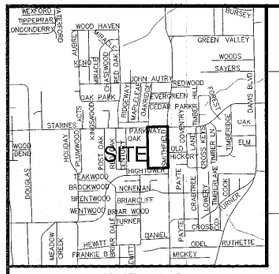
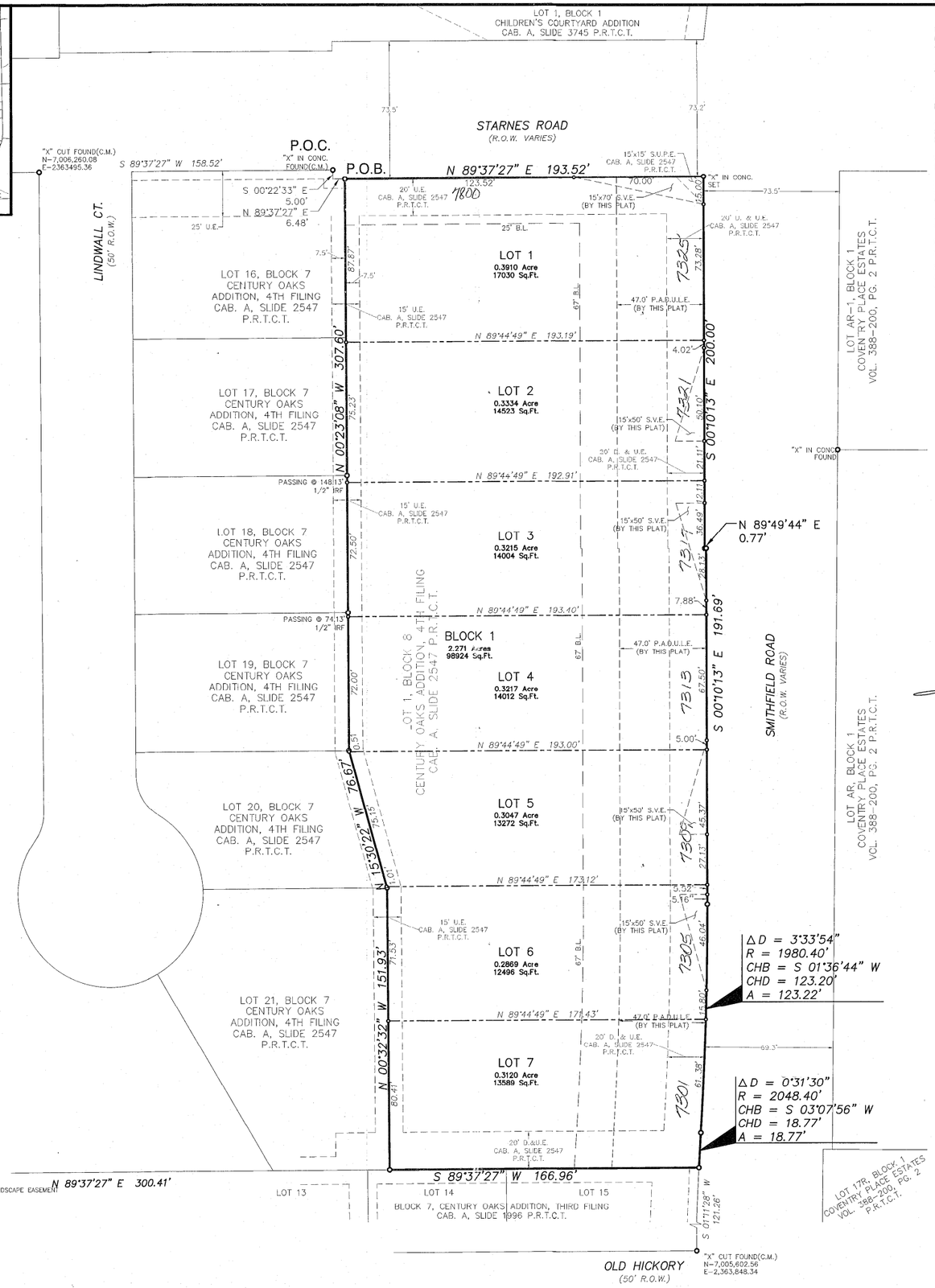


VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
U.N.O.	UNLESS NOTED OTHERWISE
B.L.	BUILDING LINE
S.U.P.E.	SIGHT, UTILITY, & PEDESTRIAN EASEMENT
P.A.D.U.L.E.	PRIVATE ACCESS, DRAINAGE, UTILITY, AND LANDSCAPE EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT

LEGEND NOT TO SCALE

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All building lines, easements and bearings shown hereon are according to the Plat of Century Oaks Addition, 4th Filing recorded under Cabinet A, Slide 2547, in the Plat Records of Tarrant County, Texas, unless otherwise noted.

3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

4. According to the Flood Insurance Rate Map No. 48439C0090 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

5. On the issue date of this survey the property shown hereon is zoned "C1" according to the zoning map of the City of North Richland Hills.

6. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

7. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

8. The primary benchmark used on this project was City of North Richland Hills benchmark #417.

9. The Drainage Easement dedicated over the private drive is to accommodate surface flow within the private drive. It is the property owners' responsibility to maintain the pavement within the easement

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision.

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

9/10/16

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
N. Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 expressed herein.

Given under my hand and seal of office, this 10th day of September 2016.

Notary Signature — Notary Stamp

JOSEPH IRLBECK
Notary Public, State of Texas
My Commission Expires
August 05, 2019

Certificate of Approval of the Planning and Zoning Commission

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, voted affirmatively on this 18 day of AUGUST, 2016, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commision

Attest: Secretary, Planning and Zoning Commission

Statement of Adoption by Council

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this 12th day of September, 2016, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

CITY OF NORTH RICHLAND HILLS, TEXAS

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS New Church Christian Fellowship, is the owner of all that certain 2.271 acres of land, which is all of Lot 1, Block 8, Century Oaks Addition, 4th Filing, recorded in Cabinet A, Slide 2547, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the William Cox Survey, A-321, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the said plat of Century Oaks Addition, 4th Filing)

Commencing at a "X" Cut in Concrete found for the northernmost northeast corner of Lot 16, Block 7, of said Century Oaks Addition, 4th Filing, from which a "X" Cut in Concrete found for the southwest intersection corner of the west right-of-way line of Lindwall Court (50' right-of-way) and the south right-of-way of Starnes Road (variable width right-of-way), bears along the south right-of-way line of said Starnes Road South 89° 37' 27" West – 158.52', Then along the south right-of-way line of said Starnes Road South 00° 22' 33" East – 5.00' to a point for corner of said Lot 16, Block 7, Century Oaks Addition, 4th Filing, Then continuing along the south right-of-way line of said Starnes Road North 89° 37' 27" East – 6.48' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the easternmost northeast corner of said Lot 16, Block 7, Century Oaks Addition, 4th Filing, common to the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE North 89° 37' 27" East – 193.52, continuing along the south right-of-way line of said Starnes Road, to an "X" Cut in Concrete set for the northeast corner of the herein described tract, common to the southwest intersection corner of the south right-of-way line of said Starnes Road and the west right-of-way line of Smithfield Road (variable width right-of-way);

THENCE along the west right-of-way line of said Smithfield Road the following courses:

South 00° 10' 13" East – 200.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

North 89° 49' 44" East – 0.77' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

South 00° 10' 13" East – 191.69' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to a point of curvature to the right having a central angle of 03° 33' 54", a radius of 1980.40', and a chord bearing and distance of South 01° 36' 44" West – 123.20';

Along said curve to the right an arc distance of 123.22' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to a point of reverse curvature of a curve to the left having a central angle of 00° 31' 30", a radius of 2048.40', and a chord bearing and distance of South 03° 07' 56" West – 18.77';

Along said curve to the left an arc distance of 18.77' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of Lot 15, Block 7, Century Oaks Addition, Third Filing, recorded in Cabinet A, Slide 1996, P.R.T.C.T., from which an "X" in concrete found for the southeast corner of said Lot 15, Block 7, Century Oaks Addition, at the intersection of the west right-of-way line of said Smithfield Road and the north right-of-way line of Old Hickory (50' R.O.W.) bears South 01° 11' 28" West – 121.26';

THENCE South 89° 37' 27" West – 166.96' departing the west right-of-way line of said Smithfield Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the southeast corner of Lot 21, block 7, of said Century Oaks Addition, 4th Filing;

THENCE North 00° 32' 32" West 151.93' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

THENCE North 15° 30' 22" West – 76.67' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

THENCE North 00° 23' 08" West passing at a distance of 74.13' a 1/2" iron rod found for the common east corner of Lots 18 and 19, Block 7 of said Century Oaks Addition, 4th Filing, and passing at a distance of 148.13' a 1/2" iron rod found for the common east corner of Lots 17 and 18, Block 7, of said Century Oaks Addition, 4th Filing, continuing for a total distance of 307.60' to the POINT OF BEGINNING and containing 2.271 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That New Church Christian Fellowship, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein before described real property as **Lots 1-7, Block 1, Lee's Crossing Addition**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby dedicate to the publics' use streets, alleys, right-of-way, and any other public areas shown on this plat.

Witness our hands this 12th day of September, 2016.

Michael Rawstree — Lead Pastor
Owner's Agent — Title

Signature

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael Rawstree, 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 considerations expressed herein.

Given under my hand and seal of office, this 12th day of September, 2016.

Notary Signature — Notary Stamp

SUSAN AUSTIN
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 02-04-2018

A FINAL PLAT OF
LOTS 1-7, BLOCK 1

LEE'S CROSSING

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK 8, CENTURY OAKS ADDITION, 4TH FILING RECORDED IN CABINET A, SLIDE 2547, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 2.271 ACRES IN THE WILLIAM COX SURVEY, A-321 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: New Church Christian Fellowship
7300 Smithfield Road
Fort Worth TX 76182
Phone: xxxxxxxxxxxx

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 034-168-30
CITY CASE NUMBER: FP 2016-03
DATE: MARCH 2016

THIS PLAT WAS FILED IN DOCUMENT NO. D216230549 ON DATE 09/30/16

Sep 09, 2016 – 11:21am
S:\034_Hamilton Duffy\034-168 Lee Crossing (Starnes Smithfield)\30-Plat\ spry-LeesCrossing-Plat.dwg