



VICINITY MAP

LEGEND -	
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R.,T.Co.,Tx.	SANITARY SEWER MANHOLE
D.R.,T.Co.,Tx	PLAT RECORDS, TARRANT COUNTY, TEXAS
VOL. PG.	DEED RECORDS, TARRANT COUNTY, TEXAS
( )	VOLUME PAGE
CAB.	PER RECORD DOCUMENT
SI.	CABINET
SFHA	SLIDE
GIS	SPECIAL FLOOD HAZARD AREA
B.I.	GEOPGRAPHICAL INFORMATION SYSTEM
	BUILDING LINE
—	SUBJECT PROPERTY
—	ADJACENT PROPERTY
—	EASEMENT
—	BUILDING LINE
—	CENTERLINE R-O-W

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD VALUES.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 4843C0205K, COMMUNITY PANEL NO. 205, AS REVISED SEPTEMBER 25, 2009.
- THESE ARE NO STRUCTURES ON SITE.
- EXISTING GROUND SLOPES TO THE EAST AND SOUTH. UTILITIES MAIN LINES ARE IN PLACE ALONG SIDE OF PROPERTY.
- AT TIME OF CONSTRUCTION FINAL GRADES WILL INSURE THAT WATER SLOPES TO OFFSITE DRAINAGE CHANNEL AND BOX CULVERT IN R.O.W. AT WEST SIDE OF PROPERTY.
- THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.
- THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS OF THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THIS PROPERTY IS SUBJECT TO EASEMENT ABANDONMENT RECORDED AS ORDINANCE NO. 2438 RECORDED IN VOLUME 14162, PAGE 253 D.R.,T.Co.,Tx.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas Voted affirmatively on this day of \_\_\_\_\_, 20\_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_\_, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Project No. 10698-SUNNYBROOK\_ADDN\_RP(02-07-17)



OWNER / DEVELOPER:

Jason Lee and Joy Lee  
3208 S. MAIN ST., FORT WORTH, TX 76110-4278  
TEL: (817) 926-7876 FAX: (817) 926-7878  
G.P.S.-SURVEYING-MAPPING-PLANNING-CONSULTANTS  
Website: Sempcosurveying.com Firm Registration Number 1039450 Copyright 2017

SURVEYOR:

Sempco Surveying Inc.  
3208 S. MAIN STREET  
FORT WORTH, 76110  
817-926-7876

Stephen J. Oldridge, et ux  
Rhonda L. Oldridge  
Volume 14329, Page 254  
D.R.,T.Co.,Tx.  
remainder of Tract A  
Sunnybrook Addition  
Volume 388-36, Page 84  
P.R.,T.Co.,Tx.

NAD 83, Texas North  
Central Zone  
N: 6999677.98  
E: 2367699.94

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Jason Lee and Joy Lee, husband and wife are the owners of all those certain lots, tracts, or parcels of land situated in the T.K. Martin Survey, Abstract No. 1055, City of North Richland Hills, Tarrant County, Texas, described as a portion of Tract A, Block 1 of Sunnybrook Addition, an addition to the City of North Richland Hills, Tarrant County, Texas (P.R.,T.Co.,Tx.) and being all of a tract of land described in a deed to Jason Lee and Joy Lee, husband and wife as recorded in Instrument Number D216076262 of the Official Public Records of Tarrant County, Texas (O.P.R.,T.Co.,Tx.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lee tract of land and the southeast corner of a Tract 2 as described in a deed to John C. Runnels and wife, Sharon D. Runnels as recorded in Volume 8039, Page 1 of the Deed Records of Tarrant County, Texas (D.R.,T.Co.,Tx.), said 1/2 inch iron rod being in the north right-of-way line of Cardinal Drive (variable width right-of-way);

THENCE North 04 degrees 49 minutes 31 seconds East, with the west line of said Lee tract of land and the east line of said Runnels tract of land and departing the north right-of-way line of said Cardinal Drive, a distance of 215.43 feet to a 1/2 inch iron rod found for the north west corner of said Lee tract of land and the northeast corner of said Runnels tract of land and being in the south line of a tract of land described in a deed to Stephen J. Oldridge, et ux, Rhonda L. Oldridge as recorded in Volume 14329, Page 254 (D.R.,T.Co.,Tx.);

THENCE South 85 degrees 19 minutes 28 seconds East, with the north line of said Lee tract of land and the south line of said Oldridge tract of land, a distance of 151.64 feet to a 1/2 inch iron rod found for the northeast corner of said Lee tract of land and the southeast corner of said Oldridge tract of land and being in the west line of a tract of land described in a deed to the City of North Richland Hills, Texas as recorded in Instrument Number D198076342 (O.P.R.,T.Co.,Tx.);

THENCE South 09 degrees 55 minutes 33 seconds West, with the east line of said Lee tract of land and the west line of said City of North Richland Hills tract of land, a distance of 206.05 feet to a 1/2 inch iron rod found for the southeast corner of said Lee tract of land and being in the north right-of-way line of said Cardinal Drive;

THENCE North 89 degrees 43 minutes 01 seconds West, with the south line of said Lee tract of land and the north right-of-way line of said Cardinal Drive, a distance of 133.74 feet to the POINT OF BEGINNING, containing within these metes and bounds 0.687 acres, more or less.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Jason Lee and Joy Lee, husband and wife, being the owners of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown herein and adopt this plat designating the herein above described properties as LOT 6, BLOCK 1, SUNNYBROOK ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Jason Lee and Joy Lee, husband and wife, are the current owners, AND HAS NO OBJECTION TO THIS PLAT.

Jason Lee, Owner

Joy Lee, Owner

Before me, the undersigned Notary Public, on this day personally appeared, Jason Lee, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas Notary name (printed)

My commission expires: \_\_\_\_\_

Joy Lee, Owner

Before me, the undersigned Notary Public, on this day personally appeared, Joy Lee, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas Notary name (printed)

My commission expires: \_\_\_\_\_

CERTIFICATION:  
This is to certify that I, George Hill, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE  
AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

George Hill, R.P.L.S.  
Texas Registration No. 6022  
Date \_\_\_\_\_

REPLAT  
SUNNYBROOK ADDITION  
LOT 6, BLOCK 1

Being a replat of a portion of Tract A, Block 1 of the Sunnybrook Addition  
an addition to the City of North Richland Hills, Tarrant County, Texas  
as recorded in Volume 388-36, Page 84 (P.R.,T.Co.,Tx.)

February 22, 2017

City Case No. RP 2017-01

Tarrant County Document No. \_\_\_\_\_: Date \_\_\_\_\_