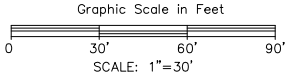


NOTES

- This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, G.F. No. FTDAL-21-9000212400341GDS, effective date: August 7, 2024. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, 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 AG (Agriculture) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public 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 utilities.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°51'08" E	20.00'
L2	S 60°08'52" E	15.00'
L3	S 29°51'08" W	20.00'
L4	N 29°51'08" E	10.00'
L5	S 60°08'52" E	10.00'
L6	S 29°51'08" W	10.00'
L7	S 02°36'13" E	26.50'
L8	S 29°51'08" W	9.01'
L9	N 60°08'52" W	24.00'
L10	N 29°51'08" E	9.01'
L11	N 02°36'33" W	26.50'
L12	S 29°51'08" W	11.86'
L13	N 60°08'52" W	10.72'
L14	S 67°21'06" W	66.52'
L15	N 67°21'06" E	41.78'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	54.00'	54.23'	51.98'	S 31°22'42" E
C2	54.00'	30.59'	30.19'	S 13°37'18" W
C3	30.00'	16.98'	16.79'	S 13°38'27" W
C4	54.00'	115.38'	94.65'	S 58°38'27" W
C5	25.00'	39.27'	35.36'	S 74°51'08" W
C6	25.00'	39.27'	35.36'	N 15°08'52" W
C7	30.00'	64.10'	52.58'	N 58°38'27" E
C8	54.00'	30.56'	30.15'	N 13°38'27" E
C9	30.00'	17.00'	16.77'	N 13°37'18" E
C10	30.00'	30.13'	28.88'	N 31°22'42" W



ABBREVIATIONS

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS

P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS

VOL. VOLUME

PG. PAGE

CAB. CABINET

DOC. NO. DOCUMENT NUMBER

P.O.B. POINT OF BEGINNING

C.M. CONTROLLING MONUMENT

IRF IRON ROD FOUND

R.O.W. RIGHT-OF-WAY

B.L. BUILDING LINE

LEGEND

● BOUNDARY CORNER

◆ EASEMENT CORNER

$AD = 0^{\circ}43'03"$

$R = 1979.86'$

$CHB = N 30^{\circ}33'41" E$

$CHD = 24.79'$

$A = 24.79'$

VICINITY MAP

NOT TO SCALE



DAVIS BOULEVARD
(A.K.A. F.M. 138, R.O.W. VARIES)

STATE OF TEXAS
R.O.W. PARCEL 64
VOL. 11691, PG. 1675
D.R.T.C.T.

S 60°08'50" E
11.29'

N 29°52'42" E 211.88'

DRAINAGE EASEMENT
BY THIS PLAT

5' U.E.
VOL. 388-34, PG. 57
P.R.T.C.T.

LOT 1
HOLDER-SMITHFIELD ESTATES
VOL. 388-34, PG. 57
P.R.T.C.T.

LOT 2
HOLDER-SMITHFIELD ESTATES
VOL. 388-34, PG. 57 P.R.T.C.T.

LOT 3
HOLDER-SMITHFIELD ESTATES
VOL. 388-34, PG. 57 P.R.T.C.T.

TRACT 2
MATTHEW D. ROACH &
BRITANNY M. ROACH
DOC. NO. D224003497
D.R.T.C.T.

P.O.B.
1/2" IRF W/CAP
"G&A" (C.M.)

LOT 1, BLOCK 4
THORNBRIDGE, PHASE 1
CAB. A, SLIDE 373 P.R.T.C.T.

LOT 1
0.8659 Acres
37,719 Sq.Ft.

N 15°08'52" W
15.80'

LOT 2
0.3381 Acres
14,728 Sq.Ft.

LOT 4
0.3384 Acres
14,739 Sq.Ft.

LOT 3
0.5001 Acres
21,787 Sq.Ft.

LOT 5
0.5307 Acres
23,119 Sq.Ft.

LOT 6
1.3521 Acres
58,898 Sq.Ft.

1/2" IRF IN
CONC.(BENT)

7.5' U.E.
CAB. A, SLIDE 373
P.R.T.C.T.

LOT 2, BLOCK 4
THORNBRIDGE, PHASE 1
CAB. A, SLIDE 373 P.R.T.C.T.

LOT 3, BLOCK 4
THORNBRIDGE, PHASE 1
CAB. A, SLIDE 373 P.R.T.C.T.

LOT 7, BLOCK 4
THORNBRIDGE, PHASE 1
CAB. A, SLIDE 373 P.R.T.C.T.

LOT 8, BLOCK 4
THORNBRIDGE, PHASE 1
CAB. A, SLIDE 373 P.R.T.C.T.

LOT 9, BLOCK 4
THORNBRIDGE, PHASE 1
CAB. A, SLIDE 373 P.R.T.C.T.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS DAVIS BLVD JVA LLC, a Texas limited liability company is the owner of all that certain 3.925 acres of land virtue of the deed recorded in Document Number D224212929, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the S. Richardson Survey, A-1266, 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 the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "G&A" found for the most northerly corner of the herein described tract, common to the southwesterly corner of Lot 1, Block 4, Thornbridge Phase 1, recorded in Cabinet A, Slide 373, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and common to the easterly right-of-way line of Davis Boulevard (also known as F.M. 138, right-of-way varies);

THENCE South 65° 43' 19" East - 123.85' along the north line of the herein described tract, common to the south line of said Lot 1, Block 4, Thornbridge, Phase 1, to a bent 1/2" iron rod found, common to the southeasterly corner of said Lot 1, Block 4, Thornbridge, Phase 1, and common to the most westerly corner of Lot 2, Block 4, of said Thornbridge, Phase 1;

THENCE South 21° 42' 04" East - 148.40' along the north line of the herein described tract, to for a point for corner of the herein described tract, form with a wood fence corner bears South 21° 59' West - 0.46', common to the most southerly southwest corner of said Lot 2, Block 4, Thornbridge, Phase 1, and common to the northwest corner of Lot 7, Block 4, of said Thornbridge, Phase 1;

THENCE South 02° 36' 33" East - 376.37' along the east line of the herein described tract, to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the southwest corner of Lot 9, Block 4, of said Thornbridge, Phase 1, and in the north line of a tract of land described as Tract 2 in the deed to Matthew D. Roach and Brittany M. Roach, recorded in Document Number D224003497 D.R.T.C.T.;

THENCE North 87° 08' 30" West - 496.13' along the south line of the herein described tract, to a 1/2" iron rod with a cap stamped "G&A" found for the southwest corner of the herein described tract, common to the northwest corner of Lot 1, Holder-Smithfield Estates, recorded in Volume 388-34, Page 57 P.R.T.C.T., and in the east right-of-way line of said Davis Boulevard, and which is a point on a curve to the left, having a central angle of 00° 43' 03", a radius of 1979.86', and a chord bearing and distance of North 30° 33' 41" East - 24.79';

THENCE along said curve to the left, along the east right-of-way line of said Davis Boulevard, an arc distance of 24.79', to a 1/2" iron rod with a cap stamped "G&A" found for the end of curve;

THENCE North 29° 52' 42" East - 211.88' continuing along the east right-of-way line of said Davis Boulevard, to a TXDOT monument found for an angle corner of the herein described tract, common to the most westerly corner of a tract of land described as Right-of-Way Parcel 64 in the deed to the State of Texas, recorded in Volume 11691, Page 1675, D.R.T.C.T.;

THENCE South 60° 08' 50" East - 11.29' continuing along the east right-of-way line of said Davis Boulevard, to a TXDOT monument found for southerly corner of said Parcel 64;

THENCE North 29° 51' 08" East - 250.00' continuing along the east right-of-line of said Davis Boulevard, to a TXDOT monument found for an angle corner of the herein described tract, common to the most easterly northeast corner of the herein described tract;

THENCE North 15° 08' 52" West - 15.80' along a northerly line of said TXDOT Parcel 64, to a TXDOT monument found for an angle corner of the herein described tract, common to the most northerly corner of said Parcel 64;

THENCE North 29° 52' 42" East - 125.16' along the west line of the herein described tract, common to the west right-of-way line of said Davis Boulevard, to the POINT OF BEGINNING and containing 3.925 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, DAVIS BLVD JVA LLC, a Texas limited liability company, does hereby adopt this plat designating the herein before described real property as **LOTS 1-6, BLOCK 1, THE HILLS AT DAVIS PARK ADDITION**, on addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, 2025.

DAVIS BLVD JVC LLC
SAMUEL OSBORNE TULLY, MEMBER

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **SAMUEL OSBORNE TULLY**, 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 _____, 2025.

This document shall not be recorded for any purposes. This drawing shall be used for REVIEW PURPOSES ONLY

My Printed Name **David Carlton Lewis**
R.P.L.S. No. 5647
Date: March 25, 2025

Notary Stamp:

My Commission Expires

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.

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

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **DAVID CARLTON LEWIS**, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Signature _____ Notary Stamp: _____

This certifies that this plat conforms to all requirement s of the Subdivision Regulations of the City of North Richland Hills, Texas, and is authorized to be filed for record.

Planning Director, City of North Richland Hills

Date

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Project No. 074-058-30

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: DAVIS BLVD JVA LLC
321 Inverness Drive
Roanoke, TX 76262

A FINAL PLAT OF
LOTS 1-6, BLOCK 1
THE HILLS AT DAVIS PARK

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
3.925 ACRES

IN THE S. RICHARDSON SURVEY, A-1266
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

CASE PLAT 25-_____
MARCH 2025