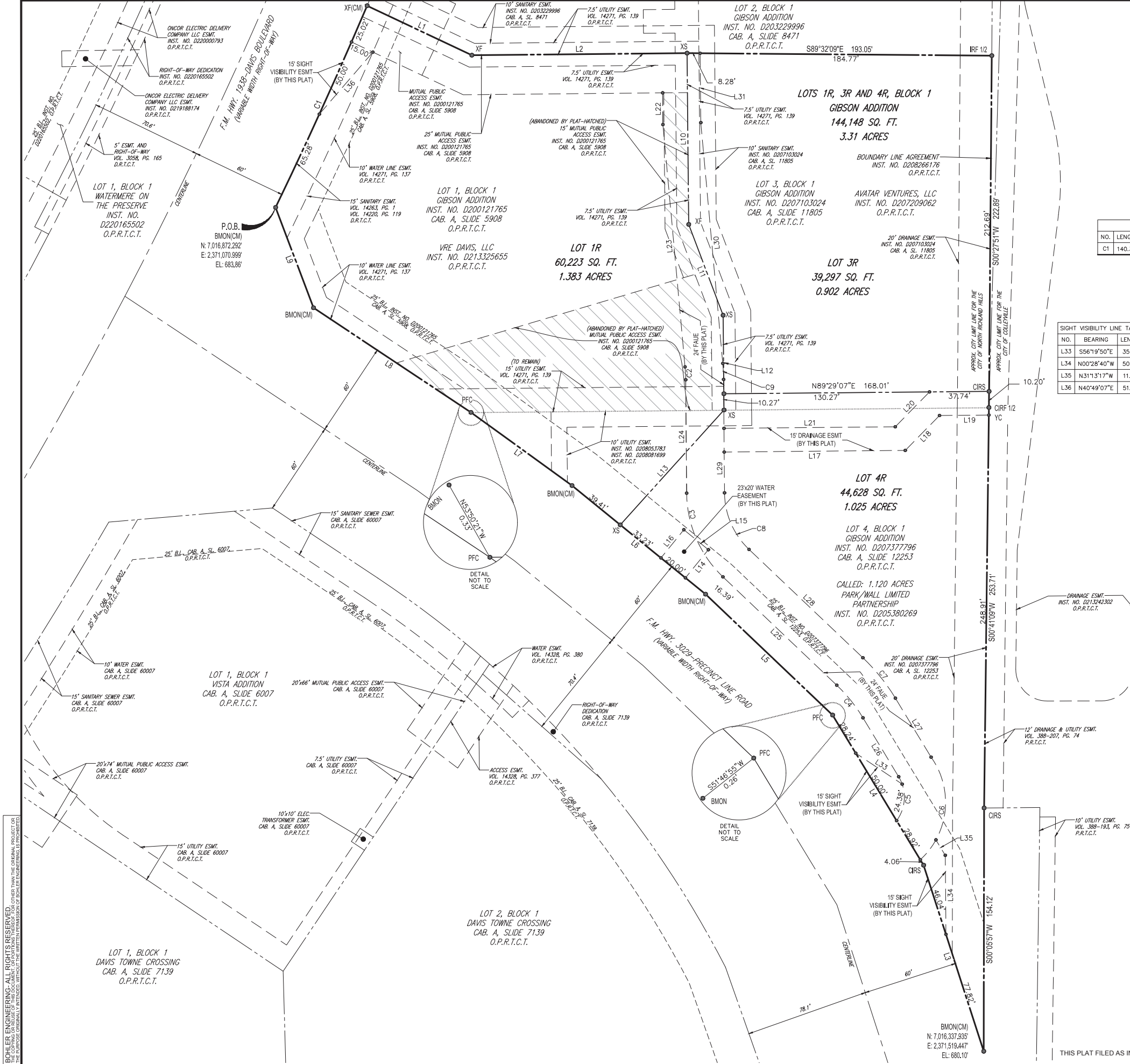


BOHLER ENGINEERING, ALL RIGHTS RESERVED. THE CONTENTS OF THIS DOCUMENT ARE THE PROPERTY OF BOHLER ENGINEERING. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.



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°13'17"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'

SIGHT VISIBILITY LINE TABLE		
NO.	BEARING	LENGTH
L33	S56°19'50"E	35.35'
L34	N00°28'40"W	50.09'
L35	N31°13'17"W	11.44'
L36	N40°49'07"E	51.89'

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'

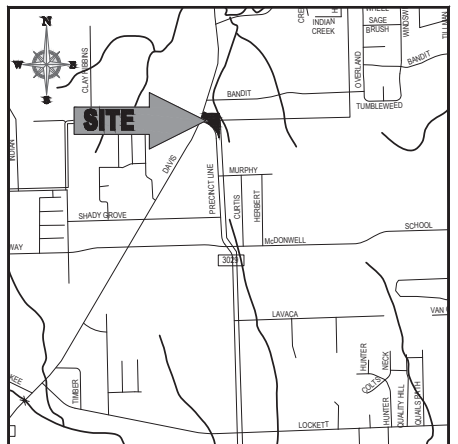
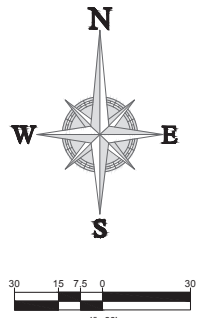
WATER EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
L14	N39°07'48"E	23.00'
L15	N50°52'12"W	20.00'
L16	S39°07'48"W	23.00'

FAUE 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'

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'

LEGEND

- PFC POINT FOR CORNER
- IRF IRON ROD FOUND
- CIRS/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.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- ESMT. EASEMENT
- FAUE FIRELANE, ACCESS AND UTILITY EASEMENT



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.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.
- 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.

APPLICANT:  
BRAKES PLUS, LLC  
1800 SOUTHPARK DR.  
BIRMINGHAM, AL 35244  
PHONE: (205) 943-6770  
CONTACT: ANDY GOLDEN

APPLICANT/ENGINEER:  
EMC ENGINEERING SERVICES, INC.  
115 EAST MAIN STREET, SUITE 200  
THOMASTON, GA 30286  
PHONE: (404) 458-7300  
CONTACT: ALEX PERRY

SURVEYOR/ENGINEER:  
BOHLER ENGINEERING  
6017 MAIN STREET  
FRISCO, TX 75034  
PHONE: (469) 458-7300  
CONTACT: MATTHIAS HAUBERT  
CONTACT: BILLY LOGSDON

OWNER:  
VRE DAVIS, LLC  
1211 S. WHITE CHAPEL BLVD.  
SOUTH LAKE, TX 76092  
PHONE: (817) 912-0523  
CONTACT: JASON KEEN

OWNER:  
PARKWALL LIMITED PARTNERSHIP  
3231 HARWOOD RD.  
BEDFORD, TX 76021  
PHONE: N/A  
CONTACT: JIM MAKENS

OWNER:  
AVATAR VENTURES, LLC  
3802 SHADY MEADOW DRIVE  
GRAPEVINE, TX 76035  
PHONE: (817) 428-1777  
CONTACT: CINDY MORGAN

CITY PROJECT NO. RP 2020-11  
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



1800 SOUTHPARK DRIVE  
BIRMINGHAM, AL 35244  
205-943-5770



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

FILE NO. TSD190073

DATE 10/07/20

DRAWN ASA

REVIEWED BL

APPROVED BL

SCALE 1" = 30'

DWG. NO. 1 OF 2

BOHLER ENGINEERING, INC.

6017 MAIN STREET  
FRISCO, TEXAS 75034  
469.458.7300  
www.bohlerengineering.com  
TSP No. 19008  
TSP S No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

