



*** LEGEND ***

- CIRF IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- XCF "X" CUT FOUND
- (CM) CONTROLLING MONUMENT
- CAB. CABINET
- T.C.C.I. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- ESMT. EASEMENT
- ⊕ CENTERLINE

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S44°54'22"E | 55.21' |
| L2 | N45°17'59"E | 17.13' |
| L3 | N00°03'18"E | 28.55' |
| L4 | S89°40'29"W | 13.91' |

THIS DOCUMENT IS **PRELIMINARY** FOR REVIEW PURPOSES ONLY. ERIC S. SPOONER, R.P.L.S. October 18, 2023

**NORTHEAST CROSSING ADDITION
LOT 3E-R1 & 3E-R2, BLOCK 1**

BEING A REPLAT OF A 2.8507 ACRE TRACT OF LAND LOCATED IN THE LANDON WALKER SURVEY, ABSTRACT NO. 1652, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 2.8507 ACRE TRACT OF LAND BEING ALL OF LOT 3E, BLOCK 1, NORTHEAST CROSSING ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN T.C.C.I. NO. D234074086, O.P.R.T.C.T., SAID 2.8507 ACRE TRACT OF LAND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN T.C.C.I. NO. D219171805, O.P.R.T.C.T.

2 LOTS ~ 2.2835 ACRES
1 PUBLIC R.O.W. DEDICATION ~ 0.5672 ACRES
OCTOBER ~ 2023

OWNER:
NRH
NORTH RICHLAND HILLS
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76108
(817) 427-6000
ATTN: CLAYTON COMSTOCK

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 50 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 688-4448 WWW.SPOONERSURVEYORS.COM
TPLS FRM NO. 10054900 - S&A 23091

ENGINEER
JDJR ENGINEERS & CONSULTANTS, INC.
2300 TEXAS DRIVE, SUITE 100
IRVING, TX 75062
(972) 252-5357
ATTN: JIM DEWEY, JR., PE

NOTE:
SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, SURVEYOR'S STATEMENT, GENERAL NOTES, AND CITY APPROVAL & ACKNOWLEDGEMENT.

THIS PLAT FILED AS INSTRUMENT NO. D _____ DATE _____

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS THE CITY OF NORTH RICHLAND HILLS is the sole owner of a 2.8507 acre tract of land located in the Landon Walker Survey, Abstract No. 1652, City of North Richland Hills, Tarrant County, Texas, said 2.8507 acre tract of land being all of LOT 3E, BLOCK 1, NORTHEAST CROSSING ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D211237244, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 2.8507 acre tract of land also being all of a called 2.829 acre tract of land conveyed to the CITY OF NORTH RICHLAND HILLS, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219171805, O.P.R.T.C.T., said 2.8507 acre tract of land also being all of a called 0.229 acre Public Right-of-Way Abandonment, filed for record in City Ordinance No. _____, and being filed for record in Tarrant County Clerk's Instrument No. D _____ O.P.R.T.C.T., said 2.8507 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an illegible cap found at the most northerly northwest lot corner of said Lot 3E, same being an east lot corner of Lot 1, Block 1, North Richland Hills Civic Center Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D210319122, O.P.R.T.C.T., said iron rod found also being on the south line of a 7.5 feet wide public Right-of-Way Dedication, as shown on the plat thereof filed for record in Cabinet A, Slide 10230, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 88°57'14" East, along the most northerly lot line of said Lot 3E and along the said south line of the 7.5 feet wide Right-of-Way Dedication, a distance of 311.99 feet to a 1/2 inch iron rod found (Controlling Monument) found at the most northerly lot corner of said Lot 3E, and being on a southwest lot line of Lot 1, Block 1, AEGON Office Park Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 384, P.R.T.C.T., from which a 5/8 inch iron rod found bears South 83°51'10" East, a distance of 1.61 feet;

THENCE South 00°38'42" East, along a northeast lot line of said Lot 3E and along the said southwest lot line of Lot 1, AEGON Office Park Addition, a distance of 100.30 feet to a 1/2 inch iron rod with a cap stamped "GRAHAM" found at an east lot corner of said Lot 3E, same being a southwest lot corner of said Lot 1, AEGON Office Park Addition, and a west lot corner of Lot 3A3R, Block 1, Northeast Crossing Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D222259798, O.P.R.T.C.T.;

THENCE South 45°10'23" West, along the southeast lot line of said Lot 3E, in part along a west lot line of said Lot 3A3R, in part along the northwest lot line of Lot 3D, Block 1 of said Northeast Crossing Addition (T.C.C.I. No. D211237244), and in part along the most northerly northwest lot line of Lot 3CR, Block 1, Northeast Crossing Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D212210655, O.P.R.T.C.T., a distance of 293.54 feet to a 1/2 inch iron rod with a cap stamped "JDJR" found at the south lot corner of said Lot 3E, same being the most westerly northwest lot corner of said Lot 3CR, and being at an east property corner of the aforementioned 2.829 acre tract;

THENCE South 44°54'22" East, along a northeast property line of the said 2.829 acre tract and along a southwest lot line of said Lot 3CR, a distance of 55.21 feet to an "X" cut in concrete found (Controlling Monument) at a southeast property corner of the said 2.829 acre tract, same being a northwest lot corner of said Lot 3CR;

THENCE South 45°21'24" West, along at the most southerly southeast property line of the said 2.829 acre tract, in part along a northwest lot line of said Lot 3CR, in part along the northwest lot line of Lot 3B, Block 1, of said Northeast Crossing Addition (T.C.C.I. No. D211237244), at a distance of 174.41 feet passing a 1/2 inch iron rod found (Controlling Monument) at the most southerly property corner of the said 2.829 acre tract, same being the west lot corner of said Lot 3B, and being at the most easterly northeast property corner of the aforementioned 0.0229 acre Right-of-Way Abandonment, and continuing along the most easterly property line of the said 0.0229 acre tract, in all a total distance of 177.91 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the most easterly southeast property corner of the said 0.0229 acre tract;

THENCE North 44°55'16" West, along the southwest property line of the said 0.0229 acre tract, said southwest property line being the existing northeast right-of-way line of Walker Boulevard (being a variable width public right-of-way), a distance of 258.78 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the most westerly property corner of the said 0.0229 acre tract;

THENCE North 45°17'59" East, along the most westerly property line of the said 0.0229 acre tract, a distance 17.13 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the most northerly property corner of the said 0.0229 acre tract, same being on a west property line of the aforesaid 2.829 acre tract, and being on the existing northeast right-of-way line of said Walker Boulevard;

THENCE North 00°03'18" East, along the said west property line of the 2.829 acre tract and along the said northeast right-of-way line, a distance of 28.55 feet to a 1/2 inch iron rod found (Controlling Monument) at a west property corner of the said 2.829 acre tract, same being at an angle point in the said existing northeast right-of-way line of Walker Boulevard;

THENCE South 89°40'29" West, along a southwest property line of the said 2.829 acre tract and continuing along the said northeast right-of-way line, a distance of 13.91 feet to an "X" cut in concrete found (Controlling Monument) at the most westerly property corner of the said 2.829 acre tract, same being at the intersection of the said northeast right-of-way line of Walker Boulevard with the southeast right-of-way line of Grand Avenue (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the plat thereof filed for record in Tarrant County Clerk's Instrument No. D206273886, O.P.R.T.C.T.);

THENCE North 45°17'59" East, along the most northerly northwest property line of the said 2.829 acre tract and along the said southeast right-of-way line, a distance of 232.74 feet to a MAG nail found (Controlling Monument) at a northwest property corner of the said 2.829 acre tract, same being on the most westerly lot line of the aforesaid Lot 3E, said MAG nail found also being at an angle point in the said southeast right-of-way line;

THENCE North 01°06'37" East, along the said westerly lot line and along the east right-of-way line of said Grand Avenue, at a distance of 81.78 feet passing the intersection of the said east right-of-way line of with the northwest right-of-way line of said Grand Avenue, same being an east lot corner of the aforementioned Lot 1, Block 1, North Richland Hills Civic Center Addition, and continuing along the said west lot line of Lot 3E and along an east lot line of said Lot 1, Block 1, North Richland Hills Civic Center Addition, in all a total distance of 89.60 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 2.8277 acres (124,175 square feet) of land, more or less.

* OWNER'S CERTIFICATION *

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, WE, THE CITY OF NORTH RICHLAND HILLS, do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-ways, and any other public areas shown on this plat.

THAT, I, THE CITY OF NORTH RICHLAND HILLS, do hereby adopt this plat designating the hereinabove described real property as LOTS XXXXX and XXXX, NORTHEAST CROSSING ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Oscar Trevino, Mayor Date

ATTEST:

Alicia Richardson, TRMC, CMC Date City Secretary

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2023, 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 _____, 2023, to approve this plat for filing of record.
Mayor, City of North Richland Hills
Attest: City Secretary

ENGINEER
JDJR ENGINEERS & CONSULTANTS, INC.
2300 TEXAS DRIVE, SUITE 100
IRVING, TX 75062
(972) 252-5357
ATTN: JIM DEWEY, JR., PE

OWNER:
NRH
NORTH RICHLAND HILLS
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76108
(817) 427-6000
ATTN: CLAYTON COMSTOCK

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 20 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 888-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FRM NO. 10054900 - S&A 23091

THIS PLAT FILED AS INSTRUMENT NO. D _____, DATE _____

STATE OF TEXAS §

COUNTY OF TARRANT §

That I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the of the City of North Richland Hills, Texas.

Surveyed on the ground during the month of October, 2023.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
October 18, 2023

Eric S. Spooner, RPLS Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2023.

Notary Public, State of Texas

* GENERAL NOTES *

- 1. The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983 (NAD83), 2011 Adjustment.
2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C02501, map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
3. This plat is based was prepared without the benefit of a Title Commitment prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates, and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
4. Selling a portion of this Addition by metes and bounds could be a violation of City Ordinance and State Law.
5. Unless shown otherwise hereon, all property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set.
6. This plat does not remove any existing covenants or restrictions, if any, on the property.
7. The purpose of this replat is to create two lots out of one platted lot, one deed tract and one strip of vacated right-of-way, dedicate right-of-way, and to create necessary easements for commercial development.
8. The easements indicated on this plat are for the purpose of constructing, using and maintaining public and private utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public and private utilities.

CITY CASE NO. _____
REPLAT

NORTHEAST CROSSING ADDITION
LOT 3E-R1 & 3E-R2, BLOCK 1

BEING A REPLAT OF A 2.8507 ACRE TRACT OF LAND LOCATED IN THE LANDON WALKER SURVEY, ABSTRACT NO. 1652, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 2.8507 ACRE TRACT OF LAND BEING ALL OF LOT 3E, BLOCK 1, NORTHEAST CROSSING ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN T.C.C.I. NO. D204074086, O.P.R.T.C.T., SAID 2.8507 ACRE TRACT OF LAND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN T.C.C.I. NO. D219171805, O.P.R.T.C.T.

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1 PUBLIC R.O.W. DEDICATION ~ 0.5672 ACRES
OCTOBER ~ 2023