

MIDSTREAM GAS EASEMENT CALLS

Course	Bearing	Distance
E01	N 30°57'34" E	33.19'
E02	S 15°58'46" W	34.36'
E03	N 59°00'30" W	8.88'
E04	S 59°00'30" E	6.12'
E05	S 59°00'30" E	19.76'
E06	S 82°29'08" W	25.28'
E07	N 30°57'34" E	15.77'

MIDSTREAM GAS EASEMENT CALLS

Course	Bearing	Distance
E49	Rad: 160.00° Tan: 12.61' Chd: S 35°30'27" W	Arc: 25.16' CA: 9°00'40" 25.14'
E50	Rad: 71.00° Tan: 14.03' Chd: S 42°10'36" W	Arc: 27.69' CA: 22°20'58" 27.52'

Course	Bearing	Distance
L1	N 31°00'23" E	19.20'
L2	N 41°48'53" W	44.55'
L3	S 48°09'43" W	51.42'
L4	N 58°57'18" W	33.90'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1-LEFT	248.33'	11.27'	02°36'05"	11.27'	S 44°42'12" E
C2-RT.	25.00'	13.22'	30°17'45"	13.07'	S 33°00'50" W
C3-LEFT	2119.14'	60.07'	01°37'27"	60.07'	S 33°46'06" W
C4-LEFT	840.00'	36.06'	02°27'36"	36.06'	S 51°29'52" W

WATER LINE EASEMENT CALLS

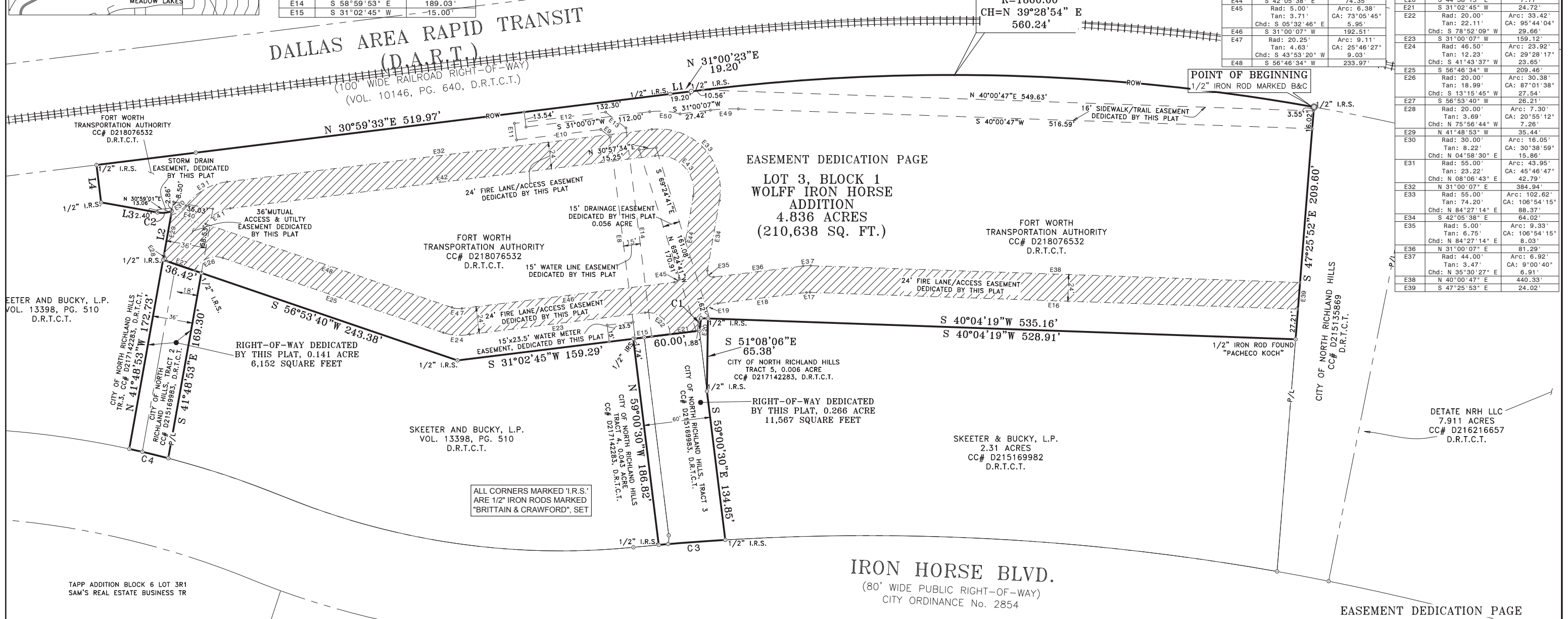
Course	Bearing	Distance
E8	N 58°59'53" W	182.81'
E9	S 76°00'07" W	10.76'
E10	S 31°00'07" W	76.35'
E11	N 58°59'53" W	15.00'
E12	N 31°00'07" E	82.56'
E13	N 76°00'07" E	23.18'
E14	S 58°59'53" E	189.03'
E15	S 31°02'45" W	15.00'

FIRE LANE EASEMENT CALLS

Course	Bearing	Distance
E40	N 52°14'36" E	31.99'
E41	Rad: 31.00° Tan: 14.55' Chd: N 05°51'36" E	Arc: 27.21' CA: 50°17'02" 26.34'
E42	N 31°00'05" E	384.94'
E43	Rad: 31.25° Tan: 41.64' Chd: N 84°39'35" E	Arc: 57.93' CA: 106°13'13" 49.99'
E44	S 42°05'38" E	74.35'
E45	Rad: 5.00° Tan: 3.71' Chd: S 05°32'46" E	Arc: 6.38' CA: 79°05'45" 5.95'
E46	S 31°00'07" W	192.51'
E47	Rad: 20.25° Tan: 4.63' Chd: S 43°53'20" W	Arc: 9.11' CA: 25°46'27" 9.03'
E48	S 56°46'34" W	233.97'

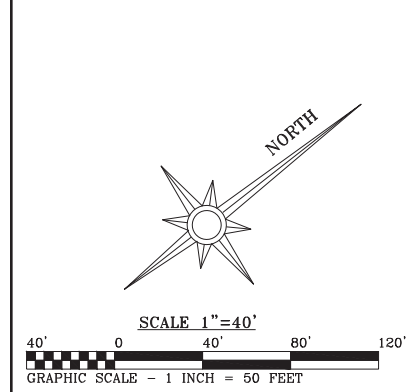
FIRE LANE EASEMENT CALLS

Course	Bearing	Distance
E16	S 40°00'47" W	439.26'
E17	Rad: 20.00° Tan: 1.58' Chd: S 35°30'27" W	Arc: 3.15' CA: 9°00'40" 3.14'
E18	S 31°00'07" W	80.40'
E19	Rad: 20.00° Tan: 15.28' Chd: S 06°22'22" E	Arc: 26.09' CA: 74°44'57" 24.28'
E20	S 44°38'15" E	7.77'
E21	S 31°02'45" W	24.72'
E22	Rad: 20.00° Tan: 22.11' Chd: S 78°52'09" W	Arc: 33.42' CA: 95°44'04" 29.66'
E23	S 31°00'07" W	159.12'
E24	Rad: 46.50° Tan: 12.23' Chd: S 41°43'37" W	Arc: 23.92' CA: 29°28'17" 23.65'
E25	S 56°46'34" W	209.46'
E26	Rad: 20.00° Tan: 18.99' Chd: S 13°15'45" W	Arc: 30.38' CA: 87°01'38" 27.54'
E27	S 56°53'40" W	26.21'
E28	Rad: 20.00° Tan: 3.69' Chd: N 75°56'44" W	Arc: 7.30' CA: 20°55'12" 7.26'
E29	N 41°48'53" W	35.44'
E30	Rad: 30.00° Tan: 8.22' Chd: N 04°58'30" E	Arc: 16.05' CA: 30°38'59" 15.86'
E31	Rad: 55.00° Tan: 23.22' Chd: N 08°06'43" E	Arc: 43.95' CA: 45°46'47" 42.79'
E32	N 31°00'07" E	384.94'
E33	Rad: 55.00° Tan: 74.20' Chd: N 84°27'14" E	Arc: 102.62' CA: 106°54'15" 88.37'
E34	S 42°05'38" E	64.02'
E35	Rad: 5.00° Tan: 6.75' Chd: N 84°27'14" E	Arc: 9.33' CA: 106°54'15" 8.03'
E36	N 31°00'07" E	81.29'
E37	Rad: 44.00° Tan: 3.47' Chd: N 35°30'27" E	Arc: 6.92' CA: 9°00'40" 6.91'
E38	N 40°00'47" E	440.33'
E39	S 47°25'53" E	24.02'



EASEMENT DEDICATION PAGE
LOT 3, BLOCK 1
WOLFF IRON HORSE
ADDITION
4.836 ACRES
(210,638 SQ. FT.)

EASEMENT DEDICATION PAGE
FINAL PLAT
WOLFF IRON HORSE
ADDITION
LOT 3, BLOCK 1
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING
5.242 ACRES OF LAND
 LOCATED IN THE
TELITHA AKERS SURVEY
ABSTRACT No. 19
 CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS
 GROSS ACRES: 5.242

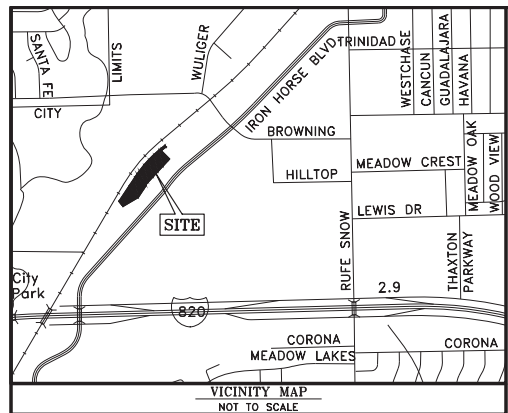


PLAT PREPARED: OCT. 13, 2017
 LAST REV.: SEPT. 13, 2018

PAGE 2 OF 2

SIN FIN#

(K.G.) ...Projects\STATESIDE FW\PARCEL 790-NRH-PLAT-REV.dwg C#FP 2018-04



- NOTES:**
- THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS. COORDINATES SHOWN HEREON, ARE GRID AND DISTANCES ARE SURFACE BASED ON 1.00012 SCALE FACTOR.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 4849C0205K, MAP REVISED SEPTEMBER 25, 2009.
 - 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.
 - NO OBSTRUCTIONS WILL BE PERMITTED WITHIN THE SIGHT VISIBILITY EASEMENT WHICH INTERFERES WITH A CLEAR LINE OF SIGHT AT ELEVATIONS BETWEEN 30 INCHES AND NINE FEET ABOVE THE AVERAGE CURB GRADE

MIDSTREAM GAS EASEMENT CALL TABLE

Course	Bearing	Distance
E01	N 30°57'34" E	33.19'
E02	S 15°58'46" W	24.38'
E03	N 59°00'30" W	3.88'
E04	S 59°00'30" E	6.12'
E05	S 59°00'30" E	19.76'
E06	S 82°23'08" W	25.28'
E07	N 30°57'34" E	15.77'

WATER LINE EASEMENT CALL TABLE

Course	Bearing	Distance
E8	N 58°59'53" W	182.81'
E9	S 78°00'07" W	10.78'
E10	S 31°00'07" W	76.35'
E11	N 58°59'53" W	15.00'
E12	N 31°00'07" E	82.56'
E13	N 76°00'07" E	23.18'
E14	S 58°59'53" E	189.03'
E15	S 31°02'45" W	15.00'

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS, CITY OF NORTH RICHLAND HILLS, and FORT WORTH TRANSPORTATION AUTHORITY acting by and through the undersigned, their duly authorized representatives, are the sole owners of a tract of land located in the TELITHA AKERS SURVEY, ABSTRACT No. 19, North Richland Hills, Tarrant County, Texas, according to the deeds recorded in County Clerk's File No. D215169983, D215135869, D217142283, and D218076532, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 5.242 acres of land situated in the TELITHA AKERS SURVEY, Abstract No. 19, North Richland Hills, Tarrant County, Texas, and being all of Tract 2 and Tract 3, in the deed to the City of North Richland Hills, recorded in County Clerk's File No. D215169983, of the Deed Records of Tarrant County, Texas, and all of the tracts of land designated as Tract 3 (Area C), Tract 4 (Area D), and Tract 5 (Area E), in the deed to the City of North Richland Hills, recorded in County Clerk's File No. D217142283, of the Deed Records of Tarrant County, Texas, and also including all of the tract of land conveyed to Fort Worth Transportation Authority, by the deed recorded in County Clerk's File No. D218076532, of the Deed Records of Tarrant County, Texas. Said 5.242 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the North corner of said Fort Worth Transportation Authority Tract and the West corner of a tract of land conveyed to the City of North Richland Hills, by the deed recorded in County Clerk's File No. D215135869, of the Deed Records of Tarrant County, Texas, and said point lying in the Southeast right-of-way line of Dallas Area Rapid Transit Railroad (a 100 foot wide railroad right-of-way);

THENCE S 47° 25' 52" E 209.60 feet, along the Northeast boundary line of said Fort Worth Transportation Authority Tract to a 1/2" iron rod marked "PACHECO KOCH" found at the North corner of a 2.303 acre tract of land identified as Tract 1, in the deed to IHB Development Company LP, recorded in County Clerk's File No. D218044518, of the Deed Records of Tarrant County, Texas;

THENCE S 40° 04' 19" W 528.91 feet, along the Northwest boundary line of said IHB Development Company LP Tract 1 and the Southeast boundary line of said Fort Worth Transportation Authority Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the North corner of the aforesaid Tract 5 (Area E);

THENCE S 51° 08' 06" E 65.38 feet, along the Northeast boundary line of said Tract 5 (Area E) and the Southwest boundary line of said IHB Development Company LP Tract 1, to a 1/2" iron rod marked "Brittain & Crawford" set in the Northeast boundary line of the tract of land designated as Tract 3, in the deed to the City of North Richland Hills, recorded in County Clerk's File No. D215169983, of the Deed Records of Tarrant County, Texas;

THENCE S 59° 00' 30" E 134.85 feet, along the Northeast boundary line of said Tract 3 and the Southwest boundary line of said IHB Development Company LP Tract 1, to a 1/2" iron rod marked "Brittain & Crawford" set at the East corner of said Tract 3 and the South corner of said IHB Development Company LP Tract 1, lying in the Northwest right-of-way line of Iron Horse Boulevard (an 80 foot wide public right-of-way);

THENCE SOUTHWESTERLY 60.07 feet, along a curve to the left, having a radius of 2119.14 feet, a central angle of 01° 37' 27", and a chord bearing S 33° 46' 06" W 60.07 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the South corner of the aforesaid Tract 4 (Area D);

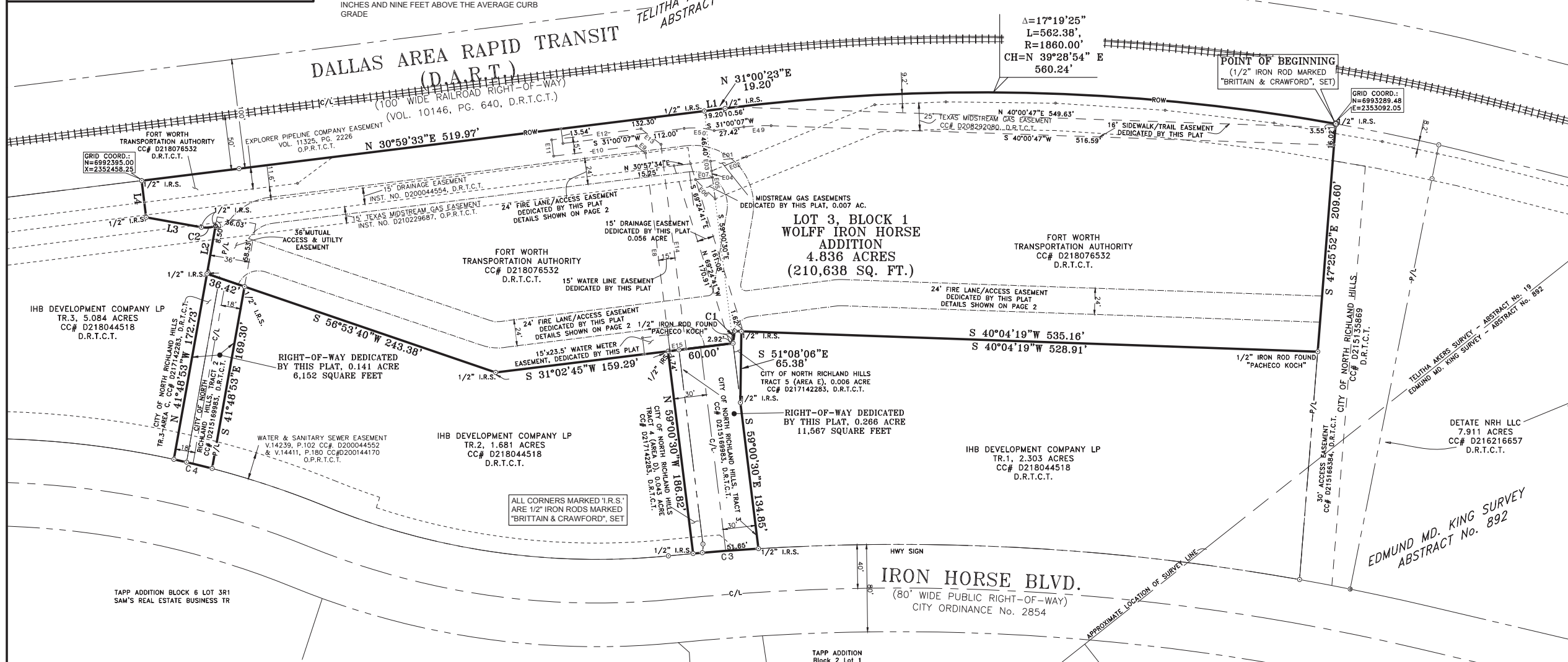
THENCE N 59° 00' 30" W 186.52 feet, along the Southwest boundary line of said Tract 4 (Area D) and the Northeast boundary line of a 1.681 acre tract of land identified as Tract 2, in the aforesaid deed to IHB Development Company LP, to a 1/2" iron rod marked "Brittain & Crawford" set at the West corner of said Tract 4 (Area D), and said point lying in the Southeast boundary line of the aforesaid Fort Worth Transportation Authority Tract.

OWNERS:
CITY OF NORTH RICHLAND HILLS
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS,
TX 76180, 817-427-8000

FORT WORTH TRANSPORTATION AUTHORITY
801 Cherry St., Suite 850, Fort Worth, TX 76102
TEL: (817) 215-8700
CONTACT: RICHEY THOMPSON

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3909 SOUTH FREWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 101900

- THENCE along the Northwest boundary line of said IHB Development Company LP Tract 2 and the Southeast boundary line of said Fort Worth Transportation Authority Tract, as follows:
- S 31° 02' 45" W 159.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
 - S 56° 53' 40" W 243.38 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the Northeast boundary line of the aforesaid City of North Richland Hills Tract 2;
 - S 41° 48' 53" E 169.30 feet, along the Northeast boundary line of said City of North Richland Hills Tract 2, to a 1/2" iron rod marked "Brittain & Crawford" set at the East corner of said North Richland Hills Tract 2, and said point lying in the Northwest right-of-way line of the aforesaid Iron Horse Boulevard;
 - SOUTHWESTERLY 36.06 feet, along a curve to the left, having a radius of 840.00 feet, a central angle of 02° 27' 36", and a chord bearing S 51° 29' 52" W 36.06 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the South corner of aforesaid Tract 3 (Area C), and said point being the Northeast corner of a 5.084 acre tract of land identified as Tract 3, in the aforesaid deed to IHB Development Company LP;
 - N 41° 48' 53" W 172.73 feet, along the Southwest boundary line of said Tract 3 (Area C) and the North boundary line of said IHB Development Company LP Tract 3, to a 1/2" iron rod marked "Brittain & Crawford" set at the South corner of the aforesaid Fort Worth Transportation Authority Tract;
 - along the South boundary line of said Fort Worth Transportation Authority Tract and the North boundary line of said IHB Development Company LP Tract 3, as follows:
 - N 41° 48' 53" W 44.55 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
 - SOUTHWESTERLY 13.22 feet, along a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 30° 17' 45", and a chord bearing S 33° 00' 50" W 13.07 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
 - S 48° 09' 43" W 51.42 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
 - N 58° 57' 18" W 33.90 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the West corner of said Fort Worth Transportation Authority Tract and the North corner of said IHB Development Company LP Tract 3, and said point lying in the Southeast right-of-way line of the aforesaid Dallas Area Rapid Transit Railroad right-of-way;
 - along the Northwest boundary line of said Fort Worth Transportation Authority Tract and the Southeast right-of-way line of said Dallas Area Rapid Transit Railroad right-of-way as follows:
 - N 30° 59' 33" E 519.97 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
 - N 31° 00' 23" E 19.20 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
 - NORTHEASTERLY 562.43 feet, along said curve to the right, having a radius of 1860.00 feet, a central angle of 17° 19' 25", and a chord bearing N 39° 28' 54" E 560.24 feet, to the POINT OF BEGINNING containing 5.242 acres (228,358 square feet) of land.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CITY OF NORTH RICHLAND HILLS, does hereby designate the foregoing property as LOT 3, BLOCK 1, WOLFF IRON HORSE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the Public's use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this ___ day of _____, 2018.

CITY OF NORTH RICHLAND HILLS
By: Oscar Trevino, Mayor

That FORT WORTH TRANSPORTATION AUTHORITY, does hereby designate the foregoing property as LOT 3, BLOCK 1, WOLFF IRON HORSE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the Public's use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this ___ day of _____, 2018.

FORT WORTH TRANSPORTATION AUTHORITY
By: BOB BAULSIR, VICE PRESIDENT

STATE OF TEXAS, COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared Oscar Trevino, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed.

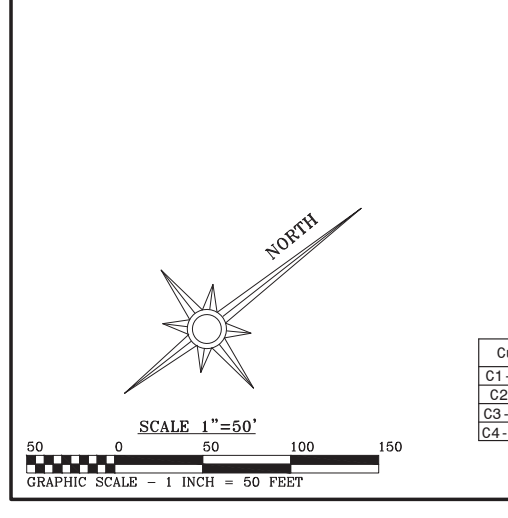
Given under my hand and seal of office this ___ day of _____, 2018.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared BOB BAULSIR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ___ day of _____, 2018.

Notary Public in and for the State of Texas



BOUNDARY CALL TABLE

Course	Bearing	Distance
L1	N 31°00'23" E	19.20'
L2	N 41°48'53" W	44.55'
L3	S 48°09'43" W	51.42'
L4	N 58°57'18" W	33.90'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1-LEFT	248.33'	11.27'	02°36'05"	11.27'	S 44°42'12" E
C2-RT.	25.00'	13.22'	30°17'45"	13.07'	S 33°00'50" W
C3-LEFT	2119.14'	60.07'	01°37'27"	60.07'	S 33°46'06" W
C4-LEFT	840.00'	36.06'	02°27'36"	36.06'	S 51°29'52" W

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, 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 THE CITY 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

EDMUND MD. KING SURVEY - ABSTRACT No. 892
R.P. BARTON SURVEY - ABSTRACT No. 175

TELITHA AKERS SURVEY - ABSTRACT No. 19
R.P. BARTON SURVEY - ABSTRACT No. 175

STATE OF TEXAS COUNTY OF TARRANT

THIS is to certify that I, KRYSYAN GOLEBIEWSKI, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

KRYSYAN GOLEBIEWSKI
Registered Professional Land Surveyor
State of Texas No. 6400

PLAT PREPARED: OCT. 13, 2017
LAST REV.: OCT. 23, 2018

THIS PLAT FILED AS INSTRUMENT No. D _____, DATE _____

FINAL PLAT
WOLFF IRON HORSE ADDITION
LOT 3, BLOCK 1
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING
5.242 ACRES OF LAND
LOCATED IN THE
TELITHA AKERS SURVEY
ABSTRACT No. 19
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
GROSS ACRES: 5.242
(K.G.) ...Projects\STATESIDE FW\PARCEL 790-NRH-PLAT-REV.dwg C:\FP 2018-04

PLAT PREPARED: OCT. 13, 2017
LAST REV.: OCT. 23, 2018

THIS PLAT FILED AS INSTRUMENT No. D _____, DATE _____