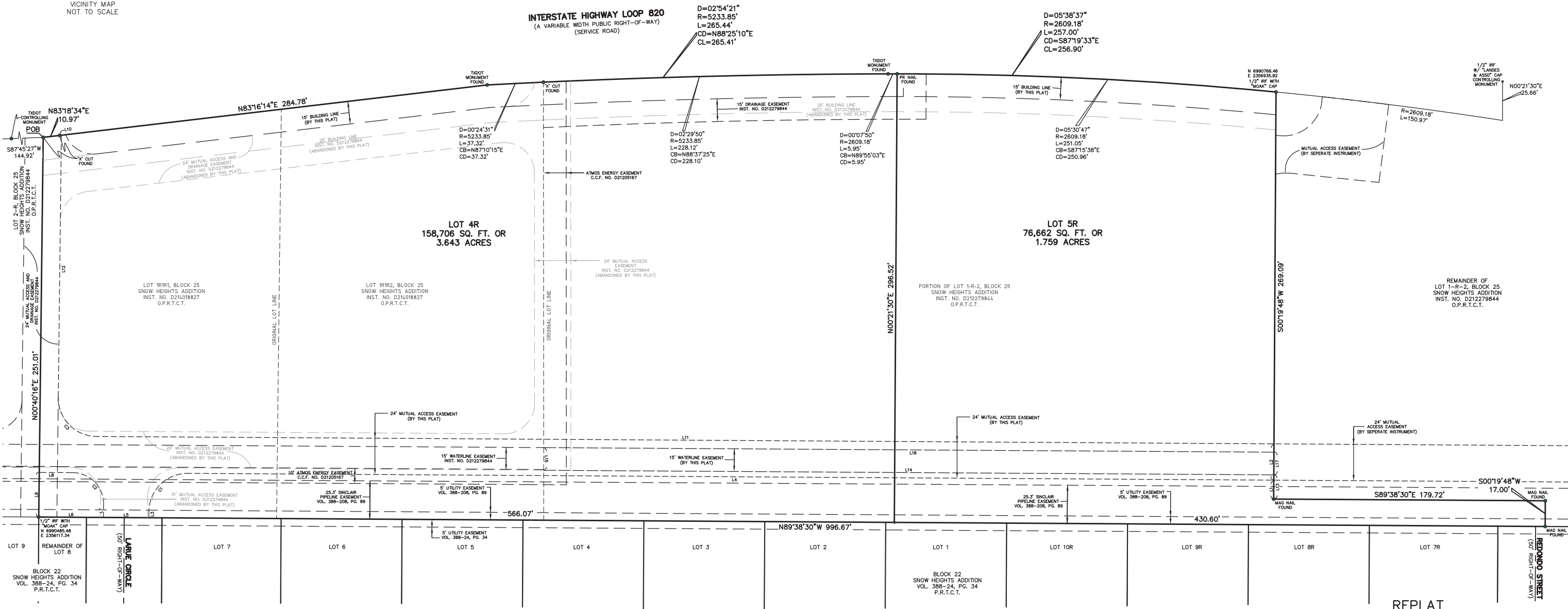


VICINITY MAP  
NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	40.06'	25.50'	90°00'00"	S 45°21'30" W	36.06'
C2	32.20'	20.50'	90°00'00"	N 44°38'30" W	28.99'
C3	40.19'	25.50'	90°18'46"	S 44°29'07" E	36.16'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.50'	N 00°19'48" E
L2	24.00'	N 00°19'48" E
L3	4.00'	N 00°21'30" E
L4	718.60'	S 89°38'30" E
L5	30.00'	N 89°38'30" W
L6	42.84'	N 89°38'30" W
L7	9.00'	N 00°21'30" E
L8	22.17'	N 89°38'30" W
L9	29.50'	N 00°40'16" E
L10	1.13'	N 83°16'14" E
L11	778.99'	N 89°38'30" W
L12	173.36'	N 00°40'16" E
L13	16.00'	N 00°21'39" E
L14	483.06'	N 89°38'30" W
L15	15.00'	N 00°01'57" W
L16	483.16'	N 89°38'30" W
L17	15.00'	S 00°19'48" W

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the north line (North 83 deg. 16 min. 14 sec. East) of the south line of Interstate Highway Loop 820.
3. O.P.R.T.C.T. - Official Public Records of Tarrant County, Texas
4. P.R.T.C.T. - Plat Records of Tarrant County, Texas
5. POB - Point of Beginning
6. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

ENGINEER:  
BINKLEY & BARFIELD, INC.  
CONTACT: TOM JONES  
1801 GATEWAY BOULEVARD, SUITE 101  
RICHARDSON, TEXAS 75080  
972.644.2800 T  
TPJ@BINKLEYBARFIELD.COM

OWNER:  
CITY OF NORTH RICHLAND HILLS  
7301 N. E. LOOP 820  
NORTH RICHLAND HILLS, TEXAS, 76180

REPLAT  
SNOW HEIGHTS ADDITION  
LOT 4R AND LOT 5R, BLOCK 25  
BEING A REPLAT OF  
LOTS 1R1R1, LOT 1R1R2, AND A PORTION OF  
LOT 1-R-2 BLOCK 25  
SNOW HEIGHTS ADDITION  
BEING 5.402 ACRES IN

W.W. WALLACE SURVEY, ABSTRACT NO. 1606  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
THIS PLAT FILED AS INSTRUMENT NO. D \_\_\_\_\_  
CITY CASE NO. RP 2017-04  
JANUARY, 2017

JOB NO.: P-5036	DATE: 2/3/2017	FIELD DATE: 8/2/2016	SCALE: 1" = 30'	FIELD: J.D.H.	DRAWN: J.B.W.	CHECKED: T.R.M.	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 2	
							623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	TEXAS Society of Professional Surveyors Member Since 1977

NOW, KNOW ALL MEN BY THESE PRESENTS:

That, I, Oscar Trevino, Mayor for the City of North Richland Hills, do hereby certify that the City of North Richland Hills is the legal owner of the above described tract of land and hereby adopts this plat as our plan to subdivide the same, to be known as LOTS 4 Rand 5R, BLOCK 25, SNOW HEIGHTS ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, 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.

Oscar Trevino, Mayor

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned and Notary Public in and for the State of Texas on this day personally appeared Oscar Trevino, 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 considerations therein expressed, and in the capacity therein stated.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017

Notary Public for the State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 2017, 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 of \_\_\_\_\_, 2017, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

SURVEYORS CERTIFICATE

I, Timothy R. Mankin, 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.  
SEA

PRELIMINARY-FOR REVIEW ONLY

Timothy R. Mankin  
RPLS 6122

ENGINEER:  
BINKLEY & BARFIELD, INC.  
CONTACT: TOM JONES  
1801 GATEWAY BOULEVARD, SUITE 101  
RICHARDSON, TEXAS 75080  
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OWNER:  
CITY OF NORTH RICHLAND HILLS  
7301 N. E. LOOP 820  
NORTH RICHLAND HILLS, TEXAS, 76180

STATE OF TEXAS  
COUNTY OF TARRANT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WHEREAS, City of North Richland Hills, Texas, is the owner of a 5.402 acre tract situated in the W. W. Wallace Survey, Abstract No. 1606, City of North Richland Hills, Tarrant County, Texas, and being all of Lots 1R1R1 and 1R1R2, Block 25, Snow Heights Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D214018827, Official Public Records, Tarrant County, Texas, and being a portion of of Lot 1-R-2, Block 25, Snow Heights Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D212279844, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the Northwest corner of said Lot 1R1R1, same being the Northeast corner of Lot 2-R, Block 25, Snow Heights Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D212279844, Official Public Records, Tarrant County, Texas, same being in the southerly right-of-way line of Interstate Highway Loop 820 (variable width public right-of-way);

THENCE along the common line of said Lot 1R1R1 and said Interstate Highway Loop 820 as follows: North 83 deg. 18 min. 34 sec. East, a distance of 10.97 feet to an 'X' cut found for angle point; North 83 deg. 16 min. 14 sec. East, passing the Northeast corner of said Lot 1R1R1, same being the Northwest corner of aforesaid Lot 1R1R2, and continuing along the common line of said Lot 1R1R2 and said Interstate Highway Loop 820, a total distance of 284.78 feet to a TXDOT monument found for the beginning of a curve to the right, having a radius of 5233.85 feet and a delta angle of 02 deg. 54 min. 21 sec.;

THENCE along said curve to the right and along the common line of said Lot 1R1R2 and said Interstate Highway Loop 820, passing an 'X' cut found for the Northeast corner of said Lot 1R1R2, same being the Northwest corner of aforesaid Lot 1-R-2, and continuing along the common line of said Lot 1-R-2 and said Interstate Highway Loop 820, a total arc distance of 265.44 feet, and a chord bearing and distance of North 88 deg. 25 min. 10 sec. East, 265.41 feet to a TXDOT monument found for the beginning of a curve to the right, having a radius of 2609.18 feet and a delta angle of 05 deg. 38 min. 37 sec.;

THENCE along said curve to the right and continuing along the common line of said Lot 1-R-2 and said Interstate Highway Loop 820, an arc distance of 257.00 feet and a chord bearing and distance of South 87 deg. 19 min. 33 sec. East, 256.90 feet to a 1/2 inch iron rod with "MOAK" cap found for the Northeast corner of the herein described tract;

THENCE through the interior of said Lot 1-R-2 as follows: South 00 deg. 19 min. 48 sec. West, a distance of 269.09 feet to a mag nail found for internal corner of the herein described tract; South 89 deg. 38 min. 30 sec. East, a distance of 179.72 feet to a mag nail found for corner; South 00 deg. 19 min. 48 sec. West, a distance of 17.00 feet to a mag nail found for the most southerly Southeast corner of the herein described tract, same being in the southerly line of said Lot 1-R-2, same being in the northerly line of Redondo Street (50 foot right-of-way), according to the plat thereof recorded in Volume 388-24, Page 34, Plat Records, Tarrant County, Texas;

THENCE North 89 deg. 38 min. 30 sec. West, along the common line of said Lot 1-R-2 and said Redondo Street, passing the Northwest corner of said Redondo Street, same being in the north line of Block 22, Snow Heights Addition, an addition to the City of North Richland Hills, according to the plat thereof recorded in Volume 388-24, Page 34, said Plat Records, Tarrant County, Texas, and continuing along the common line of said Lot 1-R-2 and said Block 22, passing the Southwest corner of said Lot 1-R-2, same being the Southeast corner of aforesaid Lot 1R1R2, and continuing along the common line of said Lot 1R1R2 and said Block 22, passing the Southwest corner of said Lot 1R1R2, same being the Southeast corner of aforesaid Lot 1R1R1, and continuing along the common line of said Lot 1R1R1 and said Block 22, passing the Northeast corner of Larue Circle (50 foot right-of-way), and continuing along the common line of said Lot 1R1R1 and said Larue Circle, passing the Northwest corner of said Larue Circle, same being in the northerly line of said Block 22, and continuing along the common line of said Lot 1R1R1 and said Block 22, a total distance of 996.67 feet to a 1/2 inch iron rod with "MOAK" cap found for the Southwest corner of said Lot 1R1R1, same being the Southeast corner of aforesaid Lot 2-R;

THENCE North 00 deg. 40 min. 16 sec. East, along the common line of said Lot 1R1R1 and said Lot 2-R, a distance of 251.01 feet to the POINT OF BEGINNING and containing 235,368 square feet or 5.402 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, City of North Richland Hills, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 4R and 5R, Block 25, SNOW HEIGHTS ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent \_\_\_\_\_ Title \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, City of North Richland Hills, 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 municipality.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public, State of Texas  
My Commission expires:

REPLAT  
SNOW HEIGHTS ADDITION  
LOT 4R AND LOT 5R, BLOCK 25  
BEING A REPLAT OF  
LOTS 1R1R1, LOT 1R1R2, AND A PORTION OF  
LOT 1-R-2 BLOCK 25  
SNOW HEIGHTS ADDITION  
BEING 5.402 ACRES IN  
W.W. WALLACE SURVEY, ABSTRACT NO. 1606  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
THIS PLAT FILED AS INSTRUMENT NO. D \_\_\_\_\_  
CITY CASE NO. RP 2017-04  
JANUARY, 2017

JOB NO.: P-5036	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 2/3/2017	www.peisersurveying.com		
FIELD DATE: 8/2/2016			2
SCALE: 1" = 30'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)		OF
FIELD: J.D.H.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		2
DRAWN: J.B.W.			
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977		