



LOCATON MAP  
N.T.S.

ALL THAT CERTAIN 0.691 OF AN ACRE OF LAND, OUT OF THE 8.4358 ACRE TRACT, DESCRIBED IN THE DEED TO WCJ DAVIS 99, LTD., RECORDED IN VOLUME 13986, PAGE 18 IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND OUT OF LOT 1, BLOCK 3, WOODBERT ADDITION, RECORDED IN VOLUME 388-K, PAGE 89 P.R.T.C.T., IN THE W. D. BARNES SURVEY, A-146, CITY OF NORTH RICHLAND HILLS, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON SOUTH RIGHT-OF-WAY LINE OF SAYERS LANE (50' R.O.W.), CALLED NORTH 89° 38' 17" EAST - 592.46', IN AN 8.4358 ACRE TRACT, DESCRIBED IN THE DEED TO WCJ DAVIS 99, LTD., RECORDED IN VOLUME 13986, PAGE 18 P.R.T.C.T.)

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD (R.O.W. VARIES) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE;

THENCE SOUTH 00° 21' 23" EAST - 267.76' (CALLED 267.38') ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD, TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER OF SAID 8.4358 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF LOT 4R, BLOCK 6, CRESTWOOD ESTATES, RECORDED IN DOCUMENT NUMBER D207450307 P.R.T.C.T. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND IN THE SOUTH LINE OF SAID LOT 1, BLOCK 3, WOODBERT ADDITION;

THENCE SOUTH 89° 36' 55" WEST - 112.41' ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3, WOODBERT ADDITION, COMMON TO THE NORTH LINE OF SAID LOT 4R, BLOCK 6, CRESTWOOD ESTATES, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00° 22' 02" WEST - 267.81' TO A 1/2" IRON ROD WITH A CAP STAMPED "5647" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE;

THENCE NORTH 89° 38' 17" EAST - 112.46' ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE, TO THE POINT OF BEGINNING AND CONTAINING 0.691 OF AN ACRE OF LAND.

## PLANNED DEVELOPMENT ZONING EXHIBIT

DESCRIBED AS:

OWNER:  
HOWE/WOOD & COMPANY  
PROFIT SHARING PLAN  
6617 PRECINCT LINE RD., STE. 200  
NORTH RICHLAND HILLS, TX 76182  
(817) 498-7977

PORTION OF LOT 1, BLOCK 3  
WOODBERT ADDITION  
VOL. 13986, PG 18 P.R.T.C.T.

(0.691 ACRES)

CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS

EXISTING ZONING: C-1  
PROPOSED ZONING: PD

ENGINEER:  
HAMILTON DUFFY, PC  
8241 MID-CITIES BLVD.  
NORTH RICHLAND HILLS, TEXAS  
76182-4712  
(817) 268-0408  
FAX (817) 284-8408  
TEXAS REGISTERED  
ENGINEERING FIRM  
NUMBER F-5260

DATE OF PREPARATION 3-5-18

ZONING CASE NO.: ZC 2018-06