

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being the east half of the remainder of a tract of land conveyed to OCH DEVELOPMENT, LLC per the deed recorded as D214029226, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a cap stamped GOODWIN-MARSHALL found for the northeast corner of a tract of land conveyed to OCH Development, LLC per the deed recorded as D214029226, Official Public Records, Tarrant County, Texas (OPRTCT) same being the northwest corner of Lot 12, Block 2, Woodbert Addition per the plat recorded in Volume 1817, Page 328, DRTCT;

THENCE South 1° 10' 14" East, with the east line of said OCH Development tract and the projected west line of said Lot 12, Block 2, Woodbert Addition, a distance of 149.01 feet to a 1/2" iron rod with a cap stamped GOODWIN-MARSHALL found for the northeast corner of Lot 10, Block 1, Woodbert Addition, Phase II recorded as D216230550, OPRTCT;

THENCE South 89° 42' 07" West, with the north line of said Phase II, Woodbert Addition a distance of 70.00 feet to a 1/2" iron rod found for the Northwest corner of said Lot 10, Block 1, Phase II, Woodbert Addition;

THENCE North 1° 10' 14" West, bisecting said OCH Development, LLC tract, a distance of 149.01 feet to a 5/8" iron rod with a cap stamped RPLS 5094 set for a corner on the projected south line of Woods Lane;

THENCE South 89° 42' 07" East, with the projected south line of Woods Lane, a distance of 70.00 feet to the POINT OF BEGINNING and containing a calculated area of 10,430 square feet or 0.2394 acres of land.



Remainder
Thurman M. Austin
Rosa M. Austin
Vol. 2018, Pg. 76
DRTCT

W.D. Barnes Survey
Abstract Number 146

Joe Melendez
D216239553
OPRTCT

Lot 12 Block 1
Woodbert Add'n
Vol. 1817, Pg. 328
DRTCT

Woods Lane
Redacted in
Vol. 2312, Pg. 334
DRTCT

Woods Lane
50' ROW
Vol. 1817, Pg. 328
DRTCT

POINT OF BEGINNING

S 89°42'07" W 65.2'
N 89°42'07" E 74.27'
S 89°42'07" W 74.88'
N 89°42'07" E 70.00'

REMAINDER
OCH DEVELOPMENT, LLC
D214029226
OPRTCT
Proposed
LOT 1 BLOCK 1
WOODBERT ADDITION
PHASE II
Zoned R-3
Area:
10,430 Sq.Ft.
0.2394 Acres

LOT 9 BLOCK 1
WOODBERT ADDITION
PHASE II
D216230550
P.R.T.C.T.
Zoned R-3
LOT 10 BLOCK 1
WOODBERT ADDITION
PHASE II
D216230550
P.R.T.C.T.
Zoned R-3

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, being the owners, do hereby adopt this plat designating the hereinabove described property as Lots 12R & 15R1, Block 2, WOODBERT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2014.

Owner

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2020.

Notary Public, State of Texas

EVELYN M KIDD
D217079302
OPRTCT

W.D. Barnes Survey
Abstract Number 146

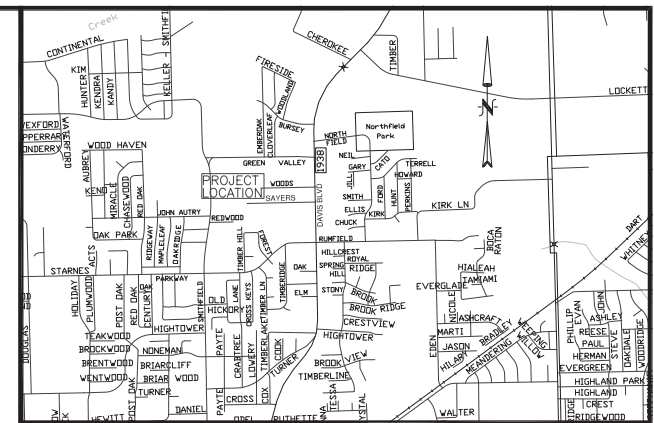
Zoned R-3

Zoned R-3

Lot 12 Block 2
Woodbert Add'n
Vol. 1817, Pg. 328
DRTCT

S 89°42'07" W 70.00'
S 89°42'07" W 70.00'
7.5' Utility Esmt.

140.00' 10' Drainage Esmt.
140.00'
5' Utility Esmt.
10' Utility Easement



LOCATION MAP
1" = 2000'

NOTES:

The Basis of Bearings for this plat is assumed north.

5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

Sight Visibility Triangle Easements shall be kept clear of any obstruction which interferes with a clear line of sight at elevations between 30 inches and nine feet above the average curb grade.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2020, 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 the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2020, to recommend approval of this Plat by the City Council.

Mayor, City of North Richland Hills

Attest: City Secretary

Per Texas Administrative Code, TBPLS RULE §663.18: Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Registered Professional Land Surveyor 5094 Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

FINAL PLAT

LOT 1, BLOCK 1
WOODBERT ADDITION
PHASE II
AN ADDITION TO THE
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
0.2394 ACRES OUT OF THE
W. BARNES SURVEY
ABSTRACT NO. 146

JULY 2020 / 1 LOT

PLAT FILED AS INST. NO. D _____, DATE _____

SURVEYOR'S CERTIFICATION:

That I, Michael B Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE §663.18: Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Registered Professional Land Surveyor 5094 Firm Registration Certificate Number: 10135300 FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor
Texas RPLS 5094
Firm Registration Certificate Number: 10135300

OWNER

Beaten Path Development, LLC
Dustin Austin
Harwood
Hurst Texas 76020
Phone: 817-

ENGINEER:

Goodwin & Marshall
2405 Mustang Drive
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Alpha Land Surveying, Inc.

969 Elkin Lane
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Fax - 817-379-5996
mbd7@gte.net