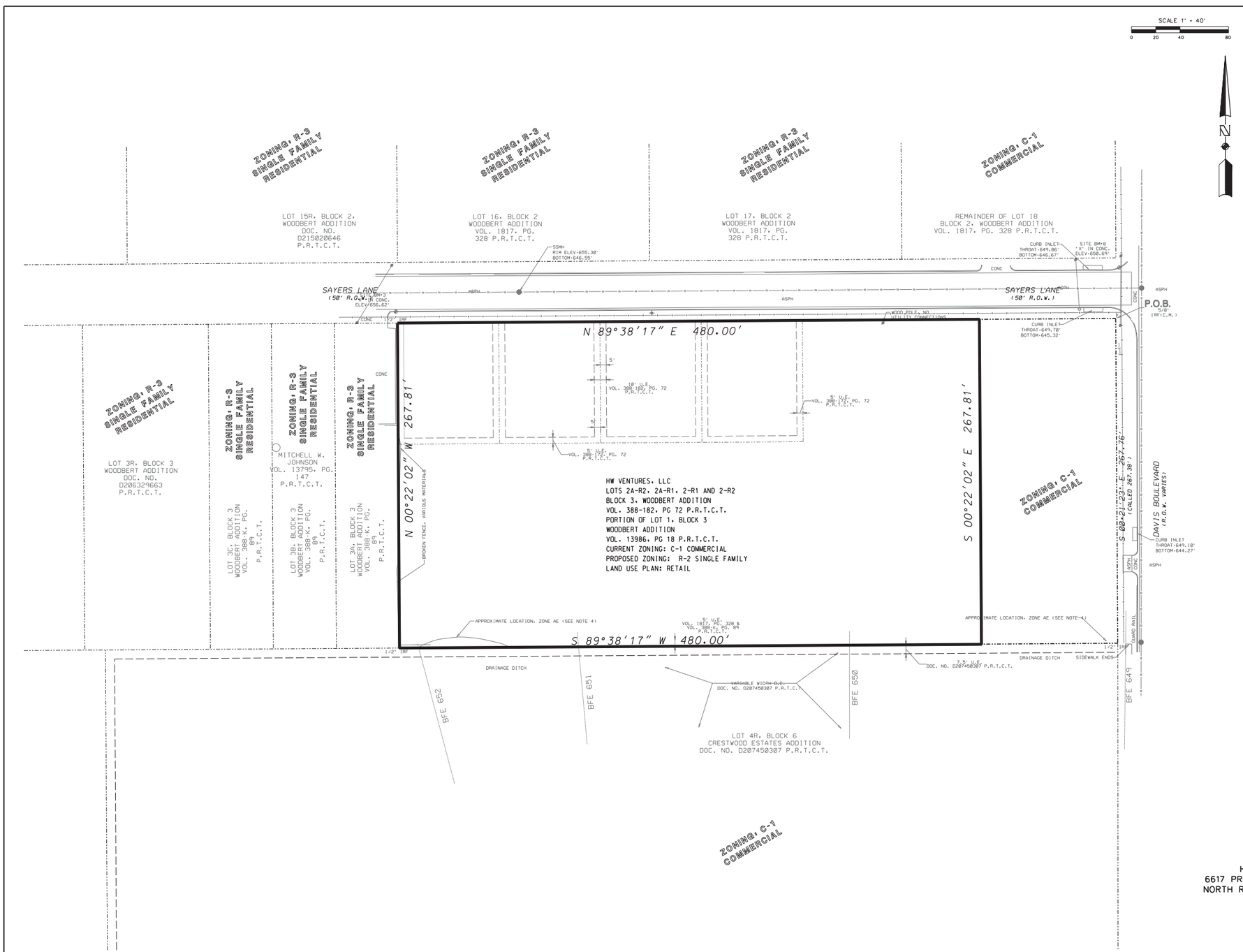

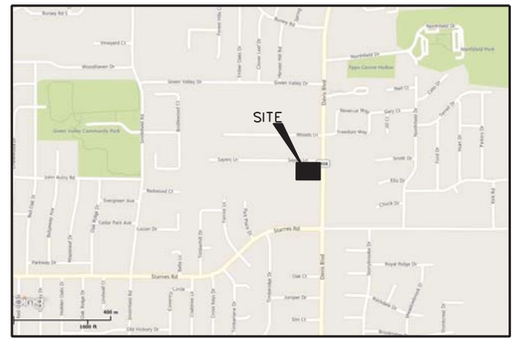

LOCATON MAP
N.T.S.

ALL THAT CERTAIN 2.952 ACRES OF LAND, OUT OF THE 8.4358 ACRE TRACT, DESCRIBED IN THE DEED TO WCJ DAVIS 99, LTD., RECORDED IN VOLUME 13986, PAGE 18 IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND OUT OF LOT 1, BLOCK 3, WOODBERT ADDITION, RECORDED IN VOLUME 388-K, PAGE 89 P.R.T.C.T., AND ALL OF LOT 2A-R2, 2A-R1, 2-R1 AND 2-R2, BLOCK 3, WOODBERT ADDITION, RECORDED IN VOLUME 388-182, PAGE 72 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 SAID WCJ DAVIS 99, LTD. TRACT)

COMMENCING AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 8.4358 ACRE 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, THEN SOUTH 89° 38' 17" WEST - 112.46' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 00° 22' 02" EAST - 267.81' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF SAID LOT 1, BLOCK 3, WOODBERT ADDITION, COMMON TO THE NORTH LINE OF LOT 4R, BLOCK 6, CRESTWOOD ESTATES, RECORDED IN DOCUMENT NUMBER D207450307 P.R.T.C.T.:

THENCE SOUTH 89° 36' 55" WEST - 480.00' ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3, WOODBERT ADDITION, COMMON TO THE NORTH LINE OF SAID LOT 4R, BLOCK 6, CRESTWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3, WOODBERT ADDITION, COMMON TO THE SOUTHEAST CORNER OF LOT 3A, BLOCK 3, WOODBERT ADDITION, RECORDED IN VOLUME 388-K, PAGE 89 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 SAID LOT 2A-R2, BLOCK 3, WOODBERT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 3A, BLOCK 3, WOODBERT ADDITION, AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE:

THENCE NORTH 89° 38' 17" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE, PASSING AT 334.00' TO A 1/2" IRON ROD IN A TREE ROOT FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2-R2, BLOCK 3, WOODBERT ADDITION, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE FOR A TOTAL DISTANCE OF 480.00' TO THE POINT OF BEGINNING AND CONTAINING 2.952 ACRES OF LAND.

ZONING EXHIBIT REZONING OF

DESCRIBED AS:

LOTS 2A-R2, 2A-R1, 2-R1 AND 2-R2
BLOCK 3, WOODBERT ADDITION
VOL. 388-182, PG 72 P.R.T.C.T.
PORTION OF LOT 1, BLOCK 3
WOODBERT ADDITION
VOL. 13986, PG 18 P.R.T.C.T.

(2.952 ACRES)

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

EXISTING ZONING: C-1
PROPOSED ZONING: R-2

OWNER:
HW VENTURES, LLC
6617 PRECINCT LINE RD., STE. 200
NORTH RICHLAND HILLS, TX 76182
(817) 498-7977

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD.
NORTH RICHLAND HILLS, TEXAS
76182-4712
(817) 268-0408
FAX (817) 284-8408
TEXAS REGISTERED
ENGINEERING FIRM
NUMBER F-5260

DATE OF PREPARATION 3-5-18

ZONING CASE NO.: ZC 2018-05