

ABBREVIATIONS
P.R.T.C.T. PUBLIC 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
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.E. SLOPE EASEMENT
S.W.E. SCREENING WALL EASEMENT
M.A.E. MUTUAL ACCESS EASEMENT
CONC CONCRETE
ASPH ASPHALT
NG NATURAL GROUND

LEGEND
● BOUNDARY CORNER
○ LOT CORNER
◐ EASEMENT CORNER

NOTES
1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. Unless otherwise noted, all boundary and/or lot corners for the subject property shown herein are 1/2" iron rods set with a cap stamped "SPRY 5647".
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. According to the Flood Insurance Rate Map No. 48439C0090 L, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown herein does not lie within any special flood hazard area inundated by the 100-year flood.
6. On the issue date of this survey the surveyed property shown herein is zoned C-1 Commercial District, according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
7. This plat does not remove any existing covenants or restrictions, if any, on the property.

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 Platting 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: October 10, 2019
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 _____, 2018.
Notary Signature _____ Notary Stamp: _____

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, Howe/Wood & Company Profit Sharing Plan, is the owner of all that certain 0.4608 of an acre of land, by the deed recorded in Document Number D219186493 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which is all of Lot 17, Block 2, Woodbert Addition recorded in Volume 1817, Page 328 P.R.T.C.T., in the W. D. Barnes Survey, A-146, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (all bearings shown herein are based on the south right-of-way line of Sayers Lane (50' Right-Of-Way), called North 89° 38' 17" East, as shown on the plat of Woodbert Addition, recorded in Document Number D218125929 P.R.T.C.T.)

COMMENCING at a 1/2" iron rod with a cap stamped "GRANT ENG RPLS 4151" found at the intersection of the north right-of-way line of said Sayers Lane and the west right-of-way line of Davis Boulevard (Right-Of-Way Varies), Then South 89° 38' 17" West - 176.60' along the north right-of-way line of said Sayers Lane, to a 1/2" iron rod with a cap stamped "GRANT ENG RPLS 4151" found for the POINT OF BEGINNING and the southeast corner of the herein described tract, common to the southwest corner of Lot 18, of said Block 2, Woodbert Addition;
THENCE South 89° 38' 17" West - 208.00' along the north right-of-way line of said Sayers Lane, to a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southeast corner of Lot 16, of said Block 2, Woodbert Addition, from which a 3/4" iron rod found for the southwest corner of said Lot 16, Block 2, Woodbert Addition bears South 89° 38' 17" West - 208.00';
THENCE North 00° 21' 43" West - 96.50' along the east line of said Lot 16, Block 2, Woodbert Addition, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the common south corner of Lots 4 & 5, of said Block 2, Woodbert Addition;
THENCE North 89° 38' 17" East - 208.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the common south corner of Lots 2 & 3, of said Block 2, Woodbert Addition, and common to the northwest corner of said Lot 18, Block 2, Woodbert Addition;
THENCE South 00° 21' 43" East - 96.50' along the west line of said Lot 18, Block 2, Woodbert Addition, to the POINT OF BEGINNING and containing 0.4608 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT, We, **Howe/Wood & Company Profit Sharing Plan**, do hereby adopt this plat designating the herein before described real property as **LOTS 17R-1, 17R-2, and 17R-3, Block 2, Woodbert Addition**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.
Witness our hands this _____ day of _____, 2018.

HOWE/WOOD & COMPANY PROFIT SHARING PLAN - TITLE
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 _____, 2018.

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

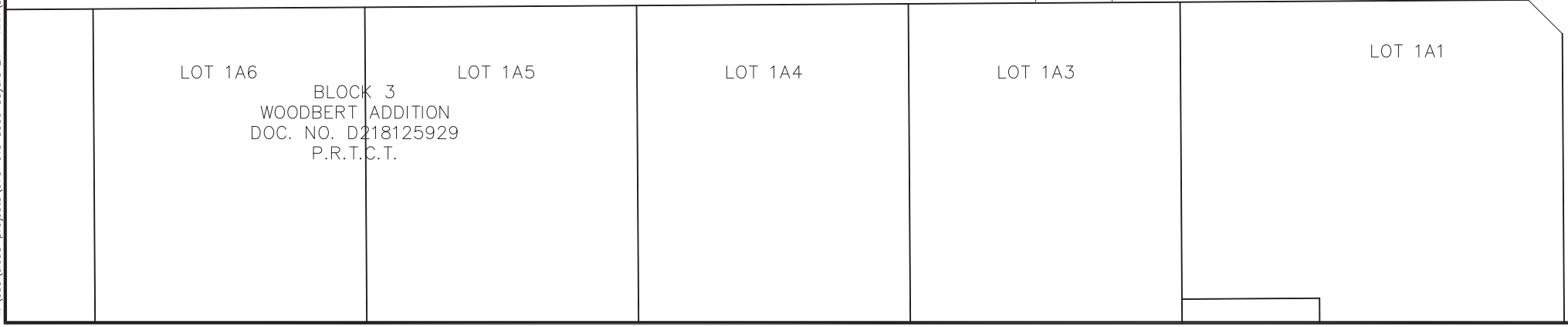
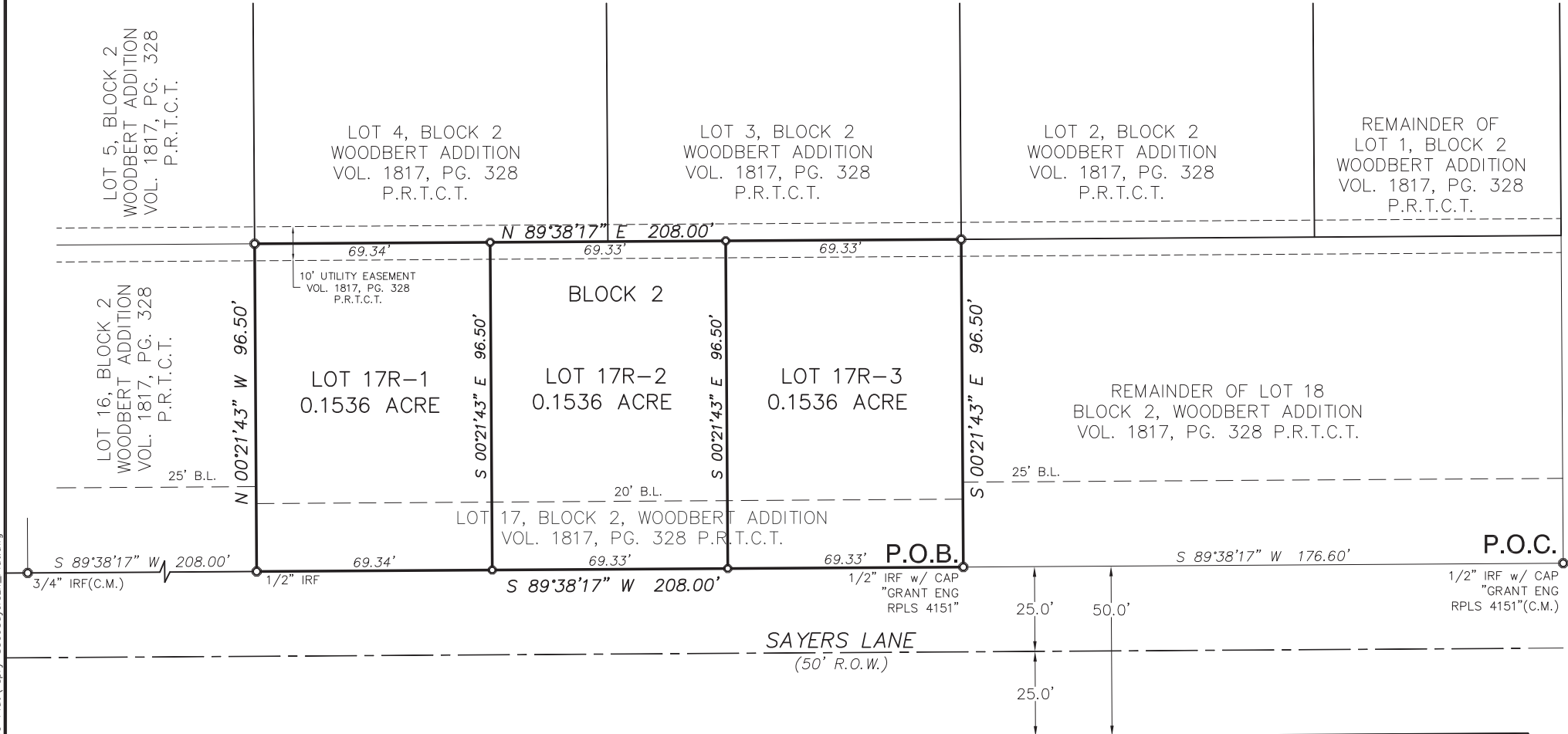
WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this _____ day of _____, 2018, to recommend approval of this Plat by the City Council.

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 _____, 2018, to approve this Plat for filing of record.

Mayor, City of North Richland Hills
Attest: City Secretary _____

DAVIS BOULEVARD
(R.O.W. VARIES)



SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Project No. 073-015-30
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: HOWE/WOOD & COMPANY
PROFIT SHARING PLAN
6617 Precinct Line Rd
North Richland Hills, TX 76182
Phone: 817-498-7977

A FINAL PLAT OF
LOTS 17R-1, 17R-2, & 17R-3 BLOCK 2 WOODBERT ADDITION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 17, BLOCK 2, WOODBERT ADDITION RECORDED IN VOLUME 1817, PAGE 328, IN THE P.R.T.C.T., WHICH IS 0.4608 ACRE, IN THE W. D. BARNES SURVEY, A-146 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
CITY CASE NO. RP 2019-XX
DATE: OCTOBER 2019

THIS PLAT FILED AS INSTRUMENT NO. _____, DATED _____

Oct 10, 2019 - 9:27am
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