



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JSN Center, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **Lots 1R2-1 and 1R2-2, Block 5, BRENTWOOD ESTATES ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

By: Kodanda Ram Reddy Engala  
JSN Center, LLC  
President

**NOTARY CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Kodanda Ram Reddy Engala, Officer and Member, of JSN Center, LLC, 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 therein expressed and in the capacity therein stated and as the act and deed of said corporation.

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

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_.

SURVEYOR'S CERTIFICATE

That I, Lynn Kadleck, 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 Planning and Zoning Commission of the City of North Richland Hills, Texas.

L. Lynn Kadleck  
Registered Professional Land Surveyor No. 3952



### PLANNING & ZONING COMMISSION APPROVAL CERTIFICATION

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, TO APPROVE THIS PLAT.

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

CITY COUNCIL APPROVAL CERTIFICATION

THE CITY COUNCIL OF NORTH RICHLAND HILLS, TEXAS, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY SECRETARY

- ### General Notes
1. Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
  2. Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 48439C00090, dated March 21, 2019.
  3. 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.
  4. This replat does not remove any covenants or deed restrictions on the property, if any.

Symbol Legend	
Symbol	Denotes
FIR	FOUND IRON ROD
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
(C.M.)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
☐	CENTERLINE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

OWNER  
JSN CENTER, LLC  
10611 FAULKNER POINT  
IRVING, TEXAS, 75063  
ENGINEER/SURVEYOR  
**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
[westwoodps.com](http://westwoodps.com)  
**Westwood Professional Services, Inc.**  
TBPE Firm Reg. No. 11756  
TBPLS Firm Reg. No. 10074301

REPLAT  
OF  
LOTS 1R2-1 AND 1R2-2, BLOCK 5  
BRENTWOOD ESTATES ADDITION  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
BEING A REPLAT OF LOT 1R2, BLOCK 5  
BRENTWOOD ESTATES ADDITION,  
RECORDED IN DOCUMENT NO. D214185784  
IN THE OFFICIAL PUBLIC RECORDS OF TARRANT  
COUNTY TEXAS, WHICH IS 1.611 ACRES IN THE  
THOMAS PECK SURVEY, ABSTRACT NO. 1209  
CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS

THIS PLAT FILED IN DOCUMENT No. \_\_\_\_\_ O.P.R.T.C.T.

JANUARY 21, 2020 JOB No. 0022399.00 BRENTWOOD ESTATES ADDITION