

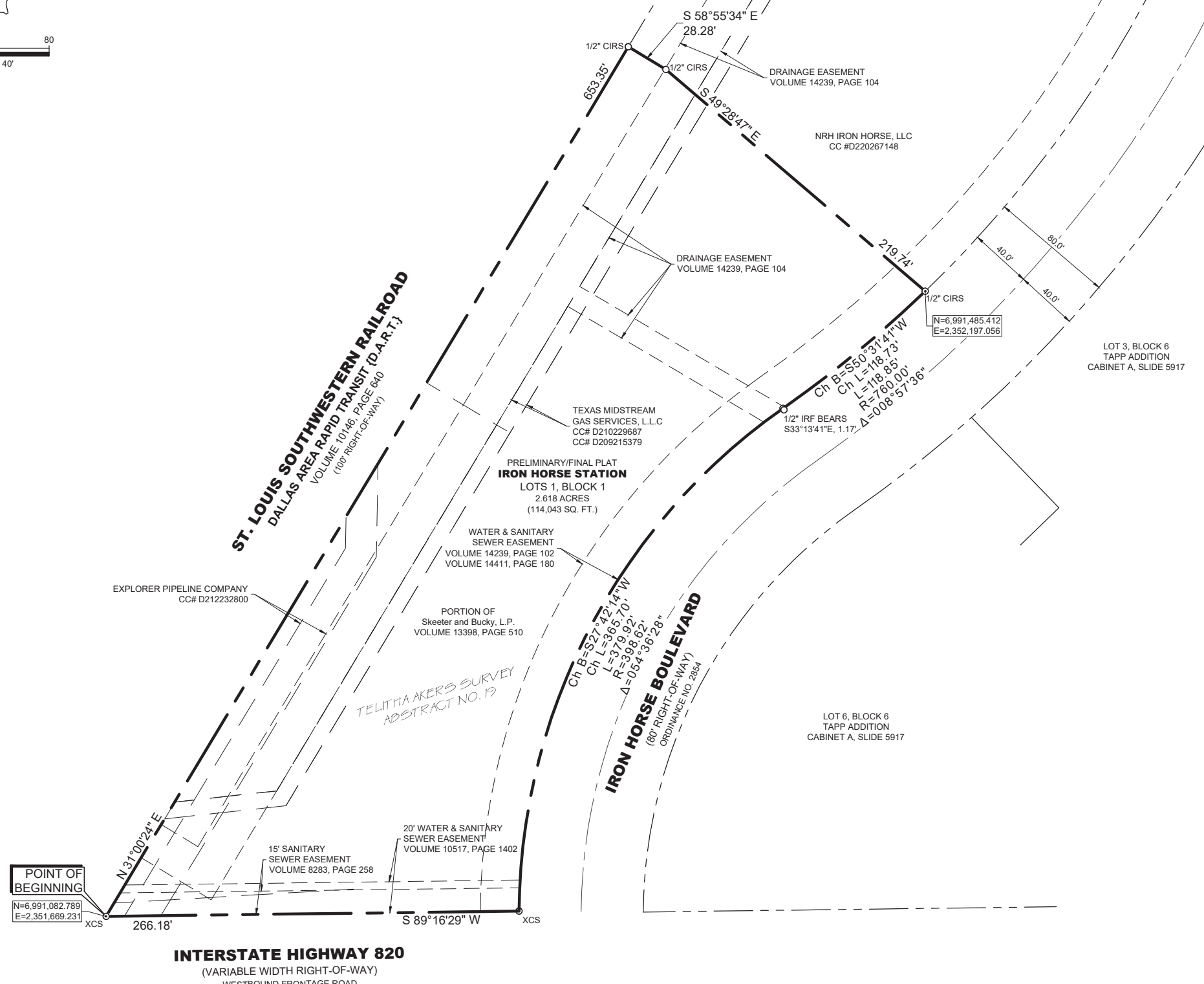
VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

| ABBR. | DEFINITION |
|-------|----------------------------------|
| IRF | IRON ROD FOUND |
| CIRS | IRON ROD SET w/CAP STAMPED "WAI" |
| CIRF | IRON ROD FOUND w/CAP |
| MAG | MAG-NAIL SET |
| XCF | "X" CUT-IN CONCRETE FOUND |
| PKS | PK NAIL SET |
| PKF | PK NAIL FOUND |
| PP | POWER POLE |
| GW | GUY WIRE |
| MH | MANHOLE |
| WV | WATER VALVE |
| TP | TELEPHONE PEDESTAL |
| WM | WATER METER |
| FH | FIRE HYDRANT |
| ICV | IRRIGATION CONTROL VALVE |
| CO | CLEANOUT |
| AC | AIR CONDITIONER |
| SB | SIGNAL BOX |
| SP | SIGNAL POLE |
| SN | SIGN |
| SS | SANITARY SEWER |
| SW | STORM SEWER |
| TPAD | TRANSFORMER PAD |
| GM | GAS METER |
| GMK | GAS MARKER |
| TMK | TELEPHONE MARKER |
| TSN | TRAFFIC SIGN |
| UGC | UNDERGROUND CABLE MARKER |
| EB | ELECTRIC BOX |
| EM | ELECTRIC METER |
| CC# | COUNTY CLERK'S INSTRUMENT NO. |
| CM | CONTROLLING MONUMENT |
| GI | GRATE INLET |
| IN | INLET |
| HC | HANDICAPPED |
| MP | METAL POST |
| MB | MAIL BOX |
| BILLB | BILLBOARD |
| GL | GROUND LIGHT |
| LP | LIGHT POLE |

NOTES:

- Selling a portion of any lot within this addition by metes and bounds is a violation of State law and City ordinance and is subject to fines and withholding of utilities and building permits.
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
- The owner would like to formally request a waiver of the requirement for engineering plans in association with a preliminary/final plat in the City of North Richland Hills. Our current intentions for this property require no on-site or off-site improvements or infrastructure at this time. We simply want to establish separate parcels for consideration as property to be conveyed with a lot and block description. We understand that engineering plans will be necessary for any subsequent platting requirements normally associated with development of property or securing a permit for construction.



POINT OF BEGINNING
N=6,991,082.789
E=2,351,669.231

XCS 266.18'

INTERSTATE HIGHWAY 820
(VARIABLE WIDTH RIGHT-OF-WAY)
WESTBOUND FRONTAGE ROAD

CONSULTING ENGINEERS:
WINKELMANN & ASSOCIATES INC.
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TX 75230
(972) 490-7090

OWNER:
SKEETER AND BUCKY, L.P.
5944 LUTHER LANE, SUITE 405
DALLAS, TEXAS 75225

PRELIMINARY/FINAL PLAT
IRON HORSE STATION
LOTS 1, BLOCK 1
BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO SKEETER AND BUCKY, L.P. AS RECORDED IN VOLUME 13398, PAGE 510, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS BEING 2.618 OUT OF THE TELITHA AKERS SURVEY, ABSTRACT NO. 19 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS CITY OF NORTH RICHLAND HILLS CASE NUMBER _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 100968-00 Expires 12/31/2021
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| | | | |
|-----------------|------------------|-------------------|---------------------|
| Date : 11.15.21 | Scale : 1" = 40' | File : 41902-PPLT | Project No. : 41902 |
| SHEET | | | 1 |
| OF | | | 2 |

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0250K, dated September 25, 2009, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

THIS PLAT FILED IN INSTRUMENT NO. _____ DATED _____

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OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We, Skeeter and Bucky, L. P. and the City of North Richland Hills are the sole owners of a tract of land situated in the TELITHA AKERS SURVEY, ABSTRACT NO. 19 and the EDMUND M. D. KING SURVEY, ABSTRACT NO. 892, in the City of North Richland Hills, Tarrant County, Texas, and being all of a tract of land described in deed to Skeeter and Bucky, L. P. as recorded in Volume 13398, Page 510, Official Public Records, Tarrant County, Texas, and all of a tract of land described in deed to the City of North Richland Hills as recorded in County Clerk's Instrument No. D215135869, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for corner at the interseccion of the North right-of-way of Interstate Highway 820, a variable width right-of-way, with the Southeast right-of-way of St. Louis Southwestern Railroad, a 100-foot right-of-way (Dallas Area Rapid Transit [D.A.R.T.]; Volume 10146, Page 640, Official Public Records, Tarrant County, Texas, said point being the Southwest corner of said Skeeter and Bucky tract;

THENCE North 31 degrees 00 minutes 24 seconds East, departing said North right-of-way of Interstate Highway 820, along said Southeast right-of-way St. Louis Southwestern Railroad, 50.00 feet Southeast of and parallel to the centerline of said railroad, and the Northwest line of said Skeeter and Bucky tract, a distance of 653.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Southeast corner of a tract of land described in deed to NRH Iron Horse, LLC as recorded in County Clerk's Instrument No. D220267148, Official Public Records, Tarrant County, Texas;

THENCE South 58 degrees 55 minutes 34 seconds East, a distance of 28.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner at an angle point in the Northeast line of said Skeeter and Bucky tract and the Southwest line of said NRH Iron Horse tract;

THENCE South 49 degrees 28 minutes 47 seconds East, a distance of 219.74 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the South corner of said NRH Iron Horse tract on the Northwest right-of-way of Iron Horse Boulevard, an 80-foot right-of-way, said point being the beginning of a non-tangent curve to the right having a radius of 760.00 feet, a central angle of 08 degrees 57 minutes 36 seconds, a chord bearing of South 50 degrees 31 minutes 41 seconds West, and a chord length of 118.73 feet;

THENCE along the Northwest right-of-way of said Iron Horse Boulevard and said non-tangent curve to the right, an arc distance of 118.85 feet to a point for corner from which a 1/2-inch iron rod (bent) found bears South 33 degrees 13 minutes 41 East, 1.17 feet, said point being the beginning of a curve to the left having a radius of 398.62 feet, a central angle of 54 degrees 36 minutes 28 seconds, a chord bearing of South 27 degrees 42 minutes 14 seconds West, and a chord length of 365.70 feet;

THENCE continuing along the Northwest right-of-way of said Iron Horse Boulevard and along said curve to the left, an arc distance of 379.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner at the intersection of said West right-of-way of Iron Horse Boulevard with the North right-of-way of said Interstate Highway 820, said point being the Southeast corner of said Skeeter and Bucky tract;

THENCE South 89 degrees 16 minutes 29 seconds West, along the North right-of-way of said Interstate Highway 820 and the South line of said Skeeter and Bucky tract, a distance of 266.18 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 114,043 square feet or 2.618 acres of land, more or less. Bearings shown hereon are based upon the City of North Richland Hills geodetic control stations GPS 35 and GPS 36 (NAD83 grid values).

KNOW ALL MEN BY THESE PRESENTS:

That, We, Skeeter and Bucky, L. P. and the City of North Richland Hills, by and through the undersigned, its duly authorized agent, do hereby certify that we are the legal owners of the above described tract of land and so hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Skeeter and Bucky, L. P.

By: _____
Dan Smalley, Signatory

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Dan Smalley, 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 considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for Tarrant County

My printed name

My commission expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker a registered professional land surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor Date: _____
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Leonard J. Lueker, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for Tarrant County

My printed name

My commission expires:

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2021, 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 _____, 2021, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

PRELIMINARY/FINAL PLAT
IRON HORSE STATION
LOTS 1, BLOCK 1
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Texas Engineers Registration No. 89
Texas Surveyors No. 100968-00 Expires 12/31/2021
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| Date : 11.15.21 |
| Scale : N/A |
| File : 41902-PPLT |
| Project No. : 41902 |
| SHEET |
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THIS PLAT FILED IN INSTRUMENT NO. _____; DATED _____