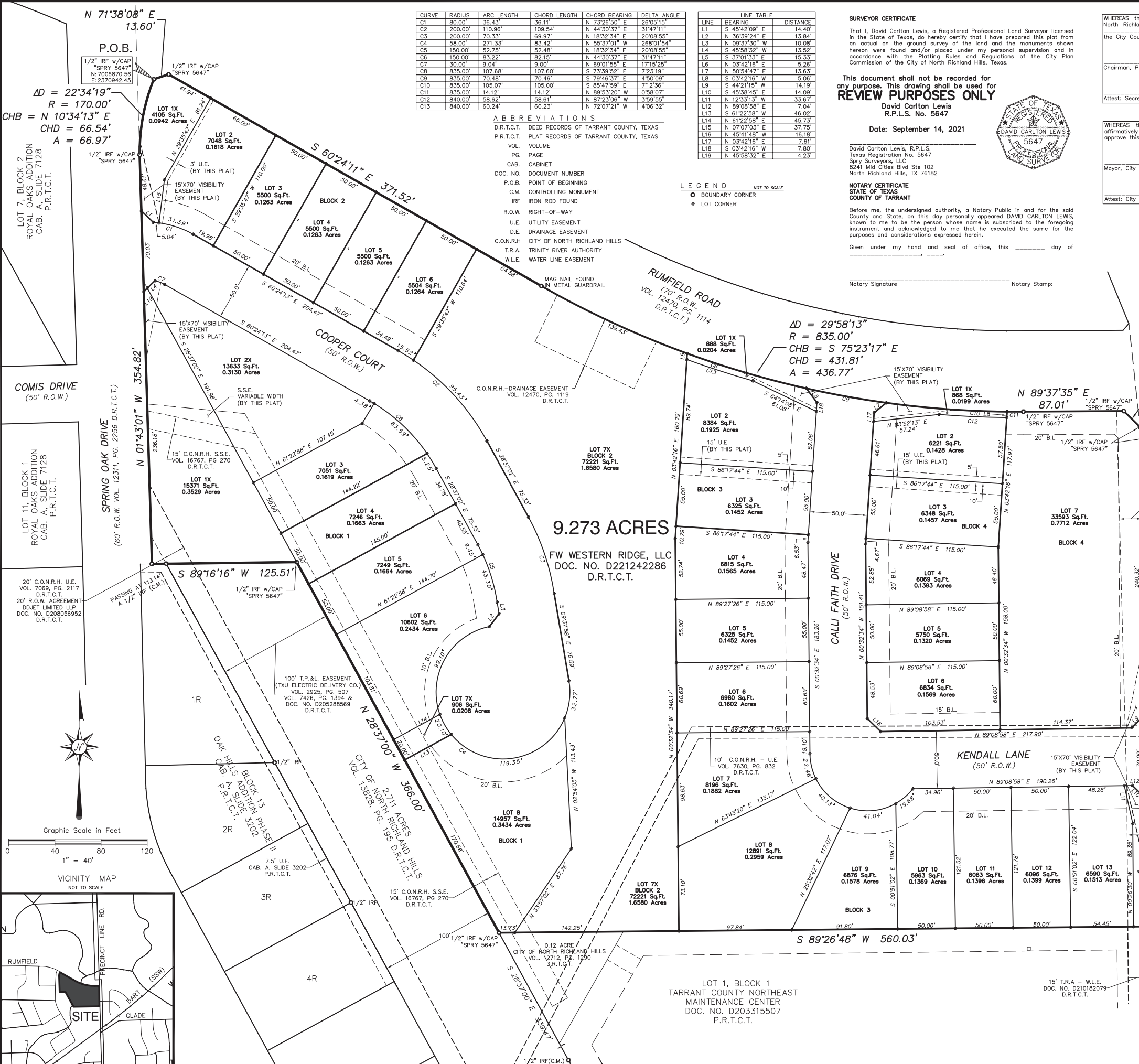


Sep 14, 2021 7:19pm C:\Users\jenly\Documents\Projects\073 How Wood and Company\073-017 Rumfield Estates\7501 Precinct Line\073-017 Rumfield Estates-Plat.dwg



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	38.43'	36.11'	N 73°26'50" E	28°05'15"
C2	200.00'	110.96'	109.54'	N 44°30'37" E	31°47'11"
C3	200.00'	70.33'	69.97'	N 18°32'34" E	20°08'55"
C4	58.00'	271.33'	83.42'	N 55°37'01" W	268°01'54"
C5	150.00'	52.75'	52.48'	N 18°32'34" E	20°08'55"
C6	150.00'	83.22'	82.15'	N 44°30'37" E	31°47'11"
C7	30.00'	9.04'	9.00'	N 69°01'55" E	17°15'25"
C8	835.00'	107.68'	107.60'	S 73°39'52" E	7°23'19"
C9	835.00'	70.48'	70.46'	S 79°46'37" E	4°50'09"
C10	835.00'	105.07'	105.00'	S 85°47'59" E	7°12'36"
C11	835.00'	14.12'	14.12'	N 89°32'20" W	0°58'07"
C12	840.00'	58.62'	58.61'	N 87°23'06" W	3°59'55"
C13	840.00'	60.24'	60.23'	N 72°07'21" W	4°06'32"

LINE	BEARING	DISTANCE
L1	S 45°42'09" E	14.40'
L2	N 36°39'24" E	13.84'
L3	N 09°37'30" W	10.08'
L4	S 45°58'32" W	13.52'
L5	S 37°01'33" E	18.33'
L6	N 03°42'16" E	5.26'
L7	N 50°54'47" E	13.63'
L8	S 03°42'16" W	5.06'
L9	S 44°21'15" W	14.19'
L10	S 45°38'46" E	14.09'
L11	N 12°33'13" W	33.67'
L12	N 89°08'58" E	7.04'
L13	S 61°22'58" W	46.02'
L14	N 61°22'58" E	45.73'
L15	N 07°07'03" E	37.78'
L16	N 45°41'48" W	16.18'
L17	N 03°42'16" E	7.81'
L18	S 03°42'16" W	7.80'
L19	N 45°58'32" E	4.23'

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
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
C.O.N.R.H. CITY OF NORTH RICHLAND HILLS
T.R.A. TRINITY RIVER AUTHORITY
W.L.E. WATER LINE EASEMENT

LEGEND NOT TO SCALE
● BOUNDARY CORNER
● LOT CORNER

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 Planning 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 14, 2021



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 _____

Notary Signature _____ Notary Stamp: _____

WHEREAS THE PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this day of _____ 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 of _____ to approve this Plat for filing of record.
Mayor, City of North Richland Hills
Attest: City Secretary

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, FW Western Ridge, LLC, is the owner of all that certain 9.273 acres of land, common Number D221242286 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the Oziah Rumfield Survey, A-1365, and the David Moses Survey, A-1150, 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 "SPRY 5647" found at the southerly corner of the southeast backbay line of the east right-of-way line of Spring Oak Drive (a 60' right-of-way), and the south right-of-way line of Rumfield Road (a 70' right-of-way);

THENCE North 71°38'08" East - 13.60' along the said southeast backbay line to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the easterly corner of said southeast backbay line, in the south right-of-way line of said Rumfield Road;
THENCE South 60°24'11" East - 371.52' along the south right-of-way line of said Rumfield Road, common to the north line of the herein described tract, to mag nail found in a metal guard rail found for the Point of Curvature of a curve to the left, having a central angle of 29°58'13", a radius of 835.00', and a chord bearing of South 75°23'17" East - 431.81';
THENCE along said curve to the right, along the south right-of-way line of said Rumfield Road, common to the north line of the herein described tract, an arc length of 436.77' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the end of curve;

THENCE North 89°37'35" East - 87.01' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the westerly corner of the southwest outback line of the south right-of-way line of said Rumfield Road, and the west right-of-way line of Precinct Line Road (right-of-way varies);
THENCE South 45°32'32" East - 19.76' along the said southwest outback line to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southerly corner of said southwest outback line;

THENCE South 05°56'33" East - 10.31' along the west right-of-way line of said Precinct Line Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for corner of the herein described tract;

THENCE South 00°26'28" East - 422.70' along the west right-of-way line of said Precinct Line Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 1, Block 1, Tarrant County Northeast Maintenance Center, recorded in Document Number D203315507, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE South 89°26'48" West - 560.03' along the south line of the herein described tract, common to the north line of said Lot 1, Block 1, Tarrant County Northeast Maintenance Center, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the most southerly southwest corner of the herein described tract, common to the northwest corner of the 0.12 acre tract described in the deed to the City of North Richland Hills, recorded in Volume 12712, Page 1290, D.R.T.C.T., and in the east line the 2.711 acre tract described in a deed to the City of North Richland Hills, recorded in Volume 13828, Page 195, D.R.T.C.T. and from which a 1/2" iron rod found bears South 28°37'00" East - 339.47';

THENCE North 28°37'00" West - 366.00' along the west line of the herein described tract, common to the east line of said 2.711 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract, common to the northeast corner of said 2.711 acre tract;
THENCE South 89°16'16" West along the north line of said 2.711 acre tract, passing at a distance of 113.14' a 1/2" iron rod found for the northwest corner of said 2.711 acre tract, common to the northeast corner of Lot 13, Oak Hills Addition Phase II, recorded in Cabinet A, Slide 3202, P.R.T.C.T., and continuing for a total distance of 125.51' to the most westerly southwest corner of the herein described tract (unable to set corner), in the east right-of-way line of said Spring Oak Drive;

THENCE North 01°43'01" West - 354.82' along the west line of the herein described tract, common to the east right-of-way line of said Spring Oak Drive, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the Point of Curvature of a curve to the right, having a central angle of 22°34'19", a radius of 170.00', and a chord bearing and distance of North 10°34'13" East - 66.54';
THENCE along said curve to the right, along the east right-of-way line of said Spring Oak Drive, arc distance of 66.97' to the POINT OF BEGINNING and containing 9.273 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT, FW WESTERN RIDGE, LLC, does hereby adopt this plat designating the herein before described real property as Lots 1X, 2X, 3-6, 7X, 8, Block 1, Lots 1X, 2-6, 7X, Block 2, Lots 1X, 2-13, 14X, Block 3, & Lot 1X, 2-7, Block 4, Rumfield Estates, in addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.
Witness our hands this _____ day of _____

SIGNATURE _____ FW WESTERN RIDGE, LLC - TITLE
PRINTED NAME _____

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 _____ 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 _____

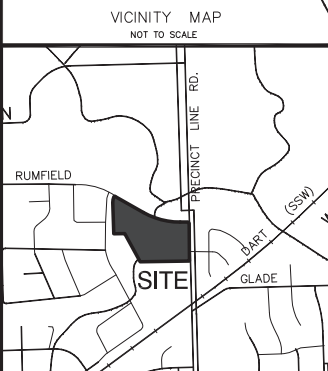
My Printed Name _____ Notary Stamp: _____
My Commission Expires _____

- NOTES**
- All existing easement on this Plat based on the Commitment for Title Insurance, prepared by Chicago Title Insurance Company, G.F. No. 19-4215, effective date: October 27, 2020. 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.
 - 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.
 - According to the Flood Insurance Rate Map No. 48439C0090, 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.

A PRELIMINARY PLAT OF
LOTS 1X, 2X, 3-6, 7X, BLOCK 1, LOTS 1X, 2-6, 7X, BLOCK 2, LOT 1X, 2-13, 14X, BLOCK 3, & LOT 1X, 2-7, BLOCK 5
RUMFIELD ESTATES
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, IN THE OZIAH RUMFIELD SURVEY, A-1365 AND THE DAVID MOSES SURVEY, A-1150
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
CITY CASE # _____ FP 2021-XX
SEPTEMBER 2021

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
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: FW Western Ridge, LLC
6617 Precinct Line Road, Ste. 200
North Richland Hills, TX 76182
Phone: 817-498-7977

LOT 1, BLOCK 1
TARRANT COUNTY NORTHEAST
MAINTENANCE CENTER
DOC. NO. D203315507
P.R.T.C.T.



Graphic Scale in Feet
0 40 80 120
1" = 40'

VICINITY MAP
NOT TO SCALE