



ABBREVIATIONS

N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
V.E.	VISIBILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
CONC.	CONCRETE

LEGEND

○	BOUNDARY CORNER
●	LOT CORNER
◆	EASEMENT CORNER
⊕	SITE BENCHMARK

- 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 Home Town NRH West - Phase 3, recorded in Document Number D205091132(Cabinet A, Slide 10054), in the Public Records of Tarrant County, Texas.
 - 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".
 - 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. 480670205-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 TC (Town Center) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Davis Professional Partners, LLC, is the owner of all that certain 1,503 acres of land, described in the deed recorded in Document Number D205225942 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which is all of Lot 1, Block L, Home Town NRH West - Phase 3, recorded in Document Number D205091132(Cabinet A, Slide 10056), P.R.T.C.T., in the J. Barlough Survey, A-130, 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 said Plat of Home Town NRH West - Phase 3)

BEGINNING at a 1/2" iron rod found for the northeast corner of the herein described tract, common to said Lot 1, Block L, Home Town NRH West - Phase 3, in the south right-of-way line of Newman Drive (right-of-way varies) and west right-of-way line of Alley A (15' right-of-way), described in the plat of Home Town NRH West, Phase 4, recorded in Document Number D215134585, P.R.T.C.T.;

THENCE South 00° 02' 31" East - 301.64' to a 1/2" iron rod with a cap stamped "LBS 3946" FOUND for the southeast corner of the herein described tract, common to the southwest corner of Lot 17, Block B, of said Home Town NRH West, Phase 4, and in the north right-of-way line of an Alley (15' right-of-way), described in said plat of Home Town NRH West - Phase 3;

THENCE South 89° 53' 13" West - 170.49' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the northwest corner of said Alley, Home Town NRH West - Phase 3;

THENCE South 00° 06' 47" East - 94.48' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, in the north right-of-way line of Crescent Street (50' right-of-way), in a curve to the right, having a central angle of 17° 45' 54", a radius of 234.41', and a chord bearing and distance of North 77° 24' 13" West - 72.39';

THENCE along the north right-of-way line of said Crescent Street and said arc to the right an arc distance of 72.68' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract and a reverse curve to the left, having a central angle of 110° 27' 01", a radius of 50.00', and a chord bearing and distance of South 56° 15' 08" West - 82.14';

THENCE along said curve to the left an arc distance of 96.39' and continuing along the north right-of-way line of said Crescent Street to a 1/2" iron rod with a cap stamped "GRANT" found for a point for corner of the herein described tract, in the east line of Lot CA-B1, Block B, of said Home Town NRH West - Phase 3, common to a point in a curve to the left having a central angle of 04° 20' 37", a radius of 750.00', and a chord bearing and distance of North 01° 08' 45" West - 56.85';

THENCE along said curve to the left an arc distance of 56.86' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, in the southeast right-of-way line of Davis Boulevard (120' right-of-way);

THENCE North 30° 30' 39" East - 428.53' along the southeast right-of-way line of said Davis Boulevard to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the southeast intersection corner of said Davis Boulevard and Newman Drive;

THENCE North 89° 46' 51" East - 92.60' along the south right-of-way line of said Newman Drive to the POINT OF BEGINNING and containing 1,503 acres of land.

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 Plotting 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: September 11, 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

VICINITY MAP
NOT TO SCALE

LOT 1R, BLOCK 1
SMITHFIELD CORNERS
CAB. A, SLIDE 6847 P.R.T.C.T.

NEWMAN DRIVE
(R.O.W. VARIES)

N 89°49'51" E 92.60'
P.O.B.
N: 6998353.66
E: 2364685.79
(C.M.)

0.6462 ACRES
28,147 SQ.FT.
LOT 1R, BLOCK L

LOT 1, BLOCK L
HOME TOWN NRH WEST-PHASE 3
CAB. A, SLIDE 10056 P.R.T.C.T.

1.503 ACRES
65,460 SQ.FT.
BLOCK L

0.8566 ACRES
37,314 SQ.FT.
LOT 2, BLOCK L

THOMAS CROSSING
(42' R.O.W.)

BLOCK B
HOME TOWN NRH
WESTPHASE 4
DOC. NO. D215134585
P.R.T.C.T.

BLOCK A
HOME TOWN NRH WEST-PHASE 3
CAB. A, SLIDE 10056 P.R.T.C.T.

LOT CA-B1, BLOCK B
HOME TOWN NRH
WEST-PHASE 3
CAB. A, SLIDE 10056
P.R.T.C.T.

CRESCENT STREET
(50' R.O.W.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°03'05" E	12.44'
L2	S 30°30'39" W	69.12'
L3	S 08°03'05" W	15.01'
L4	S 89°53'13" W	19.65'
L5	N 89°53'13" E	4.73'
L6	S 00°06'47" E	15.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	234.41'	72.68'	72.39'	N 77°24'13" W	17°45'54"
C2	50.00'	96.39'	82.14'	S 56°15'08" W	110°27'01"
C3	750.00'	56.86'	56.85'	N 01°08'45" W	04°20'37"
C4	50.00'	26.06'	25.76'	N 83°27'05" W	29°51'28"
C5	49.00'	19.67'	19.54'	N 19°32'59" E	22°59'48"
C6	25.00'	39.50'	35.52'	N 14°13'14" W	90°32'14"
C7	49.00'	76.97'	69.30'	N 75°30'39" E	90°00'00"
C8	30.00'	11.76'	11.68'	S 19°16'52" W	22°27'34"

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Chris Johnson, 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 _____, 2018.

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 _____, 2018, 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 _____, 2018, to approve this Plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

Davis Professional Partners, LLC _____ Title _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Chris Johnson, 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 _____, 2018.

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 _____, 2018, 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 _____, 2018, to approve this Plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

A REPLAT OF
LOT 1R & 2, BLOCK L
HOME TOWN NRH WEST - PHASE 3

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK L, HOME TOWN NRH WEST - PHASE 3, RECORDED IN DOCUMENT NUMBER D205091132(CABINET A, SLIDE 10056), IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 1.503 ACRES IN THE J. BARLOUGH SURVEY, A-130 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

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

OWNER: Davis Professional Partners, LLC
6421 Camp Bowie Blvd Ste 302
FORT WORTH, TX 76116
Phone: 817-737-5000

Sep 11, 2018 11:54am S:\016-023 6248 Davis - NRH\30-Plot1\spry-NRH-TownCenter-Plat.dwg