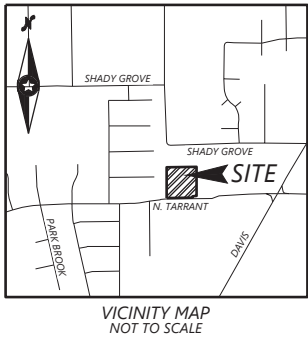
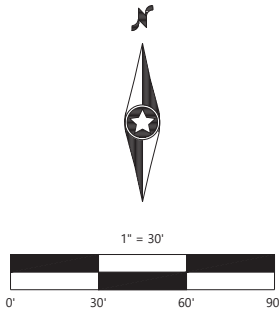


| LEGEND | |
|--------------|--|
| FIR | FOUND IRON ROD |
| CAB. | CABINET |
| DOC. NO. | DOCUMENT NUMBER |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| (C.M.) | CONTROLLING MONUMENT |
| POB | POINT OF BEGINNING |
| CL | CENTERLINE |
| P.R.T.C.T. | PLAT RECORDS, TARRANT COUNTY, TEXAS |

THIS PLAT FILED IN DOCUMENT No. _____ O.P.R.T.C.T.



OWNER'S CERTIFICATE

WHEREAS, JSN Center, LLC is the sole owner of a 1.611 acre tract of land located in the Thomas Peck Survey, Abstract No. 1209, Tarrant County, Texas, and being all of Lot 1R2, Block 5, of Lots 1R & 1R-1, Brentwood Estates Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Document No. D214185784, of the Plat Records of Tarrant County, Texas; and being the same tract of land described in deed to JSN Center, LLC by deed of record in Document Number D215261407, of the Official Public Records of Tarrant County, Texas; said 1.611 acre tract being more particularly described as follows:

BEGINNING at a set "X" cut on top of a fence column in the north right-of-way line of North Tarrant Parkway, a 200-foot right-of-way, at the southeast corner of Lot 49, Block 2, Shady Oaks Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 697, of said Plat Records; said point being the southwest corner of said Lot 1R2, Block 5; THENCE North 00 degrees 16 minutes 48 seconds West, along a common line between said Block 2, Shady Oaks Addition and Block 5, Brentwood Estates Addition, at a distance of 161.37 feet passing the common east corner of Lots 48 and 49, Block 2, of said Shady Oaks Addition, continuing in all a total distance of 269.03 feet to a point for corner from which a found 1/2" iron rod with a cap stamped "SPRY" bears South 87 degrees 45 minutes 07 seconds East, a distance of 4.4 feet; said point being the common west corner of Lots 1R1 and 1R2, Block 5, of said Brentwood Estates Addition; THENCE departing the said east line of Block 2, Shady Oaks Addition, along a common line between said Lots 1R1 and 1R2, Block 5, the following courses and distances:

North 89 degrees 36 minutes 58 seconds East, a distance of 262.55 feet to a found mag nail with a metal washer stamped "SPRY" at an 'ell' corner of said Lot 1R1, Block 5 and the northeast corner of said Lot 1R2, Block 5; South 00 degrees 23 minutes 02 seconds East, a distance of 254.03 feet to a found 1/2" iron rod with a cap stamped "SPRY" at an 'ell' corner of said Lot 1R1, Block 5 and the most easterly southeast corner of said Lot 1R2, Block 5; South 89 degrees 36 minutes 58 seconds West, a distance of 35.00 feet to a found mag nail with a metal washer stamped "SPRY" at a northwest corner of said Lot 1R1, Block 5 and an 'ell' corner of said Lot 1R2, Block 5; South 00 degrees 23 minutes 02 seconds East, a distance of 15.00 feet to a found mag nail with a metal washer stamped "SPRY" at a southwest corner of said Lot 1R1, Block 5, and the most southerly southeast corner of said Lot 1R2, Block 5; said point being in the said north line of North Tarrant Parkway; THENCE South 89 degrees 36 minutes 58 seconds West, departing the said common line between Lots 1R1 and 1R2, Block 5, along the said north line of North Tarrant Parkway, a distance of 228.04 feet to the POINT-OF-BEGINNING, containing 70,175 square feet or 1.611 acres of land.

General Notes

- Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
- Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 48439C00090L dated March 21, 2019.
- 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.
- This replat does not remove any covenants or deed restrictions on the property, if any.

| Curve Table | | | |
|-------------|--------|--------|------------|
| Curve # | Length | Radius | Delta |
| C3 | 10.29 | 25.00 | 023°34'41" |
| C1 | 31.43 | 25.00 | 072°02'27" |
| C2 | 10.29 | 25.00 | 023°34'41" |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 19.00 | S00°16'48"E |
| L2 | 15.23 | S89°36'58"W |
| L3 | 10.00 | N89°36'58"E |
| L4 | 11.14 | S60°23'02"E |
| L5 | 13.86 | S59°36'58"W |
| L6 | 9.49 | S89°36'58"W |
| L7 | 15.00 | S00°23'02"E |
| L8 | 13.51 | N89°36'58"E |
| L9 | 26.54 | N59°36'58"E |
| L10 | 12.94 | S60°23'02"E |
| L11 | 20.54 | N44°31'41"E |
| L12 | 23.50 | S60°23'02"E |
| L13 | 18.00 | S00°23'02"E |
| L14 | 50.10 | N89°36'58"E |
| L15 | 33.50 | S00°23'02"W |
| L16 | 33.50 | N00°23'02"W |
| L17 | 38.68 | S30°23'02"E |
| L18 | 38.68 | N30°23'02"W |

OWNER
JSN CENTER, LLC
10611 FAULKNER POINT
IRVING, TEXAS, 75063
ENGINEER/SURVEYOR
Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
Westwood Professional Services, Inc.
TSPS Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JSN Center, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **Lots 1R2R1 and 1R2R2, Block 5, BRENTWOOD ESTATES ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

By: Kodanda Ram Reddy Engala
JSN Center, LLC
President

NOTARY CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Kodanda Ram Reddy Engala, Officer and Member, of JSN Center, LLC, 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 and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2020.

NOTARY PUBLIC, _____ COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

That I, Lynn Kadleck, 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 herein were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the City of North Richland Hills, Texas.

L. Lynn Kadleck
Registered Professional Land Surveyor No. 3952



WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS ___ DAY OF _____, 20___, TO APPROVE THIS PLAT FOR FILING OF RECORD.

BY: _____
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 _____, 20___, TO APPROVE THIS PLAT FOR FILING OF RECORD.

BY: _____
MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: _____
CITY SECRETARY

CASE RP 2020-01
REPLAT
OF
LOTS 1R2R1 AND 1R2R2, BLOCK 5
BRENTWOOD ESTATES ADDITION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
BEING A REPLAT OF LOT 1R2, BLOCK 5
BRENTWOOD ESTATES ADDITION,
RECORDED IN DOCUMENT NO. D214185784
IN THE OFFICIAL PUBLIC RECORDS OF TARRANT
COUNTY TEXAS, WHICH IS 1.611 ACRES IN THE
THOMAS PECK SURVEY, ABSTRACT NO. 1209
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
FEBRUARY 17, 2020 JOB No. 0022399.00 BRENTWOOD ESTATES ADDITION