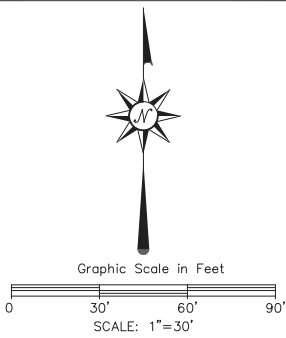


VICINITY MAP  
NOT TO SCALE



ABBREVIATIONS

- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SLOPE EASEMENT
- S.W.E. SCREENING WALL EASEMENT
- M.A.E. MUTUAL ACCESS EASEMENT
- CONC. CONCRETE
- ASPH. ASPHALT
- NG. NATURAL GROUND

LEGEND

- BOUNDARY CORNER
- LOT CORNER
- EASEMENT 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 bearings shown hereon are based on south right-of-way line of Sayers Lane, called North 89° 38' 17" East - 592.46', in the deed to WCJ Davis 99, LTD, recorded in Volume 13986, Page 18, in the Public Records of Tarrant County, Texas.
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. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
5. 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.
6. According to the Flood Insurance Rate Map No. 48439C0090K, published by the Federal Emergency Management Agency, dated September 25, 2009, the southern portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. The remaining property does not lie within any special flood hazard area inundated by the 100-year flood. Local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
7. On the issue date of this survey the surveyed property shown hereon is zoned C-1 Commercial District, 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 plats of Woodbert Addition, recorded in Volume 1817, Page 328 P.R.T.C.T.
8. This plat does not remove any existing covenants or restrictions, if any, on the property.
9. No fencing shall be located with the 25' SLOPE Easement shown hereon.

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.

**This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY**

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

Date: April 10, 2018

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

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 \_\_\_\_\_

Notary Signature

Notary Stamp:



OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS HW Ventures, LLC and Howe/Wood & Company Profit Sharing Plan, are the owners of all that certain 3.643 acres of land, by virtue of the deeds recorded in Document Numbers D21802697 and D21802698, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which is the remainder of Lot 1, Block 3, Woodbert Addition recorded in Volume 388-K, Page 89, in the P.R.T.C.T. and all of Lots 2-R1, 2-R2, 2A-R1, and 2A-R2, Block 3, Woodbert Addition, as described in the deed recorded in Volume 388-182, Page 72, in the P.R.T.C.T., in the W. D. Barnes Survey, A-146, City of North Richland Hills, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on south right-of-way line of Sayers Lane (50' R.O.W.), called North 89° 38' 17" East - 592.46', in an 8.4358 acre tract, described in the deed to WCJ Davis 99, Ltd., recorded in Volume 13986, Page 18, in the P.R.T.C.T.)

BEGINNING at a 5/8" iron rod found for the northeast corner of the herein described tract, at the intersection of the west right-of-way line of Davis Boulevard (R.O.W. VARIES) and the south right-of-way line of said Sayers Lane;

THENCE South 00° 21' 23" East - 267.76' along the west right-of-way line of said Davis Boulevard, to a 1/2" iron rod with a cap Stamped "SPRY 5647" found for a point for corner of said 8.4358 acre tract, common to the northeast corner of Lot 4R, Block 6, Crestwood Estates, recorded in Document Number D207450307 P.R.T.C.T. and the southeast corner of the herein described tract, and in the south line of said Lot 1, Block 3, Woodbert Addition;

THENCE South 89° 36' 55" West - 592.41' along the north line of said Lot 4R, Block 6, Crestwood Estates, to a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southeast corner of Lot 3A, Block 3, Woodbert Addition recorded in Volume 388-K, Page 89, in the P.R.T.C.T.;

THENCE North 00° 22' 02" West - 268.00' to a 1/2" iron rod found for the northwest corner of the herein described tract, common to the northeast corner of said Lot 3A, Block 3, Woodbert Addition, in the south right-of-way line of said Sayers Lane;

THENCE North 89° 38' 17" East - 592.46' along the south right-of-way line of said Sayers Lane, to the POINT OF BEGINNING and containing 3.643 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, We, **HW Ventures, LLC and Howe/Wood & Company Profit Sharing Plan**, do hereby adopt this plat designating the herein before described real property as **LOTS 1A1 thru 1A8, Block 3, Woodbert Addition**, 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 \_\_\_\_\_

HW VENTURES, LLC - TITLE

HOWE/WOOD & COMPANY PROFIT SHARING PLAN - TITLE

NOTARY CERTIFICATE

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 \_\_\_\_\_

My Printed Name

Notary Stamp:

My Commission Expires

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

A FINAL PLAT OF  
LOTS 1A1 THRU 1A8, BLOCK 3  
**WOODBERT ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS, BEING A REPLAT OF THE REMAINDER OF LOT 1, BLOCK 3, WOODBERT ADDITION RECORDED IN VOLUME 388-K, PAGE 89, IN THE P.R.T.C.T. AND ALL OF LOTS 2-R1, 2-R2, 2A-R1, AND 2A-R2, BLOCK 3, WOODBERT ADDITION, RECORDED IN VOLUME 388-182, PAGE 72, IN THE P.R.T.C.T., WHICH IS 3.643 ACRES, IN THE W. D. BARNES SURVEY, A-146 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

GROSS: 3.643 ACRES  
NET: 3.642 ACRES

CITY CASE NO. RP 2018-02  
DATE: MARCH 2018

THIS PLAT FILED AS INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_

SURVEYOR:

Spry Surveyors, LLC  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000  
Project No. 073-010-30

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:

HW VENTURES, LLC  
6617 Precinct Line Rd  
North Richland Hills, TX 76182  
Phone: 817-498-7977

OWNER:

HOWE/WOOD & COMPANY  
PROFIT SHARING PLAN  
6617 Precinct Line Rd  
North Richland Hills, TX 76182  
Phone: 817-498-7977

