.43'
L3	S89°21'45"W	165.95'	L33	N75°24'00"W	20.21'
L4	S00°38'15"E	54.01'	L34	N60°06'30"W	158.59'
L5	S05°16'25"E	74.24'	L35	S89°53'30"W	41.38'
L6	S00°38'15"E	210.63'	L36	S45°20'00"E	2.31'
L7	S29°53'30"W	37.23'	L37	N89°53'30"E	32.86'
L8	N60°06'30"W	94.15'	L38	N60°06'30"E	158.59'
L9	S29°51'23"W	21.57'	L39	S75°24'00"E	5.80'
L10	S60°05'41"E	126.44'	L40	N74°54'48"W	15.68'
L12	S60°06'30"E	205.06'	L41	N15°05'12"E	15.00'
L13	N00°38'15"W	392.47'	L42	S74°54'48"E	6.28'
L14	N89°21'45"E	115.11'	L43	N00°38'12"W	36.31'
L15	N00°38'15"W	8.95'	L44	S29°51'23"W	21.57'
L16	N89°21'45"E	15.00'	L45	N29°53'30"E	21.58'
L17	S00°38'15"E	15.16'	L46	N89°21'45"E	39.85'
L18	S44°21'45"W	13.38'	L47	S00°38'16"E	24.61'
L19	S89°21'45"W	120.11'	L48	S89°21'45"W	51.46'
L20	S00°38'12"E	36.31'	L49	S29°53'30"W	2.80'
L29	S60°25'41"E	106.43'			
L30	S00°18'42"E	172.56'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	S45°38'15"E
C2	90°00'00"	25.00'	39.27'	S44°21'45"W
C3	30°31'45"	30.00'	15.98'	S14°37'37"W
C7	67°13'12"	49.00'	57.49'	S46°29'54"E
C8	19°02'01"	24.00'	7.97'	N22°24'19"W
C9	70°48'57"	25.00'	30.90'	S48°17'47"E
C10	23°35'45"	49.50'	20.39'	S71°54'23"E
C11	120°31'45"	25.00'	52.59'	N59°37'37"E
C12	59°47'30"	192.50'	200.89'	S30°31'56"E
C13	60°06'59"	107.50'	112.79'	S30°22'12"E
C14	60°06'59"	92.50'	97.05'	N30°22'12"W
C15	28°18'14"	207.50'	102.50'	N46°16'35"W
C16	2°40'25"	48.00'	2.24'	N14°13'31"W
C17	6°56'54"	207.50'	25.16'	N22°54'15"W
C18	13°54'15"	207.50'	50.35'	N07°35'19"W
C19	15°17'29"	107.50'	28.69'	N67°45'15"W
C20	30°00'00"	92.50'	48.43'	N75°06'30"W
C21	30°00'00"	107.50'	56.29'	S75°06'30"E
C22	15°17'29"	92.50'	24.69'	S67°45'15"E
C23	20°00'00"	25.50'	8.90'	N70°06'30"W

- GENERAL NOTES:
- Selling a 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
 - This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.



OWNERS CERTIFICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, SandCap Davis-N-Tarrant, LLC and North Richland Center I, L.P., are the owners of a tract of land situated in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas and being all of Tract 2 described in Special Warranty Deed to Sandcap Davis-N Tarrant, LLC recorded in Document No. D213269729, Official Public Records, Tarrant County, Texas; and being all of Lot 2R2, Block 1 of Davis-North Tarrant Parkway Addition, an addition to the City of North Richland Hills, Texas; according to the plat thereof recorded in Document No. 214018829, Official Public Records, Tarrant County, Texas; and being all of Lots 2R3 & 2R8, Block 1 of Davis-North Tarrant Parkway Addition, an addition to the City of North Richland Hills, Texas; according to the plat thereof recorded in Document No. 215023195, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-iron rod with plastic cap stamped "PACHECO" found in the south right-of-way line of North Tarrant Parkway (a 200-foot right-of-way) and being the northeast corner of Lot 1, Block 1 of Davis-North Tarrant Parkway Addition, an addition to the City of North Richland Hills, Texas; according to the plat thereof recorded in Cabinet A, Slide 4789, Plat Records, Tarrant County, Texas;

THENCE with said south right-of-way line, North 89°21'45" East, a distance of 252.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 2R2;

THENCE departing said south right-of-way line and with the east line of said Lot 2R2, South 0°14'24" East, passing at a distance of 250.00 feet the southeast corner of said Lot 2R2 and continuing with an east line of said Lot 2R8, in all a total distance of 922.19 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 2R8,;

THENCE with the south line of said Lot 2R8, South 78°54'45" West, a distance of 693.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 2R8;

THENCE with the west line of said Lot 2R8, North 29°51'58" East, a distance of 576.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the south corner of said Lot 2R3;

THENCE departing said west line and with the southwest line of said Lot 2R3, Block 1, North 60°06'20" West, a distance of 312.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the southeast right-of-way line of Davis Boulevard (a 120-foot right-of-way) and being the west corner of said Lot 2R3;

THENCE with said southeast right-of-way line, North 29°51'59" East, a distance of 129.00 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO" found for the southwest corner of said Lot 1;

THENCE departing said southeast right-of-way line, and with the south line of said Lot 1, North 89°35'08" East, a distance of 346.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set from which a 1/2-iron rod found bears North 66°42' West, a distance of 0.7 feet;

THENCE with the east line of said Lot 1, North 0°38'12" West, a distance of 282.50 feet to the **POINT OF BEGINNING** and containing 10.277 acres or 447,674 square feet of land.

Bearing system of this survey is based on a line oriented between City of North Richland Hills monuments 29 and 30 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SandCap Davis-N-Tarrant, LLC and North Richland Center I, L.P., acting by and through their undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **Lots 2R2R, 2R3R & 2R8R, Block 1, DAVIS - NORTH TARRANT PARKWAY 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, my hand at _____, this _____ day of _____, 2016.

SandCap Davis-N-Tarrant, LLC,
a Texas limited liability company

By: SandCap NRH Management, LLC
a Texas limited liability company, its manager

Name: _____
Title: _____

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, **Dana Brown**, 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.

Dated this _____ day of _____, 2016.

Dana Brown
KIMLEY-HORN AND ASSOC., INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

Notary Public in and for the State of Texas

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

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to recommend approval of this Plat by 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 of _____, 20____, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

REPLAT
DAVIS - NORTH TARRANT PARKWAY ADDITION
LOTS 2R2R, 2R3R & 2R8R, BLOCK 1
BEING A REVISION OF LOTS 2R1, BLOCK 1 & LOTS 2R3 & 2R8, BLOCK 1
DAVIS - NORTH TARRANT PARKWAY ADDITION
RECORDED IN DOC. NO. D214018829 & D215023195
OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
BEING 10.277 ACRES OUT OF
THOMAS PECK SURVEY, ABSTRACT NO. 1210
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
CITY CASE # RP 2016-10 DATE _____

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP	DAB	SEP 2016	064500100	1 OF 1