



VICINITY MAP
NOT TO SCALE

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 NOT TO SCALE

- BOUNDARY CORNER
- LOT CORNER

- NOTES**
- 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.
 - All bearings shown hereon are based on south right-of-way line of Sayers Lane, called North 89°38'17" East - 592.46', as shown on the plat of Woodbert Addition, recorded in Document Number D218125929 P.R.T.C.T.
 - Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - 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.
 - According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the southern portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. The remaining property does not lie within any special flood hazard area inundated by the 100-year flood. Local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
 - On the issue date of this survey the surveyed property shown hereon is zoned NR-PD Nonresidential Planned Development, according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
 - This plat does not increase the number of lots in the previously recorded subdivision, nor attempt to alter or remove existing deed restrictions or covenants, if any, on this 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 14, 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 _____, 2019.

Notary Signature _____ Notary Stamp: _____



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Kimpress Properties, LLC., is the owner of all that certain 0.6900 of an acre of land, by virtue of the deed recorded in Document Number D218189529 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which all of Lots 1A1 & 1A2, Block 3, Woodbert Addition recorded in Document Number D218125929 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', as shown on the plat of said Woodbert Addition)

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 4R, Block 6, Crestwood Estates Addition recorded in Document Number D207450307 P.R.T.C.T., in the west right-of-way line of Davis Boulevard (Right-Of-Way Varies);

THENCE South 89°38'55" West - 112.41' along the north line of said Lot 4R, Block 6, Crestwood Estates Addition, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the southeast corner of Lot 1A3, of said Block 3, Woodbert Addition;

THENCE North 00°22'02" West - 267.81' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northwest corner of the herein described tract, common to the northeast corner of said Lot 1A3, Block 3, Woodbert Addition, in the south right-of-way line Sayers Lane (50' Right-Of-Way);

THENCE North 89°38'17" East - 102.46' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northern most northeast corner of the herein described tract, which is the west corner of the southwest right-of-way corner clip at the intersection of said Sayers Lane, and said Davis Boulevard;

THENCE South 45°21'33" East - 14.14' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the eastern most northeast corner of the herein described tract, which is the south corner of the southwest right-of-way corner clip for at the intersection of said Sayers Lane, and said Davis Boulevard;

THENCE South 00°21'23" East - 257.76' along the west right-of-way line of said Davis Boulevard, to the POINT OF BEGINNING and containing 0.6900 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, We, **Kimpress Properties, LLC.**, do hereby adopt this plat designating the herein before described real property as **LOT 1A1R, BLOCK 3, 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 _____, 2019.

Kimpress Properties, LLC. 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 _____, 2019.

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 _____, 2019, 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 _____, 2019, to approve this Plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

AMENDED PLAT OF
LOT 1A1R, BLOCK 3
WOODBERT ADDITION

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. 073-010-30

ENGINEER: Hamilton Duffy, P.C.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-288-0408

OWNER: Kimpress Properties, LLC
7625 David Ct.
North Richland Hills, TX 76180

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
BEING A REPLAT OF LOTS 1A1 & 1A2, BLOCK 3, WOODBERT ADDITION
RECORDED IN DOCUMENT NUMBER D218125929, IN THE PUBLIC RECORDS
OF TARRANT COUNTY, TEXAS WHICH IS 0.6900 ACRES,
IN THE W. D. BARNES SURVEY, A-146
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

CITY CASE NO. AP 2019-03
DATE: OCTOBER 2019

THIS PLAT FILED AS INSTRUMENT NO. _____, DATED _____

