

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, VRE DAVIS, LLC, PARK/WALL LIMITED PARTNERSHIP AND AVATAR VENTURES, LLC are the owners of a tract of land situated in the City of North Richland Hills, Tarrant County, Texas, being a part of the Thomas Peck Survey, Abstract No. 1210, being all of Lot 1, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 5908, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), being all of Lot 3, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 11805, O.P.R.T.C.T., being all of Lot 4, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 12253, O.P.R.T.C.T., being all of a tract of land described as Tract 1 in a Special Warranty Deed to VRE Davis, LLC, as recorded in Instrument No. D213325655, O.P.R.T.C.T., being all of a tract of land described as Tract 1 in a Special Warranty Deed with Vendor's Lien to Avatar Ventures, LLC, as recorded in Instrument No. D207209062, O.P.R.T.C.T., and being all of a called 1.120 acre tract of land described in a Special Warranty Deed to Park/Wall Limited Partnership, as recorded in Instrument No. D205380269, O.P.R.T.C.T. and being more particularly described as follows:

BEGINNING at a brass monument found at an angle point of said Lot 1 and the beginning of a non-tangent curve to the left, said monument being at the northwest end of a corner clip between F.M. Highway 1938-Davis Boulevard (a 120' width right-of-way) and F.M. Highway 3029-Precinct Line Road (a 120' width right-of-way);

THENCE in a northeasterly direction, a distance of 140.30 feet, having a central angle of 02 degrees 44 minutes 55 seconds, a radius of 2,924.80 feet, a tangent length of 70.17 feet and whose chord bears North 24 degrees 24 minutes 19 seconds East a distance of 140.29 feet to a chiseled "X" cut in concrete found at the northwest corner of said Lot 1 and the southwest corner of Lot 2, Block 1, Lot 3, Block 1, Gibson Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 8471, O.P.R.T.C.T.;

THENCE South 64 degrees 43 minutes 37 seconds East, a distance of 73.38 feet to a chiseled "X" cut in concrete found at an angle point of said Lot 1 and Lot 2;

THENCE North 89 degrees 27 minutes 14 seconds East, a distance of 136.37 feet to a chiseled "X" set for the northeast corner of said Lot 1 and the northwest corner of said Lot 3;

THENCE South 89 degrees 32 minutes 09 seconds East, a distance of 193.05 feet to a one-half inch iron rod found at the northeast corner of said Lot 3 and the southeast corner of said Lot 2, said iron rod being in the west line of boundary line agreement recorded in Instrument No. D208266176, O.P.R.T.C.T.;

THENCE South 00 degrees 27 minutes 51 seconds West, a distance 222.89 feet of to a one-half inch iron rod with yellow plastic cap found at the southeast corner of said Lot 3 and the northeast corner of said Lot 4;

THENCE South 00 degrees 41 minutes 09 seconds West, a distance of 253.71 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." set for an angle point of said Lot 4;

THENCE South 00 degrees 05 minutes 57 seconds West, a distance of 154.12 feet to a brass monument found at the south corner of said Lot 4; said monument being in the northeast line of said Precinct Line Road;

THENCE along the northeast line of said Precinct Line Road, the following courses and distances:

North 17 degrees 54 minutes 07 seconds West, a distance of 123.86 feet to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." set for corner;

North 31 degrees 13 minutes 17 seconds West, a distance of 111.22 feet to a point for corner, from which a brass monument bears South 51 degrees 46 minutes 55 seconds West a distance of 0.26 feet;

North 46 degrees 26 minutes 29 seconds West, a distance of 111.12 feet to a brass monument found for corner;

North 50 degrees 52 minutes 12 seconds West, a distance of 109.04 feet to a brass monument found for corner;

North 54 degrees 06 minutes 13 seconds West, a distance of 79.06 feet to the northwest corner of said Lot 4 and the southwest corner of said Lot 1, from which a brass monument bears North 53 degrees 50 minutes 21 seconds West a distance of 0.33 feet;

North 56 degrees 24 minutes 17 seconds West, a distance of 119.72 feet to a brass monument found for corner at the southeast end of said corner clip;

North 20 degrees 41 minutes 46 seconds West, a distance of 67.96 feet along said corner clip to the **POINT OF BEGINNING** and 144,148 square feet or 3.31 acres tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, VRE DAVIS, LLC, PARK/WALL LIMITED PARTNERSHIP AND AVATAR VENTURES, LLC do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS my hand this the ____ day of _____, 2020.

NAME: _____

TITLE: _____

VRE DAVIS, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 2020.

Notary Public in and for The State of Texas

My Commission Expires: _____

WITNESS my hand this the ____ day of _____, 2020.

NAME: _____

TITLE: _____

PARK/WALL LIMITED PARTNERSHIP

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 2020.

Notary Public in and for The State of Texas

My Commission Expires: _____

WITNESS my hand this the ____ day of _____, 2020.

NAME: _____

TITLE: _____

AVATAR VENTURES, LLC

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 2020.

Notary Public in and for The State of Texas

My Commission Expires: _____

LEGEND

PPC POINT FOR CORNER
IRF IRON ROD FOUND
CRS/CRF CAPPED IRON ROD SET/FOUND
BMON BRASS MONUMENT
XS/XF CHISELED "X" CUT SET/FOUND
(CM) CONTROLLING MONUMENT
INST. NO. INSTRUMENT NUMBER
CAB. CABINET
VOL. PG. VOLUME PAGE
B.L. BUILDING LINE
SQ. FT. SQUARE FEET
O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
EWSI. EASEMENT
FAUE FIRELANE, ACCESS AND UTILITY EASEMENT

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 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 _____, 20____, to approve of this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of North Richland Hills.

"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".

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
_____, 2020

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR., Land Surveyor, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of _____, 20____.

Notary Public in and for The State of Texas

BOUNDARY CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	140.30'	002°44'55"	2924.80'	70.17'	N24°24'19"E 140.29'

BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L1	S64°43'37"E	73.38'
L2	N89°27'14"E	136.37'
L3	N17°54'07"W	123.86'
L4	N31°3'17"W	111.22'
L5	N46°26'29"W	111.12'
L6	N50°52'12"W	109.04'
L7	N54°06'13"W	79.06'
L8	N56°24'17"W	119.72'
L9	N20°41'46"W	67.96'

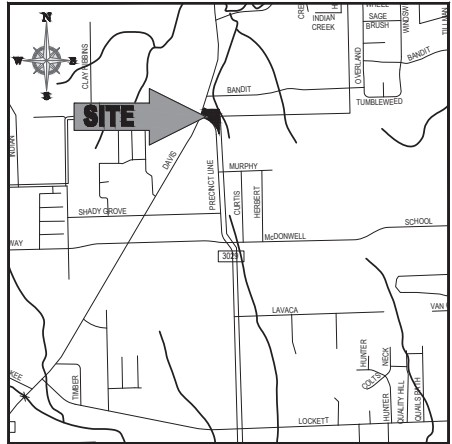
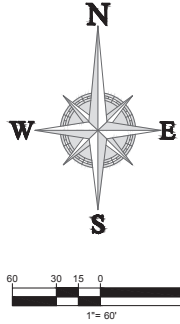
NEW LOT LINE TABLE		
NO.	BEARING	LENGTH
L10	S00°32'46"E	108.51'
L11	S20°45'46"E	61.50'
L12	S00°33'09"E	60.02'
L13	S42°06'28"W	98.05'

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L17	N89°28'41"E	114.72'
L18	N44°28'52"E	30.96'
L19	N89°29'07"E	31.26'
L20	S44°28'52"W	30.96'
L21	S89°28'41"W	108.50'

WATER EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L14	N39°07'48"E	23.00'
L15	N50°52'12"W	20.00'
L16	S39°07'48"W	23.00'

FAUE CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C2	8.18'	004°41'06"	100.00'	4.09'	N02°52'15"W 8.17'
C3	59.34'	045°57'11"	73.99'	31.37'	S23°26'37"E 57.77'
C4	26.57'	015°13'25"	100.00'	13.36'	N38°48'20"W 26.49'
C5	29.55'	067°43'37"	25.00'	16.78'	N02°40'11"E 27.86'
C6	71.45'	083°06'56"	49.26'	43.67'	N06°00'17"E 65.35'
C7	32.95'	015°13'25"	124.00'	16.57'	N38°48'20"W 32.85'
C8	40.10'	045°57'11"	50.00'	21.20'	S23°26'27"E 39.04'
C9	10.14'	004°41'06"	124.00'	5.07'	N02°52'15"W 10.14'

FAUE LINE TABLE		
NO.	BEARING	LENGTH
L22	S00°32'46"E	20.07'
L23	S05°12'49"E	154.16'
L24	S00°28'53"E	71.83'
L25	S46°25'02"E	99.58'
L26	S31°11'37"E	43.66'
L27	S31°11'37"E	43.66'
L28	S46°25'02"E	99.58'
L29	S00°28'53"E	71.85'
L30	S05°12'49"E	153.18'
L31	S00°32'46"E	43.95'



LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- According to Community Panel No. 48439C0090L, dated March 21, 2019 and Community Panel No. 48439C0095K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The zoning of the subject tract is Commercial (C-1), according to City of North Richland Hills Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.

CITY PROJECT NO. RP ____-____
REPLAT

GIBSON ADDITION LOTS 1R, 3R AND 4R, BLOCK 1

BEING ALL OF LOT 1, BLOCK 1
GIBSON ADDITION
CAB A, PG 5908,
BEING ALL OF LOT 3, BLOCK 1
GIBSON ADDITION
CAB A, PG 11805, AND
BEING ALL OF LOT 4, BLOCK 1
GIBSON ADDITION
CAB A, PG 12253

3.31 ACRES OUT OF THE
THOMAS PECK SURVEY, ABSTRACT NO. 1210;

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS



1880 SOUTH PARK DRIVE
BIRMINGHAM, AL 35244
205-943-5770



115 EAST MAIN STREET, SUITE 200
THOMASTON, GA 30286
817-732-4000

FILE NO.		DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD190073		10/07/20	ASA	BL	BL	1" = 60'	1 OF 1