



- NOTES**
- 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.
  - All bearings shown hereon are based on the Plat of Highland Park, recorded in Document Number D208457706, in the Public Records of Tarrant County, Texas.
  - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
  - 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.
  - According to the Flood Insurance Rate Map No. 48439C0205 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.
  - On the issue date of this survey the surveyed property shown hereon is zoned RI-PD (Residential Infill Planned Development) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Surveyor is only showing setback lines per the recorded plat of Highland Park, recorded in Cabinet A, Slide 13049, P.R.T.C.T.
  - Document Number D208457706 is the same document as Cabinet A, Page 13049 and Document Number D208281331 is the same document as Cabinet A, Page 12847.
  - 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".
  - This plat does not remove any existing covenants or restrictions, if any, on the property.
  - All utility pedestals and pull boxes must be set back at least five feet from sidewalk.
  - This Open Space area calculation includes the parkway from right-of-way line to the back of curb.
  - All open space lots must be maintained by the Home Owners Association.

**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 and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

**REVIEW PURPOSES ONLY**

David Carlton Lewis  
R.P.L.S. No. 5647

Date: April 4, 2019



David Carlton Lewis, R.P.L.S.  
Texas Registration No. 5647  
Spry Surveyors, LLC  
8241 Mid Cities Blvd Ste 102  
North 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**P.O.B.**  
TXDOT MON. FOUND

Notary Signature \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, 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 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 \_\_\_\_\_

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°12'02" E	26.17'
L2	N 89°59'36" E	29.18'
L3	N 89°59'52" E	20.82'
L4	S 00°52'06" W	6.35'
L5	N 00°22'57" E	19.61'
L6	N 64°44'56" E	20.94'
L7	N 89°59'52" E	3.12'
L8	S 00°37'47" W	9.75'
L9	N 44°16'59" W	14.66'
L10	S 00°02'24" E	8.55'
L11	N 00°22'57" E	27.71'
L12	N 02°50'51" E	27.18'
L13	N 44°38'35" W	14.07'
L14	N 02°50'51" E	28.29'
L15	S 44°46'15" E	14.03'
L16	S 00°22'57" W	23.60'
L17	N 01°09'53" E	1.32'
L18	N 32°41'20" E	20.57'
L19	S 45°21'25" W	14.21'
L20	N 89°55'27" W	18.19'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	24.88'	24.62'	N 76°13'24" E
C2	950.00'	14.88'	14.88'	N 01°05'12" E
C3	50.00'	21.92'	21.75'	N 12°10'44" W
C4	50.00'	1.52'	1.52'	N 89°03'03" W
C5	1050.00'	22.30'	22.30'	N 00°59'28" E
C6	50.00'	31.77'	31.24'	S 71°19'06" E
C7	1050.00'	22.87'	22.87'	N 02°13'25" E
C8	950.00'	21.76'	21.76'	N 02°12'57" E
C9	50.00'	33.46'	32.84'	S 36°34'48" W
C10	50.00'	36.21'	37.29'	S 04°29'11" E
C11	27.00'	84.84'	54.00'	N 89°37'03" W
C12	27.00'	85.34'	54.00'	N 86°16'59" W
C13	50.00'	27.55'	27.20'	N 40°31'23" W
C14	50.00'	27.81'	27.46'	N 72°14'30" W
C15	50.00'	23.33'	23.12'	S 39°44'46" E
C16	1000.00'	43.02'	43.02'	S 01°36'54" W
C17	1000.00'	38.57'	38.56'	S 01°44'34" W

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, FW Western Ridge, LLC, is the owner of all that certain 8.245 acres of land, which is all of Lots 1-12, Block 1, Lots 1-9, Block 2, Lots 1-6, Block 3, Lot 1, Block 4, Highland Park, recorded in Document Number D208457706, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), conveyed by the deed recorded in Document Number D218239579, P.R.T.C.T., Lots 1-4, Block 2, and Block 5, of said Highland Park, conveyed by the deed recorded in Document Number D218239660, P.R.T.C.T., and all of the Tract of land described in the deed recorded in Document Number D218239247, P.R.T.C.T., in the Tandy K. Martin Survey, A-1055, 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 said Highland Park)

**BEGINNING** at a TXDOT Monument found for the northeast corner of said Lot 1, Block 5, Highland Park, common to the southeast corner of the remainder of Lot 1, Block 1, Nob Hill North, recorded in Volume 388-197, Page 52, P.R.T.C.T., in the west right-of-way line of Precinct Line Road (F.M. 3029, right-of-way varies);

**THENCE** along the west right-of-way line of said Precinct Line Road the following courses:  
South 00° 35' 27" West - 277.33' to a 1/2" iron rod with a cap stamped "JDZ 2490" found for a point for corner of the herein described tract;

South 00° 52' 06" West - 51.60' to a 1/2" iron rod with a cap stamped "JDZ 2490" found for the southeast corner of said Lot 3, Block 5, Highland Park, common to the northeast corner of said Tract II, Kent Davis, Trustee;

South 00° 37' 47" West - 116.67' to a TXDOT Monument found for a point for corner of the herein described tract;

South 04° 03' 37" West - 53.77' to a 1/2" iron rod with a cap stamped "MOAK" found for the common southeast corner of the herein described tract and said Tract I, Kent Davis, Trustee, common to the northeast corner of said Block 1, Woodland Oaks, recorded in Document Number D206273887, P.R.T.C.T.;

**THENCE** North 89° 04' 39" West - 394.89' departing the west right-of-way line of said Precinct Line Road to a 1/2" iron rod with a cap stamped "MOAK" found for the southwest corner of said Tract I, Kent Davis, Trustee, common to the southernmost west corner of the herein described tract and the northwest corner of said Block 1, Woodland Oaks;

**THENCE** North 00° 56' 19" East - 164.75' to a 3/4" iron rod found for the northwest corner of said Tract I, Kent Davis, Trustee, common to the southwest corner of said Lot 4, Block 5, Highland Park;

**THENCE** North 01° 09' 53" East - 51.33' to a 1/2" iron rod found for a point for corner of the herein described tract, in the south line of said Lot 8, Block 2, Highland Park;

**THENCE** North 89° 55' 27" West - 260.74' to a 3/8" iron rod found for the westernmost southwest corner of the herein described tract, common to the southwest corner of said Lot 4, Block 2, Highland Park, in the east line of Lot 2, Block 1, Majestic Meadows, recorded in Documents Number D203260465, P.R.T.C.T.;

**THENCE** North 00° 22' 57" East - 691.23' to the northwest corner of the herein described tract, in the south right-of-way line of Amundson Drive (right-of-way varies);

**THENCE** South 89° 41' 15" East - 215.41' along the south right-of-way line of said Amundson Drive to northeast corner of the herein described tract;

**THENCE** South 00° 05' 20" West - 207.46' to a 1/2" iron rod found for a point for corner of the herein described tract;

**THENCE** South 00° 04' 24" East - 208.55' to a 1/2" iron rod found for a point for corner of the herein described tract, common to the southwest corner of Lot 3, Block 1, of said Nob Hill North;

**THENCE** North 89° 59' 52" East - 223.95' to a 1/2" iron rod with a cap stamped "MOAK" found for a point for corner of the herein described tract;

**THENCE** North 89° 58' 57" East - 216.89' to the POINT OF BEGINNING and containing 8.245 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **FW WESTERN RIDGE, LLC**, does hereby adopt this plat designating the herein before described real property as **Lots 1-22, Block A, Lots 1-3, 3X, 4-15, Block B, Lot 1X, Block C, & Lot 1X, Block D, Western Ridge**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

SIGNATURE \_\_\_\_\_ FW WESTERN RIDGE, LLC - TITLE

PRINTED NAME \_\_\_\_\_

**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 \_\_\_\_\_, known to me to be the persons 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My Printed Name \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**PLAT PURPOSE:**  
The purpose of this plat is to abandoned the previous plat of Highland Park, recorded in Document Number D208457706, in the Public Records of Tarrant County, Texas in its entirety and re-plat with an addition of an unplatted tract of land to create a residential subdivision.

**A FINAL PLAT OF**  
**LOTS 1-22, BLOCK A, LOTS 1-3, 3X, 4-15, BLOCK B,**  
**LOT 1X, BLOCK C, & LOT 1X, BLOCK D**  
**WESTERN RIDGE**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOTS 1-12, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-6, BLOCK 3, LOT 1, BLOCK 4, & LOTS 1-4, BLOCK 5, HIGHLAND PARK, RECORDED IN DOCUMENT NUMBER D208457706, AND A PLAT OF A TRACT OF LAND, ALL CONVEYED TO FW WESTERN RIDGE, LLC, RECORDED IN DOCUMENT NUMBERS D218239579, D218239660, & D218239247, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 8.245 ACRES IN THE TANDY K. MARTIN SURVEY, A-1055  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

GROSS 8.245 ACRES  
NET: 8.204 ACRES

CITY CASE #: FP 2019-02  
SPRY PROJECT NO. 073-012-31  
DATE: OCTOBER 2018

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

**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

**OWNER:** FW Western Ridge, LLC  
6617 Precinct Line Road, Ste. 200  
North Richland Hills, TX 76182  
Phone: 817-498-7977