

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "W.A.I."
CIRF	IRON ROD FOUND w/CAP NOTED
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
BMON	BRASS MONUMENT FOUND
AMON	ALUMINUM MONUMENT FOUND
XCF	"X" CUT IN CONCRETE FOUND
YCF	"Y" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

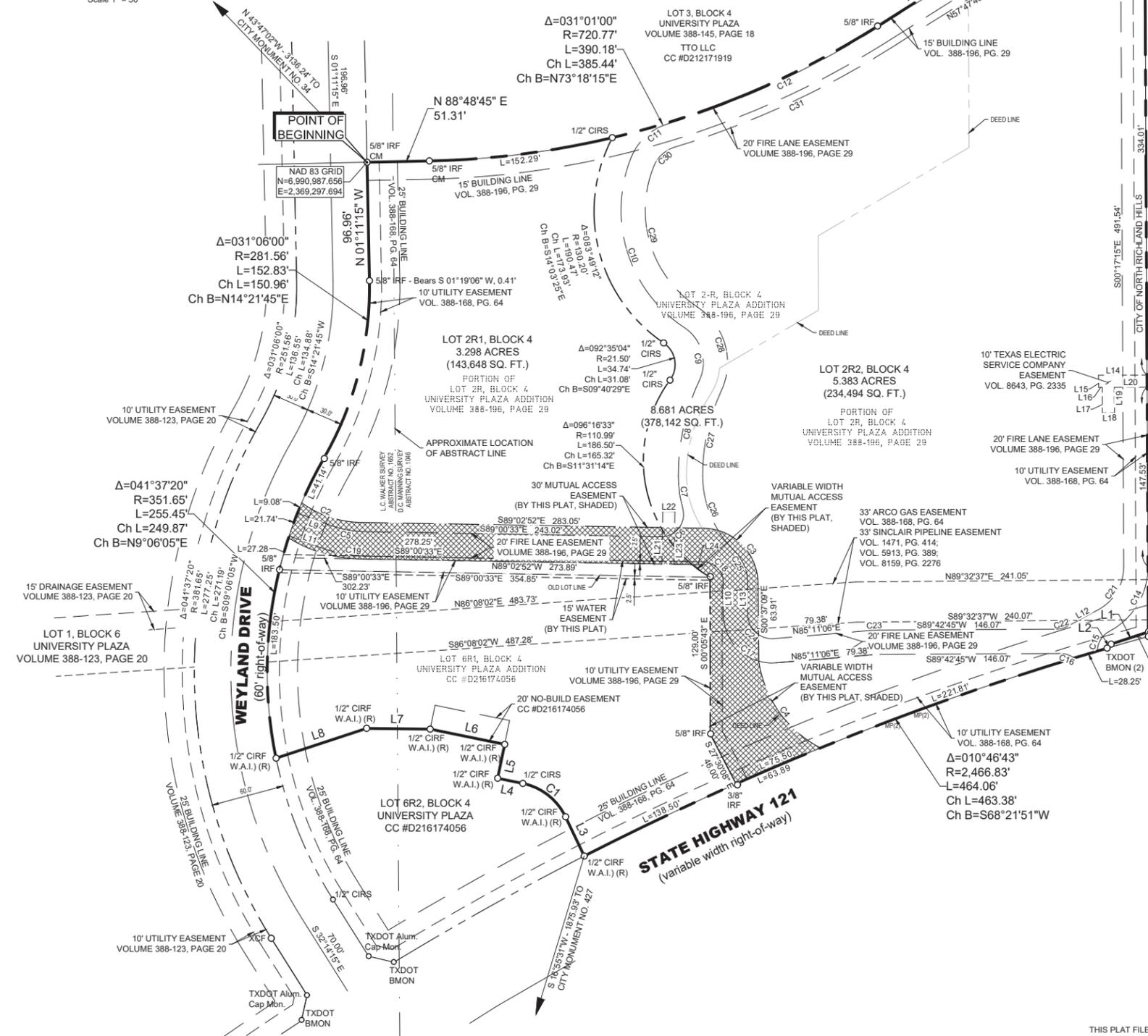
LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S71°50'54"W	32.16'	L13	S00°05'42"E	25.95'
L2	S45°00'30"W	4.84'	L14	N89°42'45"E	40.00'
L3	N25°36'00"W	35.81'	L15	N00°17'15"W	10.00'
L4	N78°27'54"W	21.23'	L16	N89°42'45"E	3.00'
L5	N11°48'40"E	28.47'	L17	S00°17'15"E	21.00'
L6	N78°27'54"W	62.67'	L18	N89°42'45"E	10.00'
L7	N89°19'22"W	52.41'	L19	S00°17'15"E	21.00'
L8	S71°49'11"W	78.49'	L20	N89°42'45"E	27.00'
L9	S69°29'31"E	27.19'	L21	N00°59'27"E	43.48'
L10	S00°05'42"E	26.22'	L22	S89°00'33"E	10.00'
L11	S69°29'31"E	27.05'	L23	N00°59'27"E	43.48'
L12	N61°45'27"E	29.27'	L24	S89°00'33"E	39.68'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	52°51'54"	50.00'	46.13'	44.51'	N52°01'57"W
C2	34°54'01"	84.71'	51.60'	50.80'	S71°27'37"E
C3	89°49'43"	45.68'	71.62'	64.50'	S44°02'12"E
C4	53°47'46"	95.92'	90.06'	86.79'	S35°45'55"E
C5	19°31'03"	92.50'	31.51'	31.36'	S79°15'03"E
C6	105°50'51"	18.45'	34.08'	29.44'	N38°04'01"E
C7	14°34'10"	107.55'	27.35'	27.27'	S07°34'19"E
C8	25°26'14"	182.02'	80.81'	80.15'	S12°25'53"W
C9	81°56'14"	34.50'	49.34'	45.24'	N15°49'07"W
C10	78°59'42"	115.50'	159.24'	146.93'	S17°17'23"E
C11	50°47'17"	46.83'	41.51'	40.17'	S47°36'06"W
C12	15°11'59"	721.77'	191.47'	190.91'	N65°23'45"E
C13	121°55'00"	50.00'	106.39'	87.43'	N61°14'45"W
C14	62°02'42"	60.00'	64.97'	61.84'	N30°44'06"E
C15	64°12'30"	18.00'	20.17'	19.13'	S31°32'06"W
C16	42°53'56"	20.00'	14.97'	14.63'	N75°14'21"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	94°43'12"	40.00'	66.13'	58.85'	S47°27'18"E
C18	88°54'51"	17.04'	26.44'	23.87'	N44°33'08"W
C19	19°31'03"	112.50'	38.32'	38.14'	S79°15'03"E
C20	121°55'00"	30.00'	63.84'	52.46'	N61°14'45"W
C21	62°02'42"	40.00'	43.32'	41.23'	N30°44'06"E
C22	27°57'18"	17.45'	8.51'	8.43'	N75°44'06"E
C23	4°31'39"	100.00'	7.90'	7.90'	S87°28'56"W
C24	94°43'12"	20.00'	33.06'	29.42'	S47°27'18"E
C25	45°16'43"	37.04'	29.27'	28.52'	N22°44'04"W
C26	45°05'11"	87.55'	68.89'	67.13'	S22°49'50"E
C27	25°26'14"	162.02'	71.93'	71.34'	S12°25'53"W
C28	81°56'14"	54.50'	77.94'	71.47'	N15°49'07"W
C29	78°59'42"	95.50'	131.67'	121.48'	S17°17'23"E
C30	50°47'17"	26.83'	23.78'	23.01'	S47°36'06"W
C31	15°11'59"	741.77'	196.78'	196.20'	N65°23'45"E



NOTE:
The City limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.

REPLAT
UNIVERSITY PLAZA
LOTS 2R1 & 2R2, BLOCK 4
8.681 ACRES
BEING a revision of Lot 2R, Block 4,
UNIVERSITY PLAZA ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Volume 388-196, Page 29, Plat Records, Tarrant County, Texas, and a revision of Lot 6R1, Block 4 UNIVERSITY PLAZA ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas according to the Plat recorded in CC #D216174056, Plat Records, Tarrant County, Texas May 20, 2019

ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
PH: (972) 490-7090

CLIENT/OWNER:
KOC GRAN VIA RICHLAND, LLC
201 HIGH CANYON COURT
RICHARDSON, TX 75080
ATTN: Mark E. Hord
PH: (469) 964-0515

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors Reg. 100866-00 Expires 12/31/2016
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Date : 05.20.19	SHEET 1 OF 2
Scale : 1" = 50'	
File : 69114.0A-RPLT	Project No. : 69114.0A
Date : 05.20.19	

THIS PLAT FILED AS INSTRUMENT NO. D _____, DATE _____, CITY CASE NO. RP 2019-05

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OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS KOC GRAN VIA RICHLAND, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the D.C. MANNING SURVEY, ABSTRACT NO. 1046 and the L. C. WALKER SURVEY, ABSTRACT NO. 1652, City of North Richland Hills, Tarrant County, Texas, and being all of Lot 2R, Block 4, University Plaza Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-196, Page 29, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and all of Lot 6R1, Block 4, University Plaza Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D216174056, O.P.R.T.C.T., also being all of Tract 1 and a portion of Tract 4, as described in deed from Gaedeke Holdings V, Ltd. to KOC GRAN VIA RICHLAND, LLC, dated July 24, 2015, recorded in County Clerk's Instrument No. D215162702, O.P.R.T.C.T., and all of Tract 2, as described in deed from Gaedeke Holdings II, Ltd. to KOC GRAN VIA RICHLAND, LLC, dated July 24, 2015, recorded in County Clerk's Instrument No. D215162701, O.P.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner at the Northwest corner of said Lot 2R, Block 4, said iron rod being situated in the East right-of-way of Weyland Drive, a 60-foot right-of-way;

THENCE North 88 deg 48 min 45 sec East, departing said East right-of-way line and along the Northerly line of said Lot 2R, a distance of 51.31 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the left, having a radius of 720.77 feet, a central angle of 31 deg 01 min 00 sec, a chord bearing of North 73 deg 18 min 15 sec East and a chord length of 385.44 feet;

THENCE continuing along the Northerly line of said Lot 2R and along said curve to the left, an arc distance of 390.18 feet to a 5/8-inch iron rod found for corner;

THENCE North 57 deg 47 min 45 sec East, continuing along the Northerly line of said Lot 2R, a distance of 259.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the Northeastly corner of said Lot 2R;

THENCE South 00 deg 17 min 15 sec East, departing the Northerly line and along the Easterly line of said Lot 2R, a distance of 636.44 feet to a TXDOT (Texas Department of Transportation) brass monument found for corner, said monument being the Northeastly corner of a tract of land as described in deed to Gaedeke Holdings II, Ltd., recorded in County Clerk's Instrument No. D206049133, O.P.R.T.C.T.;

THENCE South 71 deg 50 min 54 sec West, departing the Easterly line and along the Northerly line of said Gaedeke Holdings II, Ltd. tract, a distance of 32.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the Northwestly corner of said Gaedeke Holdings II, Ltd. tract;

THENCE South 45 deg 00 min 30 sec West, departing the Northerly line and along the Westerly line of said Gaedeke Holdings II, Ltd. tract, a distance of 4.84 feet to a TXDOT brass monument found for corner, said monument being the Southwestly corner of said Gaedeke Holdings II, Ltd. tract, situated in the Northwestly right-of-way line of State Highway 121, a variable width right-of-way and being the beginning of a non-tangent curve to the left having a radius of 2,466.83 feet, a central angle of 10 deg 46 min 43 sec, a chord bearing of South 68 deg 21 min 51 sec West and a chord length of 463.38 feet;

THENCE departing the Westerly line of said Gaedeke Holdings II, Ltd. tract, along the Northerly right-of-way line of said State Highway 121 and along said non-tangent curve to the left, an arc distance of 464.06 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the most Southerly Southwest corner of said Lot 6R1, Block 4 and the most Easterly Southeast corner of Lot 6R2, Block 4 of said University Plaza Addition;

THENCE departing said Northerly right-of-way line and along the common line between Lot 6R1 and 6R2, Block 4, the following:

North 25 deg 36 min 00 sec West, a distance of 35.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner and the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 52 deg 51 min 54 sec, a chord bearing of North 52 deg 01 min 57 sec West and a chord length of 44.51 feet;

Along said curve to the left, an arc distance of 46.13 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 78 deg 27 min 54 sec West, a distance of 21.23 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 11 deg 48 min 40 sec East, a distance of 28.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 78 deg 27 min 54 sec West, a distance of 62.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 89 deg 19 min 22 sec West, a distance of 52.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 71 deg 49 min 11 sec West, a distance of 78.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being situated in the Easterly right-of-way line of said Weyland Drive and being the beginning of a non-tangent curve to the right having a radius of 351.65 feet, a central angle of 41 deg 37 min 20 sec, a chord bearing of North 09 deg 06 min 05 sec East and a chord length of 249.87 feet;

THENCE departing said common line and along the Easterly right-of-way line of said Weyland Drive and along said non-tangent curve to the right, an arc distance of 255.45 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the left having a radius of 281.56 feet, a central angle of 31 deg 06 min 00 sec, a chord bearing of North 14 deg 21 min 45 sec East and a chord length of 150.96 feet;

THENCE continuing along the Easterly right-of-way line of said Weyland Drive and along said curve to the left, an arc distance of 152.83 feet to a point for corner from which a 5/8-inch iron rod found bears South 01 deg 19 min 06 sec West, a distance of 0.41 feet;

THENCE North 01 deg 11 min 15 sec West, continuing along the Easterly right-of-way line of said Weyland Drive, a distance of 96.96 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.681 acres or 378,142 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of July, 2015, utilizing a G.P.S. measurement (NAD 83, grid) of North 01 deg 11 min 15 sec West (plat-North 00 deg 43 min 00 sec West), along the easterly right-of-way line of Weyland Drive, recorded in Volume 388-168, Page 64, Official Public Records, Tarrant County, Texas.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KOC GRAN VIA RICHLAND, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 2R1 & 2R2, Block 4, UNIVERSITY PLAZA, an addition to the City of North Richland Hills, Tarrant County Texas, and does hereby dedicate to the public's use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2019.

KOC GRAN VIA RICHLAND, LLC

Owner - Mark E. Hord
Managing Director
Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Mark E. Hord, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2019.

Notary Public in and for the State of _____.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker a Registered Professional Land Surveyor licensed 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for Dallas County

My printed name

My commission expires:

- 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 any existing deed restrictions or covenants, if any, on this property.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2019, 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 _____, 2019, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

REPLAT
UNIVERSITY PLAZA
LOTS 2R1 & 2R2, BLOCK 4
BEING a revision of Lot 2R, Block 4,
UNIVERSITY PLAZA ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Volume 388-196, Page 29, Plat Records, Tarrant County, Texas, and a revision of Lot 6R1, Block 4 UNIVERSITY PLAZA ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas according to the Plat recorded in CC #D216174056, Plat Records, Tarrant County, Texas
May 20, 2019

Date : 05.20.19
Scale : N/A
File : 69114.0A-RPLT
Project No. : 69114.0A

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DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors Reg. 100866-00 Expires 12/31/2016
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SHEET
2
OF
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THIS PLAT FILED AS INSTRUMENT NO. D _____, DATE _____