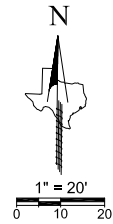
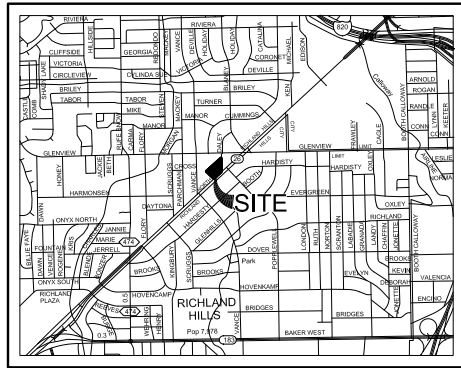


VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 89°04'38" W	15.00'
L2	S 00°55'22" E	25.00'
L3	N 89°04'38" E	15.00'
L4	N 00°55'22" W	25.00'

GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-Shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480608 as shown on Map Number 48439C0205G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create one commercial lot of record from a tract of land.
- The subject property is zoned "PD" per the City of North Richland Hills online zoning map.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2017, 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 _____, 2017, to recommend approval of this plat by the City Council.

Mayor, City of North Richland Hills

ATTEST: City Secretary

LEGEND

- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- POB = POINT OF BEGINNING
- = CENTERLINE OF ROAD
- = PROPERTY LINE
- - - - = EASEMENT LINE
- — — = LINE ADJOINER

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER

GREEN CIVIL ENGINEERING
204 E. 2ND AVENUE SUITE: 820
SAN MATEO, CA 94401
469.777.2880

OWNER

7047 BLVD 26, LLC
7047 BOULEVARD 26
P.O. BOX 820808
NORTH RICHLAND HILLS, TX 76182

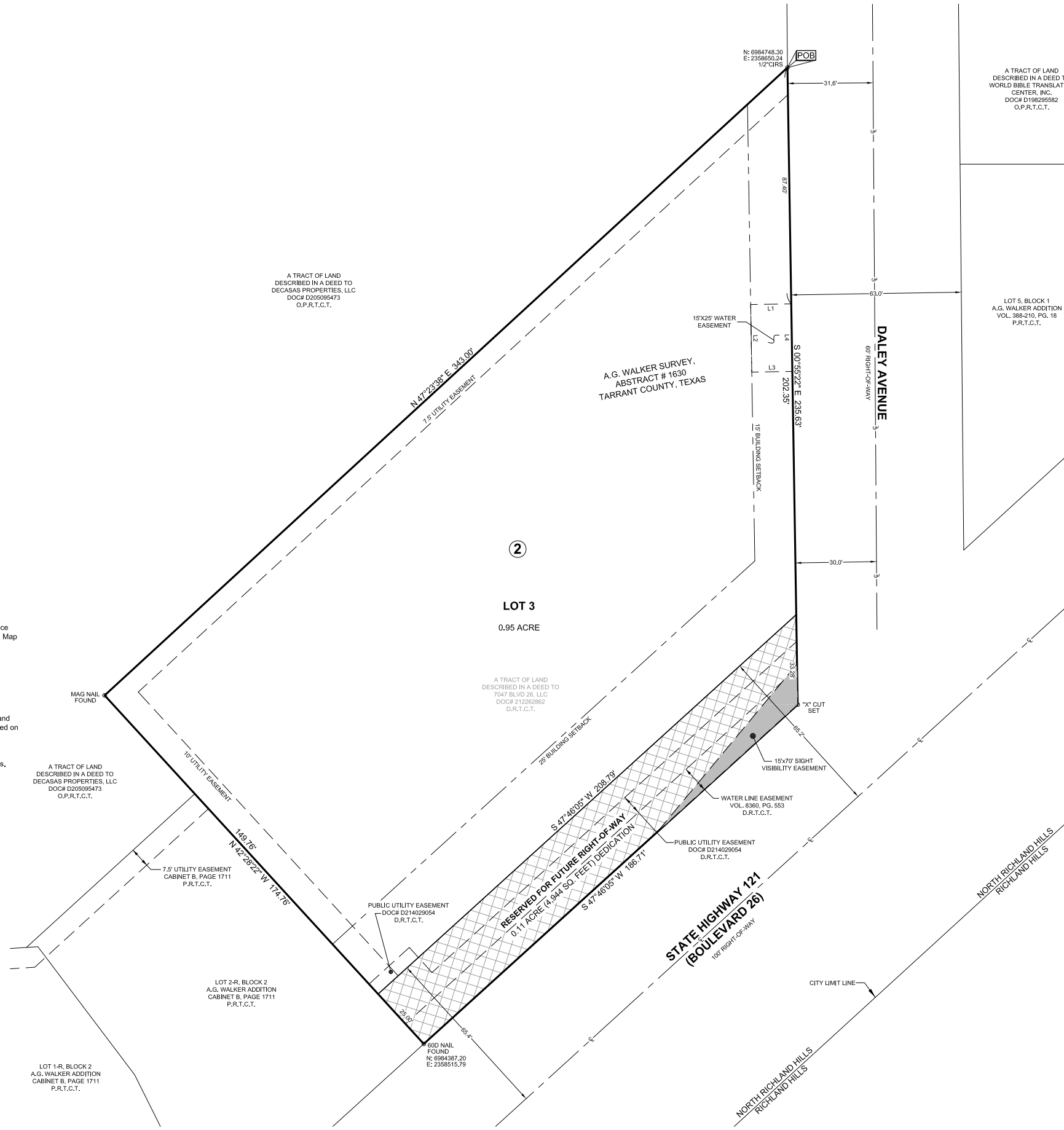
JOB #: 16-09-07
DATE: 7-24-2017
DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

DATE OF PREPARATION: MAY 26, 2017

CITY CASE: FP 2017-06



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, 7047 BLVD 26, LLC, a Texas limited corporation, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the A.G. Walker Survey, Abstract Number 1630, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document Number 2012-262862 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" capped iron rod stamped "Eagle Surveying" set for the Northeast corner of the herein described tract and being the Southeast corner of a tract of land to Decasas Properties, LLC, according to the deed thereof recorded in Document Number D205095473 of the Official Public Records of Tarrant County, Texas, said point lies in the West right-of-way line of Daley Avenue, and from which a 1/2" iron rod found bears South 09°56'54" West, a distance of 4.48 feet;

Thence South 00°55'22" East with the West right-of-way of said Daley Avenue for a distance of 235.63 feet to an "X" cut set in concrete for the Southeast corner of the herein described tract, said point lies at the Northwest intersection of Daley Avenue and State Highway 121 (known locally as Boulevard 26);

Thence South 47°46'05" West with the northerly right-of-way line of said State Highway 121 for a distance of 186.71 feet to a 60D nail found in pavement for the Southwest corner of the herein described tract and being the East corner of Lot 2-R, Block 2 of A.G. Walker Addition, an Addition to the City of North Richland Hills, Texas, said point lies in the northerly right-of-way line of said State Highway 121;

Thence North 42°28'22" West with the Northeasterly line of said Lot 2-R and an aforementioned Decasas Properties, LLC tract for a distance of 174.76 feet to a mag nail found for the Northwest corner of the herein described tract;

Thence North 47°23'38" East with the common line of said Decasas Properties, LLC tract for a distance of 343.00 feet to the **POINT OF BEGINNING** and there terminating, enclosing 1.07 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 7047 BLVD 26, LLC, a Texas limited corporation, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOT 3, BLOCK 2, A.G. WALKER ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public the streets, alleys, rights-of-way, and any other public areas shown on this plat.

OWNER: 7047 BLVD 26, LLC, a Texas limited corporation

BY: _____
Owner's Agent Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, **ERNEST WOORSTER**, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Ernest Woorster, R.P.L.S. # 6509 _____
Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **ERNEST WOORSTER**, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2017.

John Cox, Notary Public in and for the State of Texas
My commission expires on July 11, 2020.



**FINAL PLAT
A.G. WALKER ADDITION
LOT 3, BLOCK 2**

BEING 1.07 ACRES OF LAND OUT OF THE
A.G. WALKER SURVEY, ABSTRACT NUMBER 1630,
IN THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS