

W. BARNES SURVEY
ABST. NO. 146

GRID COORDINATES
N: 7007301.69
E: 2364669.71

GRID COORDINATES
N: 7007348.89
E: 2364677.89

- NOTES:
- 1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
 - 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs), subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0090K for Tarrant County, Texas and depicted from City of North Richland Hills, Texas, Community Map and Panel No. 480607 0090 K, Map Revised September 25, 2009.
 - 3) Selling a portion of any 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 plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2018, to recommend approval of this plat by the city council.

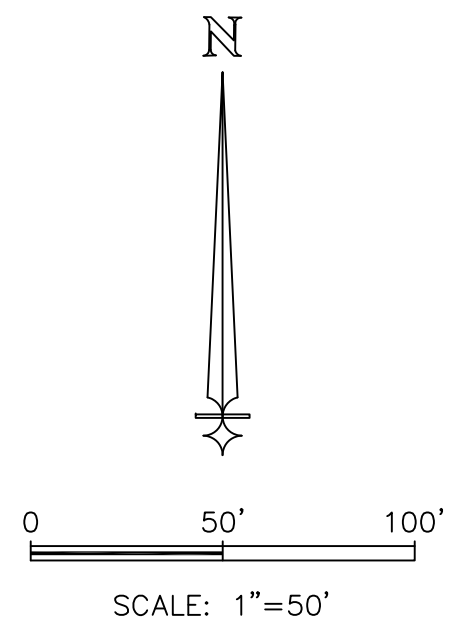
Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2018, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary



SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground under my direction and supervision.

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

Theron W. Sims, R.P.L.S., No. 5887
Surveyed on the ground May 17, 2018

THIS PLAT FILED IN C.C. #D _____, DATE: ___/___/2018.

REPLAT
LOTS 8R1 thru 8R7, BLOCK 3
WOODBERT ADDITION

An addition to the City of North Richland Hills, Tarrant County, Texas, situated in the W. Barnes Survey, Abstract No. 146, being a replat of all of Lot 8, Block 3, Woodbert Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat filed in Cabinet B, Slide 3488, Plat Records of Tarrant County, Texas, and also containing a portion of Sayers Lane vacated by City Ordinance No. _____ and containing 2.143 acres of land total.

BASIS OF BEARINGS:
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00014769446 was used to scale grid coordinates and distances to surface.

OWNER:
Oakmark Custom Homes, LLC
PO Box 821031
North Richland Hills, Texas 76182