



OWNER'S CERTIFICATE

WHEREAS, JSN Center, LLC is the sole owner of a 1.611 acre tract of land located in the Thomas Peck Survey, Abstract No. 1209, Tarrant County, Texas, and being all of Lot 1R2, Block 5, of Lots 1R & 1R-1. Brentwood Estates Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Document No. D214185784, of the Plat Records of Tarrant County, Texas; and being the same tract of land described in deed to JSN Center, LLC by deed of record in Document Number D215261407, of the Official Public Records of Tarrant County, Texas; said 1.611 acre tract being more particularly described as follows:

BEGINNING at a set "X" cut on top of a fence column in the north right-of-way line of North Tarrant Parkway, a 200-foot right-of-way, at the southeast corner of Lot 49, Block 2, Shady Oaks Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 697, of said Plat Records; said point being the southwest corner of said Lot 1R2, Block 5;

THENCE North 00 degrees 16 minutes 48 seconds West, along a common line between said Block 2, Shady Oaks Addition and Block 5, Brentwood Estates Addition, at a distance of 161.37 feet passing the common east corner of Lots 48 and 49, Block 2, of said Shady Oaks Addition, continuing in all a total distance of 269.03 feet to a point for corner from which a found 1/2" iron rod with a cap stamped "SPRY" bears South 87 degrees 45 minutes 07 seconds East, a distance of 4.4 feet; said point being the common west corner of Lots 1R1 and 1R2, Block 5, of said Brentwood Estates Addit

THENCE departing the said east line of Block 2, Shady Oaks Addition, along a common line between said Lots 1R1 and 1R2, Block 5, the following courses and distances:

North 89 degrees 36 minutes 58 seconds East, a distance of 262,55 feet to a found mag nail with a metal washer stamped "SPRY" at an 'ell' corner of said Lot 1R1, Block 5 and the northeast corner of said Lot 1R2, Block 5;

South 00 degrees 23 minutes 02 seconds East, a distance of 254,03 feet to a found 1/2" iron rod with a cap stamped "SPRY" at an 'ell' corner of said Lot 1R1, Block 5 and the most easterly southeast corner of said Lot 1R2, Block 5:

South 89 degrees 36 minutes 58 seconds West, a distance of 35,00 feet to a found mag nail with a metal washer stamped "SPRY" at a northwest corner of said Lot 1R1, Block 5 and an 'ell' corner of said Lot 1R2. Block 5:

South 00 degrees 23 minutes 02 seconds East, a distance of 15.00 feet to a found mag nail with a metal washer stamped "SPRY" at a southwest corner of said Lot 1R1, Block 5, and the most southerly southeast corner of said Lot 1R2. Block 5: said point being in the said north line of North Tarrant

THENCE South 89 degrees 36 minutes 58 seconds West, departing the said common line between Lots 1R1 and 1R2, Block 5, along the said north line of North Tarrant Parkway, a distance of 228.04 feet to the POINT-OF-BEGINNING, containing 70,175 square feet or 1.611 acres of land.

General Notes

- Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
- Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community Panel Number 48439C00090L dated March 21, 2019.
- 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 witholding 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				
Œ	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 Toll Free (888) 937-5150

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ISN Center, ILC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinobove 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 publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Kodanda Ram Reddy Engala JSN Center, LLC

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.

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Lynn Kadleck gistered Professional Land Surveyor No. 3952	L. LYNN KADLECK
	3952 FESSION OF

LANNING & ZONING COMMISSION APPROVAL CERTIFICATION					
	LANNING	& ZONING	COMMISSION	APPROVAL	CFRTIFICATION

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	APPRO	OVE	THIS	PLAT

CHAIRMAN	
ATTEST:	
SECRETARY	

CITY COLINCII APPROVAL CERTIFICATION

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

BY:			
MAYO	?		

CITY SECRETAR

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. OPRTCT