



CITY OF NORTH RICHLAND HILLS
SIGN REVIEW BOARD AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, AUGUST 11, 2025

The North Richland Hills City Council, sitting as the Sign Review Board, will meet immediately following the 7:00 p.m. August 11, 2025 City Council meeting.

REGULAR MEETING: 7:00 PM

Held in the City Council Chamber

A. CALL TO ORDER

B. PUBLIC COMMENTS

An opportunity for citizens to address the Sign Review Board on matters which are scheduled on this agenda for consideration by the Board, but not scheduled as a public hearing. In order to address the Sign Review Board during public comments, a Public Meeting Appearance Card must be completed and presented to the City Secretary prior to the start of the Sign Review Board meeting.

C. ACTON ITEMS

C.1 [Approve minutes of the May 27, 2025 Sign Review Board meeting.](#)

D. PUBLIC HEARINGS

D.1 [SRB25-0019 Public hearing and consideration of a request from Kingfisher Realty Partners for a variance to Chapter 106 \(Signs\) of the North Richland Hills Code of Ordinances at 5198 Rufe Snow Drive, being 1.64 acres described as Lot 1R, Block 13, Snow Heights North Addition.](#)

D.2 [SRB25-0020 Public hearing and consideration of a request from Five Star Parks & Attractions for a variance to Chapter 106 \(Signs\) of the](#)

Monday, August 11, 2025 Sign Review Board Agenda

Page 1 of 2

[North Richland Hills Code of Ordinances at 8651 Airport Freeway, being 11.515 acres described as Lot 2R1, Block A, Richland Oaks Addition.](#)

E. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills Sign Review Board I was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, August 8, 2025 by 3:00 PM.

Alicia Richardson
City Secretary/Chief Governance Officer

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.

SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 11, 2025

SUBJECT: Approve the minutes of the May 27, 2025 regular Sign Review Board meeting.

PRESENTER: Crystal Dozier, Assistant City Secretary

SUMMARY:

The minutes of the Sign Review Board are approved by majority vote of the board at the Sign Review Board meeting.

GENERAL DESCRIPTION:

The City Secretary's Office prepares action minutes for each Sign Review Board meeting. The minutes for the previous meeting are placed on the agenda for review and approval by the Board. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

RECOMMENDATION:

Approve the minutes of the May 27, 2025 regular Sign Review Board meeting.

**MINUTES OF THE SIGN REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
MAY 27, 2025**

REGULAR MEETING: 7:00 PM

The City Council of the City of North Richland Hills, Texas, met as the Sign Review Board on the 27th day of May after the 7:00 p.m. City Council meeting.

Present:	Jack McCarty	Chair
	Cecille Delaney	Board member
	Ricky Rodriguez	Board member
	Danny Roberts	Board member
	Matt Blake	Board member
	Billy Parks	Board member
	Russ Mitchell	Board member
Absent:	Kelvin Deupree	Board member
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley Anderle	City Attorney
	Traci Henderson	Assistant City Secretary

A. CALL TO ORDER

Chair McCarty called the meeting to order at 9:03 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE MARCH 3, 2025 SIGN REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER PARKS, SECONDED BY BOARD MEMBER ROBERTS TO APPROVE MINUTES OF THE MARCH 3, 2025 SIGN REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 SRB25-0017 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BIRDVILLE ISD FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 7020 MID-CITIES BOULEVARD, BEING 14.894 ACRES DESCRIBED AS LOT 1, BLOCK 1, CAREER & TECHNOLOGY ADDITION.

APPROVED

Chair McCarty opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed the Board the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances to allow a 12-foot tall monument sign located at 7020 Mid-Cities Boulevard. Mr. Husband provided site photos of the property.

Applicant representative for Birdville Independent School District, Wayne Reynaud, 950 North St. Paul, Dallas, Texas, with HKS Architects presented the request. Mr. Reynaud provided photos of the current sign and proposed sign to include elevations. The proposed signage includes the electronic messaging area and Birdville Center of Technology and Advanced Learning (BCTAL); BISD; and Unity One Credit Union logos.

Mr. Husband presented staff's report stating the proposed structure is 12 feet tall, the current sign standard is seven (7) feet tall. The structure area of 68 square feet and a message area of 37 square feet are in compliance. Mr. Husband noted the required masonry around the message area is not proposed. Mr. Husband informed the Board they can approve the request as presented, approve the variance with conditions, or deny the variance.

There being no forms submitted, Chair McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Chair McCarty closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER RODRIGUEZ, SECONDED BY BOARD MEMBER DELANEY TO APPROVE SRB25-0017.

MOTION TO APPROVE CARRIED 7-0.

D.2 SRB25-0018 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BIRDVILLE ISD FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 4100 FLORY STREET, BEING 8.52 ACRES DESCRIBED AS LOT 12, BLOCK 10, HILLVIEW ADDITION.

APPROVED

Chair McCarty opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed the Board the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances to allow for a 96-square foot/8.4 foot tall monument sign located at 4100 Flory Street. Mr. Husband provided site photos of the property.

Applicant representative for Birdville Independent School District, John Klien, 8300 Oak Noll Drive, North Richland Hills, Texas with VLK Architects presented the request. Mr. Klien provided location photos of the proposed sign.

Mr. Husband presented staff's report stating the proposed structure is 8.4 feet tall, the current sign standard is seven (7) feet tall. The proposed structure area is 96 square feet with the current structure area being 75 square feet. of The 25 square feet and required masonry are in compliance. Mr. Husband informed the Board they can approve the request as presented, approve the variance with conditions, or deny the variance.

The Board and staff discussed the screen signage; screen colors; sign illumination hours in relation to proximately to homes.

There being no forms submitted, Chair McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Chair McCarty closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER BLAKE, SECONDED BY BOARD MEMBER RODRIGUEZ TO APPROVE SRB25-0018.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Chair McCarty adjourned the Sign Review Board meeting at 9:18 p.m.

Jack McCarty, Chair

Crystal Dozier
Assistant City Secretary

SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 11, 2025

SUBJECT: SRB25-0019 Public hearing and consideration of a request from Kingfisher Realty Partners for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 5198 Rufe Snow Drive, being 1.64 acres described as Lot 1R, Block 13, Snow Heights North Addition

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Kingfisher Realty Partners is requesting a variance to Chapter 106 (Signs) of the Code of Ordinances, City of North Richland Hills, Texas. The site is located at 5198 Rufe Snow Drive. The applicant is requesting a variance to allow a 208-square-foot 29-foot tall pole sign on the property.

GENERAL DESCRIPTION:

The site under consideration is The Shoppes at Crown Point shopping center, located at the southeast corner of Rufe Snow Drive and Dick Lewis Drive. The buildings on the property are being renovated as part of the Business Improvement and Growth (BIG) Program. The shopping center includes multiple properties covering approximately 23 acres, with a tenant mix of office, retail, service uses, and restaurants, as well as WinCo Food and Floor & Décor.

As part of the work on the site, the owner proposes to construct a new pole sign on Rufe Snow Drive. There is an existing pole sign associated with the shopping center located on property at 5142 Rufe Snow Drive. While the date of construction for the sign cannot be determined, it has existed on the site since at least 1990 according to aerial photographs. At that time, pole signs were allowed on all nonresidential properties. However, since 2002, pole signs are only permitted in the freeway overlay zone.

The freeway overlay zone allows pole signs within 200 feet of the right-of-way of NE Loop 820 and Airport Freeway. The sign location under consideration is approximately 150 feet south of the intersection of Rufe Snow Drive and Dick Lewis Drive, and over 900 feet from the highway right-of-way. At this location, only monument signs are permitted. The owner is seeking variance to allow a pole sign on the property.

The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request and other relevant documents. An analysis of the request and relevant code is below.

ANALYSIS

The variance request is related to standards for pole signs in the freeway overlay zone, which are contained in [Section 106-12](#) of the sign regulations. This section permits pole signs only in the freeway overlay zone, an area within 200 feet of the right-of-way of NE Loop 820 and Airport Freeway. Pole signs must not exceed 65 feet in height. The allowed sign area is two square feet per linear foot of freeway frontage up to a maximum size of 400 square feet.

The applicant proposes to construct a new pole sign approximately 150 feet south of the intersection of Rufe Snow Drive and Dick Lewis Drive. The proposed sign design is shown in the exhibit (right). The sign structure is 29 feet in height with a sign area of 208 square feet. The site does not have freeway frontage.

The request is being processed as a variance application, which would waive certain sign standards for the property. The Board may include appropriate conditions as part of the approval of a variance request. The affirmative vote of four Board members is required to approve a variance.

A public hearing is required for consideration of a request for variance. Notice of the public hearing was published in the newspaper and mailed to all owners of real property within 200 feet of the site.

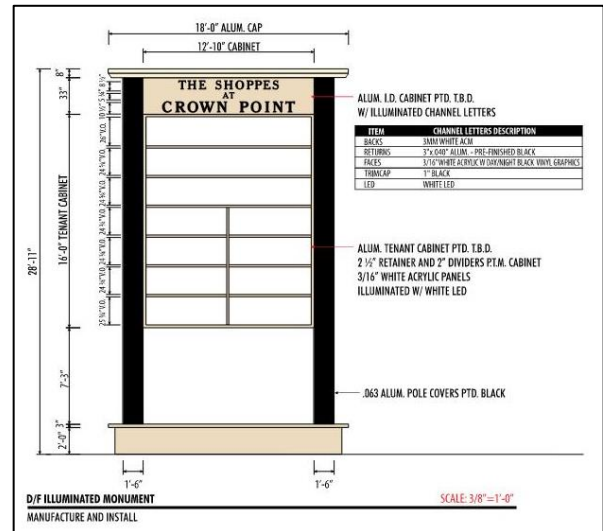
OPTIONS FOR BOARD CONSIDERATION

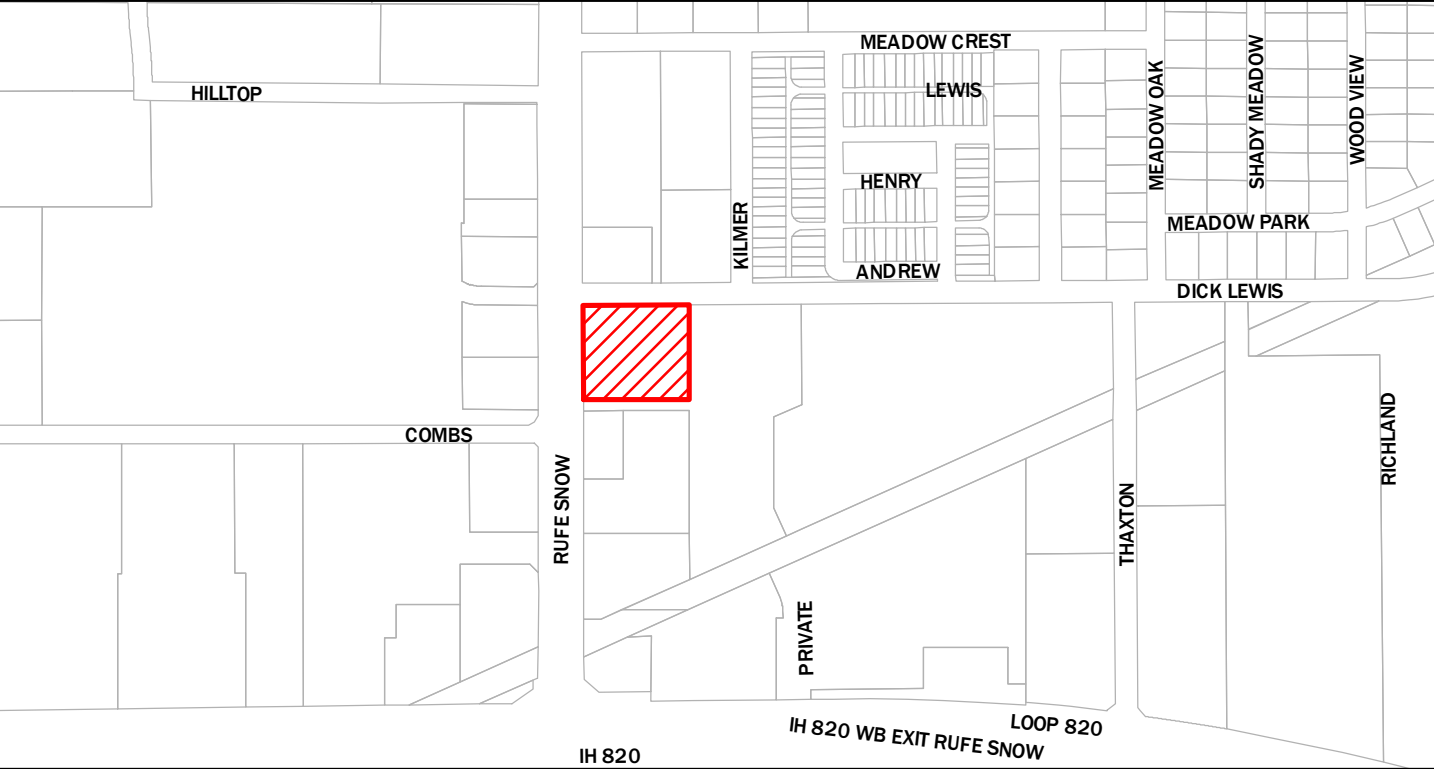
The Sign Review Board has the following options on this application.

1. Approve the variance as presented. This action would approve variances to the sign standards for ground signs and allow the pole sign to be constructed as presented.
2. Approve the variance with conditions. This action would approve variances to the sign standards for ground signs, subject to the owner making modifications to the size, location, or design as directed by the Board.
3. Deny the variance. This action would require the sign to be built in compliance with ground sign standards.

RECOMMENDATION:

Approve SRB25-0019.





DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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PUBLIC HEARING NOTICE

CASE: SRB25-0019

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

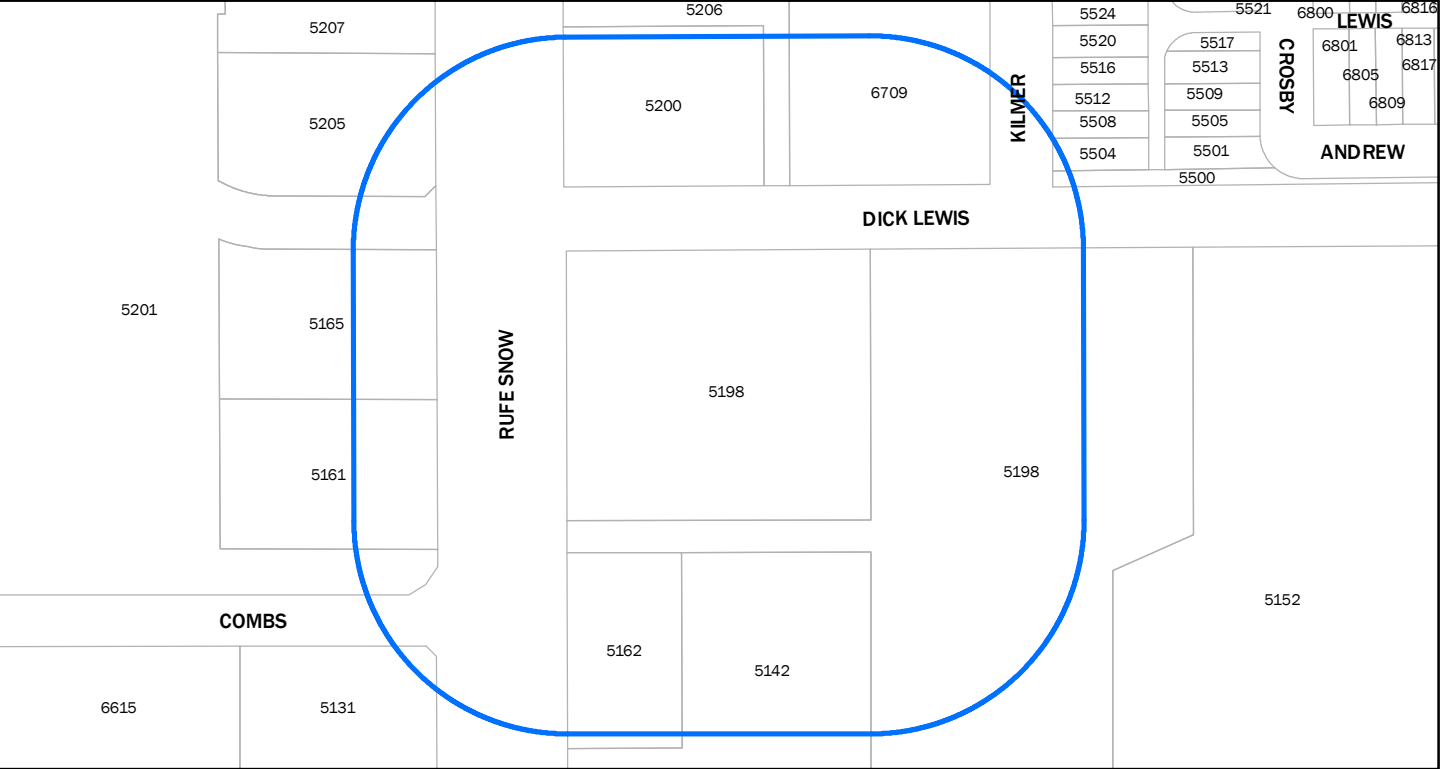
You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a sign variance as shown on the attached map.

APPLICANT	Kingfisher Realty Partners
LOCATION	5198 Rufe Snow Drive
REQUEST	Public hearing and consideration of a request from Kingfisher Realty Partners for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 5198 Rufe Snow Drive, being 1.64 acres described as Lot 1R, Block 13, Snow Heights North Addition.
DESCRIPTION	Variance request to allow a second pole sign on the property on Rufe Snow Drive. The property is located outside of the Freeway Corridor Overlay district where pole signs are permitted.
PUBLIC HEARING DATES	Sign Review Board 7:00 PM Monday, August 11, 2025
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

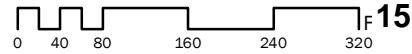
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Sign Review Board public hearing. Because changes could be made to requests during the public hearing process, you are encouraged to follow the request through to final action by the Board.

**NOTIFIED PROPERTY OWNERS
SRB25-0019**

OWNER	MAILING ADDRESS	CITY STATE	ZIP
BRADBURY POINTE LLC	213 DEODAR LN	BRADBURY CA	91008
CCP TB 10 PACK LP	8333 DOUGLAS AVE STE 1500	DALLAS TX	75225
DEBACA LAND & CATTLE LLC	4653 CARMEL MTN RD #308-221	SAN DIEGO CA	92130
EMERALD LAND COMPANY LC	6300 W LOOP SOUTH STE 275	BELLAIRE TX	77401
LSB INVESTMENTS LLC	3802 E MANDEVILLE PL	ORANGE CA	92867
MEADOW CREST RESIDENTIAL HOMEOWNERS ASSOCIA	13235 DEAN WAY STE 150	SOUTHLAKE TX	76062
MG RUFE SNOW LLC	550 RESERVE ST STE 190	SOUTHLAKE TX	76092
NORTH RICHLAND HILLS PADS LLC	415 E HYMAN AVE STE 401	ASPEN CO	81611
OCW HOLDINGS I LLC	3713 EDGESTONE DR	PLANO TX	75093
RSPM GROUP LLC	5200 RUFE SNOW DR	NORTH RICHLAND HILLS TX	76180
SHELLBELL ENTERPRISES LP THE	201 SILVIA CT	LOS ALTOS CA	94024
SHOPPES CROWN POINT LLC	6405 PEMBERTON DR	DALLAS TX	75230
THOMAS, KELLI KAI	5504 KILMER DR	NORTH RICHLAND HILLS TX	76180



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



APPLICATION INFORMATION

Sign Review Board Case SRB25-0019
5198 Rufe Snow Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on June 12, 2025.

DESCRIPTION

Installing a 28'-9" illuminated pylon sign

- 1. List the pertinent section(s) of the Sign Regulations and indicate the specific interpretation(s), variance(s), or nonconforming use exception(s) being requested.**

When speaking with Chad in the sign department, he stated that with the height we presented, it would require Sign Review Board approval.


- 2. State the grounds for the request and detail any special conditions that cause hardships that in your opinion justify the variances or exceptions being requested. Explain any unique circumstances, if applicable, not considered by the Sign Regulations.**

The challenging circumstance is that when this property was originally developed, a pylon sign was approved with a limited number of tenant panels. Over the years as the property was divided up, the sign panels were assigned to the properties conveyed. Based on this, there is inadequate signage for the tenants in 5198 Rufe Snow Drive. This has caused extensive vacancies – with some lasting over a decade. In order to maintain a higher level of occupancy and attract quality tenants, having brand presence on Rufe Snow Drive is critical. We are requesting for the tenants to each have a sign panel with street frontage to ensure that the businesses will come and that they will be successful in the center.

THE SHOPPES AT CROWN POINT

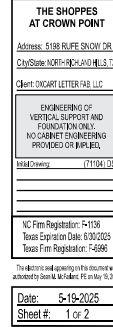
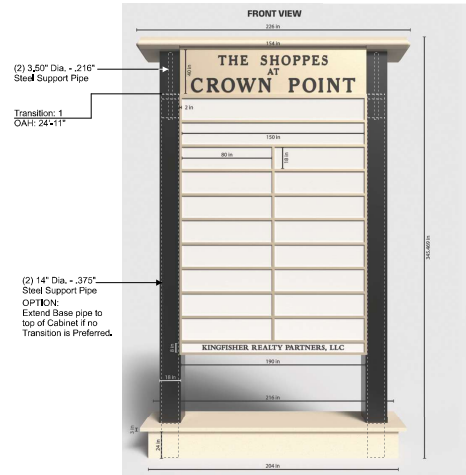
JOB DESCRIPTION		DATE	BY	REV
CUSTOMER NAME	D/F Illuminate Monument			
CUSTOMER CONTACT	The Shoppes at Crown Point	05-19-25	LL	
ADDRESS	XX			
PHONE #/EMAIL	5198 Rufe Snow Dr. North Richland Hills, TX			
SALES PERSON	XX			
JOB #	Arron Pracht			
	XX			

16580 US 380, Suite 703
Krum, TX. 7624
940-783-0721

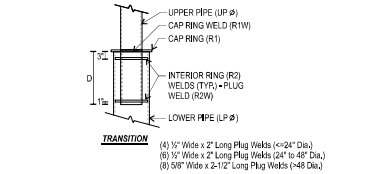
 **FUI 98902 TDLR# 19154**

 **OxCart**
www.OxCartMFG.com

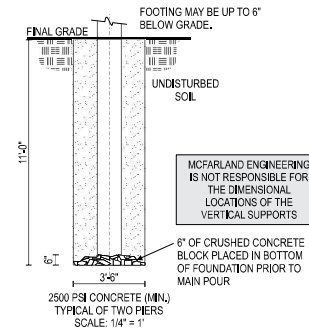
ME #: 71104



ME #: 71104



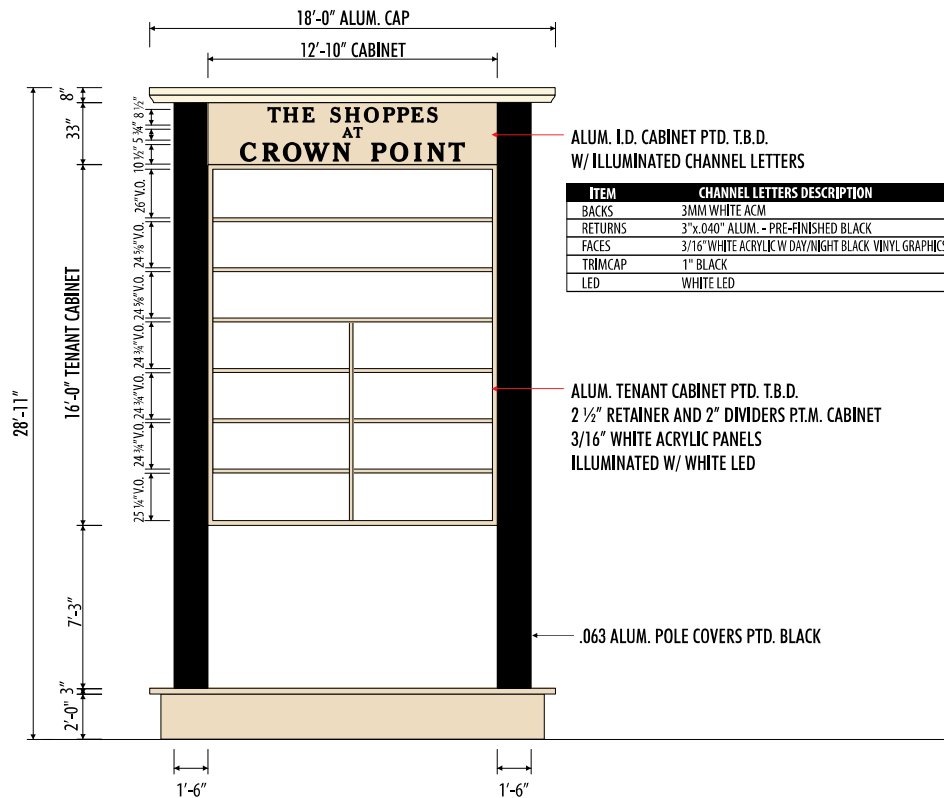
TRANSITION TABLE									
#	UP Ø	LP Ø	D	R1	R1 DIA.	R2	R2 DIA.	R1W	R2W
1	3.50"	14"	1.75"	3/4"	15"	1/2"	13"	1/4"	1/4"



JOB DESCRIPTION	D/F Illuminate Monument	DATE	05-19-25	BY	LL	REV	
CUSTOMER NAME	The Shoppes at Crown Point						
CUSTOMER CONTACT	XX					R1	XX
ADDRESS	5198 Rufe Snow Dr. North Richland Hills, TX						
PHONE #/EMAIL	XX						
SALES PERSON	Arron Pracht						
JOB #	XX						

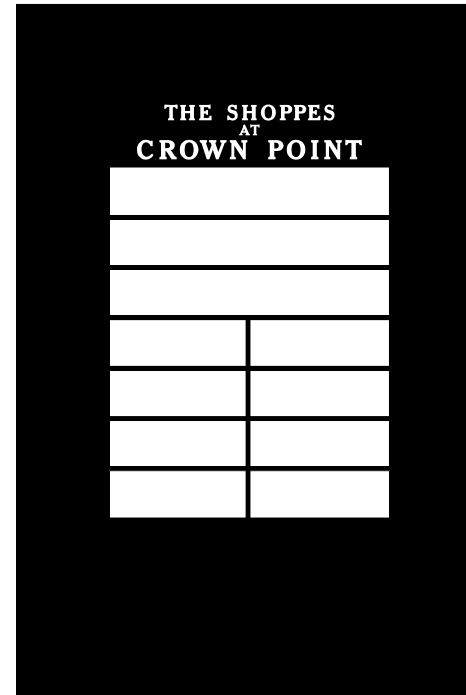
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Krum, TX. 7624
940-783-0721
FUI 98902 TDLR# 19154





D/F ILLUMINATED MONUMENT SCALE: 3/8"=1'-0"
MANUFACTURE AND INSTALL

ENGINEERING ON PAGES 3 & 4



NIGHT VIEW

JOB DESCRIPTION	D/F Illuminate Monument	DATE	BY	REV
CUSTOMER NAME	The Shoppes at Crown Point	05-19-25	LL	
CUSTOMER CONTACT	XX			R1 XX
ADDRESS	5198 Rufe Snow Dr. North Richland Hills, TX			
PHONE #/EMAIL	XX			
SALES PERSON	Arron Pracht			
JOB #	XX			

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Krum, TX. 7624
940-783-0721
MET FUI 98902 TDLR# 19154



Docusign Envelope ID: B006096A-8757-43C0-A11D-F9B9612DC41A

Date: 5/19/25 City, State: North Richland Hills, TX SHEET: 1 OF 3
Client: OxCart Letter Fab, LLC Overall Height: 28'-9" Sean M. McFarland, P.E.
Sign: The Shoppes at Crown Point Wind Speed: 110 mph McFarland Engineering

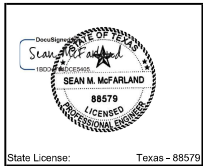
Sign Description	5198 Rufe Snow Dr	Table of Contents
# Columns: 2		Content:
ME Job: 71104		Design Loads: 1
Height: Varies	ULTIMATE LOADS	Support Design: 1-2
Width: Varies	42 KSI STEEL MPE	General Notes: 3

Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous	Code: 2018 IBC
Structural Section:	Steel Pipe - 42000psi	Wind Speed: 110
Number of Zones:	6	Wind Exposure: C
		Wind Loads Per ASCE 7-16

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	5	7.6 #/FT	
2	20	7.6 #/FT	y
3	20	54.6 #/FT	
4	5	54.6 #/FT	
5	15	54.6 #/FT	
6	0	54.6 #/FT	y
7	0		
8	0		



Geometry:

Zone	Top Elevation	Height	* Approx. Width	Pressure	Force	Approx. Weight
1	28.75 FT	0.50 FT	18.83 FT *	41.24 PSF	0.39 K	55 #
2	28.25 FT	3.33 FT	15.83 FT *	16.97 PSF	0.90 K	1,106 #
3	24.92 FT	17.67 FT	15.83 FT *	37.50 PSF	10.49 K	7,524 #
4	7.25 FT	5.00 FT	3.00 FT *	16.42 PSF	0.25 K	620 #
5	2.25 FT	0.25 FT	18.00 FT *	35.12 PSF	0.16 K	95 #
6	2.00 FT	2.00 FT	17.00 FT *	16.05 PSF	0.55 K	218 #

Total Wind Force = 12.72 K 9,618 #

Docusign Envelope ID: B006096A-8757-43C0-A11D-F9B9612DC41A

Date: 5/19/25 City, State: North Richland Hills, TX SHEET: 2 OF 3
Client: OxCart Letter Fab, LLC Overall Height: 28'-9" Sean M. McFarland, P.E.
Sign: The Shoppes at Crown Point Wind Speed: 110 mph McFarland Engineering

ME Job: 71104

Moments at Transitions:

Zone	Lateral Force	6 Mom, Arm	2 Mom, Arm
1	0.39 K	28.50 FT	3.58 FT
2	0.90 K	26.58 FT	1.87 FT
3	10.49 K	16.08 FT	
4	0.25 K	4.75 FT	
5	0.16 K	2.13 FT	
6	0.55 K	1.00 FT	

205.64 K-FT 2.88 K-FT
Section Properties: 44.51 IN³ .62 IN³

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
6	Pipes	14.00 IN	0.375 IN	54.6 #/FT	50.06 IN ³	37.33	44.51 IN ³
2	Pipes	3.50 IN	0.216 IN	7.6 #/FT	1.62 IN ³	16.20	0.62 IN ³

OPTION: EXTEND BASE PIPES TO TOP OF CABINET IF NO TRANSITION IS PREFERRED.

Structure Required

# Req'd	Size	Wall Thickness
2	14.00 IN	0.375 IN
2	3.50 IN	0.216 IN

Docusign Envelope ID: B006096A-8757-43C0-A11D-F9B9612DC41A

Date: 5/19/25 City, State: North Richland Hills, TX SHEET: 3 OF 3
Client: OxCart Letter Fab, LLC Overall Height: 28'-9" Sean M. McFarland, P.E.
Sign: The Shoppes at Crown Point Wind Speed: 110 mph McFarland Engineering

ME Job: 71104

Two Pier Footings

Pier Footing Design: *Select the footing and soil type.*
 $d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$ Footing: Round
where $A = (2.34 * P) / (S1 * b)$ Vert. Soil Bearing (psf): 1500
Lat. Soil Bearing (psf): 150

Mmax = 102,621 #-FT
Pmax (Lateral) = 6,362 #
LSBP = 150 PCF
S1 = 1,085 PCF X d
d = 3,500 FT

A = 3.99 FT²
h = 16,161 FT
d = 10,619 FT

USE: 3.50 FT, RND X 11.00 FT DEEP HERS

Soil Bearing Check:

DLmax = 9,618 LBS
Area of Footing = 9.82 FT²
Actual SBP = 1,000 PSF
Allowable SBP = 3,000 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)
1,000 PSF < 3,000 PSF THEREFORE OK

General Notes

- Contractor shall verify all dimensions and conditions on job site.
- Structural steel pipe shall conform to ASTM A53 grade B type E or S, Fy=55 ksi min.
- Structural steel tube shall conform to ASTM A500 grade B, Fy=46 ksi min.
- Structural steel shapes and plates shall conform to ASTM A36.
- Welding shall conform to AWS specs or local codes and performed by certified welder using arc process E70XX electrodes.
- Isolate Aluminum from Steel.
- All bolt holes to be drilled or punched.
- 2500 psi (min) 28-day Concrete Compressive Strength.
- All electrical work to conform to the requirements of UL48 and section 600 of NEC.
- UL and Data sheets required.
- Sign to be a minimum of 6'-1" horizontal & 124" vertical from high voltage wires.
- If there is no stub pipe to be used in the top cabinet, the supporting member immediately below the stub pipe shown can be extended to the top of the uppermost cabinet.
- All Pipe sizes shown are minimum sizes. Pipe with a larger diameter and/or greater Sxx may be substituted.
- All structural lengths required are approximations only. Actual length may vary slightly depending on sign cabinet conditions.

JOB DESCRIPTION	D/F Illuminate Monument	DATE	BY	REV	
CUSTOMER NAME	The Shoppes at Crown Point	05-19-25	LL		
CUSTOMER CONTACT	XX			R1	XX
ADDRESS	5198 Rufe Snow Dr. North Richland Hills, TX				
PHONE #/EMAIL	XX				
SALES PERSON	Arron Pracht				
JOB #	XX				

16580 US 380, Suite 703
Krum, TX. 7624
940-783-0721
MET FUI 98902 TDLR# 19154



Chapter 106 Signs

Section 106-3 General regulations

(12) Freeway overlay zone. There shall be a freeway overlay zone located within an area 200 feet from and parallel to the right-of-way of I.H. Loop 820 and State Highway 121. A pole sign or electronic message sign within the freeway overlay zone shall comply with the following additional regulations:

- a. Maximum pole sign and electronic message sign height: A pole sign or electronic message sign located within the freeway overlay zone shall not exceed 65 feet in height.
- b. One pole sign shall be allowed per platted lot which must be separated by a minimum of 100 feet from existing pole signs located on adjacent lots.
- c. Maximum pole sign and electronic message sign area: The maximum size of a pole sign or electronic message sign located within the freeway overlay zone shall be two square feet of sign area for each linear foot of freeway frontage up to a maximum of 400 square feet. Electronic message signs may not contain displays which reproduce a sense of motion that may cause an undue distraction to motorists and may not change displays or flash at frequencies more than once every eight seconds. Lettering or images that blink, flash, fly, or chase into view of the electronic display shall be prohibited.
- d. Any pole sign or electronic message sign located on the property of a public school, private school, government entity, or other nonprofit organization that is used to provide public service information of a general nature to the community may have a commercial sponsorship message on the sign. The commercial sponsorship message is limited to 10% of the total sign area.
- e. One pole sign or monument sign shall be allowed for each separate auto dealership located within the freeway overlay district, but may not exceed one sign for each 150 linear feet of qualified street frontage, or fraction thereof. Auto dealership signs shall be subject to the applicable provisions of the pole or monument sign regulations. A pre-owned automobile dealership and each new automobile make offered for sale shall constitute separate dealerships for the purposes of this section.

SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 11, 2025

SUBJECT: SRB25-0020 Public hearing and consideration of a request from Five Star Parks & Attractions for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 8651 Airport Freeway, being 11.515 acres described as Lot 2R1, Block A, Richland Oaks Addition

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Five Star Parks & Attractions is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The site is located at 8651 Airport Freeway. The applicant is requesting a variance to allow a 200-square-foot electronic message sign to be added to an existing pole sign on the property.

GENERAL DESCRIPTION:

The site under consideration is Malibu Jack's, located at 8651 Airport Freeway. The property is generally located northeast of the Bedford Euless Road and Strummer Drive intersection. Malibu Jack's, an indoor theme park, opened in June 2025 in a 137,000-square-foot space formerly occupied by At Home.

There is an existing pole sign on the property, which was constructed in 1992 for the original tenant of the building. The existing sign is 45 feet tall with a sign area of 400 square feet. In March 2025 a sign permit was issued to reface the message area on the sign for Malibu Jack's.

The sign is located in the freeway overlay zone, which allows pole signs within 200 feet of the right-of-way of NE Loop 820 and Airport Freeway. Pole signs must not exceed 65 feet in height, with an allowed sign area of two square feet per linear foot of freeway frontage up to a maximum size of 400 square feet.

A new sign permit application was submitted in May 2025, which proposes to add a 200-square-foot electronic message sign to the existing sign. As part of the review of the proposed sign, it was noted that the addition of the electronic sign would result in the overall sign area exceeding the maximum allowed sign area of 400 square feet. Modifications to the sign were considered to comply with the standards. However, the owner ultimately decided to seek a variance to allow the sign as proposed.

The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request and other relevant documents. An analysis of the request and relevant codes is below.

ANALYSIS

The variance request is related to standards for pole signs in the freeway overlay zone, which are contained in [Section 106-12](#) of the sign regulations. This section permits pole signs only in the freeway overlay zone, an area within 200 feet of the right-of-way of NE Loop 820 and Airport Freeway. Pole signs must not exceed 65 feet in height. The allowed sign area is two square feet per linear foot of freeway frontage up to a maximum size of 400 square feet.

The applicant proposes adding a 200-square-foot electronic message sign to the existing sign. The proposed sign design is shown in the exhibit (right). The electronic sign is 10 feet tall and 20 feet wide and would be added below the existing sign message area. Additional sign exhibits are attached.

The lot has 40 feet of freeway frontage at the drive approach, which is a shared access with the adjacent building to the west. However, the property widens to 215 feet behind the adjacent building. A survey of the property is attached for reference.



The request is being processed as a variance application, which would waive certain sign standards for the property. The Board may include appropriate conditions as part of the approval of a variance request. The affirmative vote of four Board members is required to approve a variance.

A public hearing is required for consideration of a request for variance. Notice of the public hearing was published in the newspaper and mailed to all owners of real property within 200 feet of the site.

OPTIONS FOR BOARD CONSIDERATION

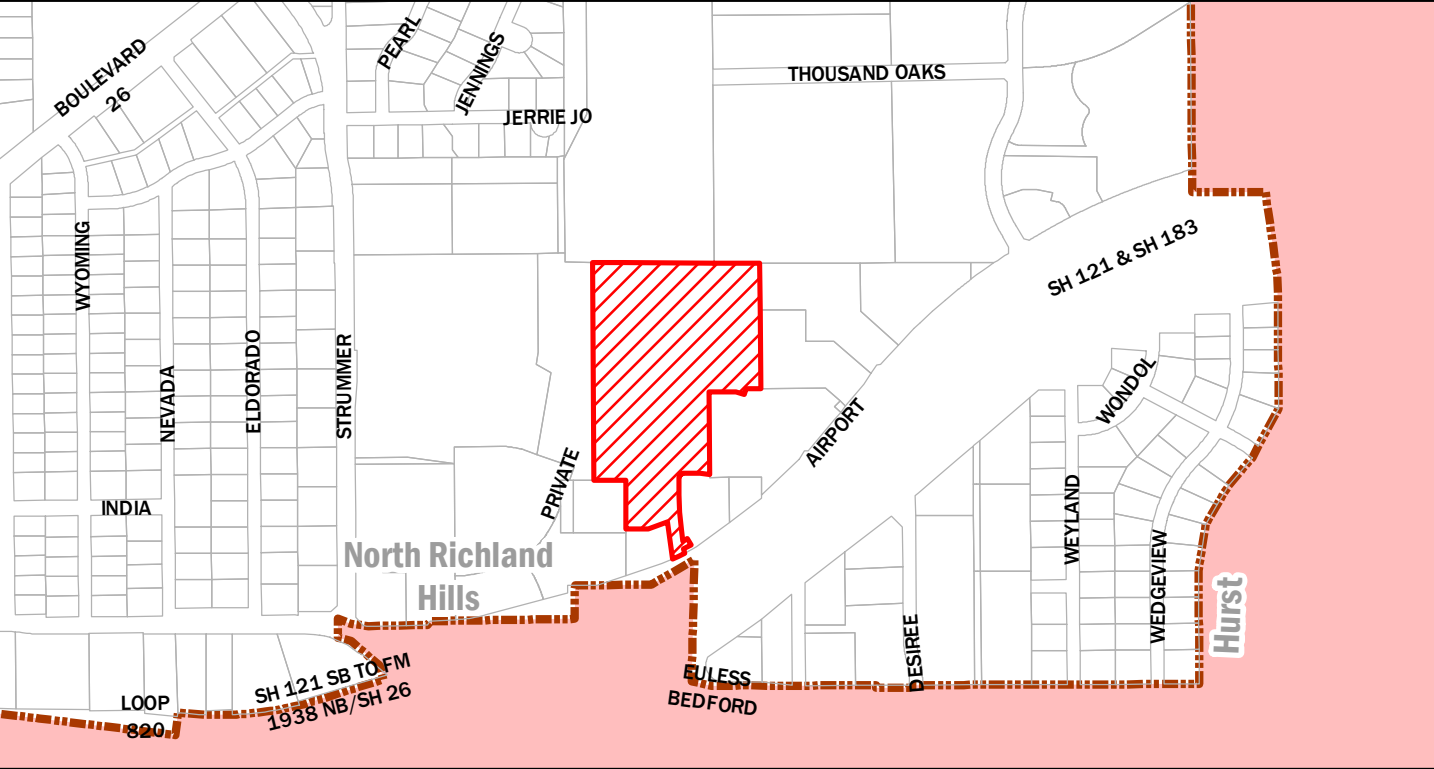
The Sign Review Board has the following options on this application.

1. Approve the variance as presented. This action would approve variances to the sign standards for ground signs and allow the sign to be constructed as presented.
2. Approve the variance with conditions. This action would approve variances to the sign standards for ground signs, subject to the owner making modifications to the size, location, or design as directed by the Board.
3. Deny the variance. This action would require the sign to be built in compliance with ground sign standards.

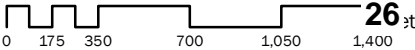


RECOMMENDATION:

Approve SRB25-0020.

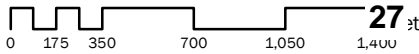


DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





PUBLIC HEARING NOTICE

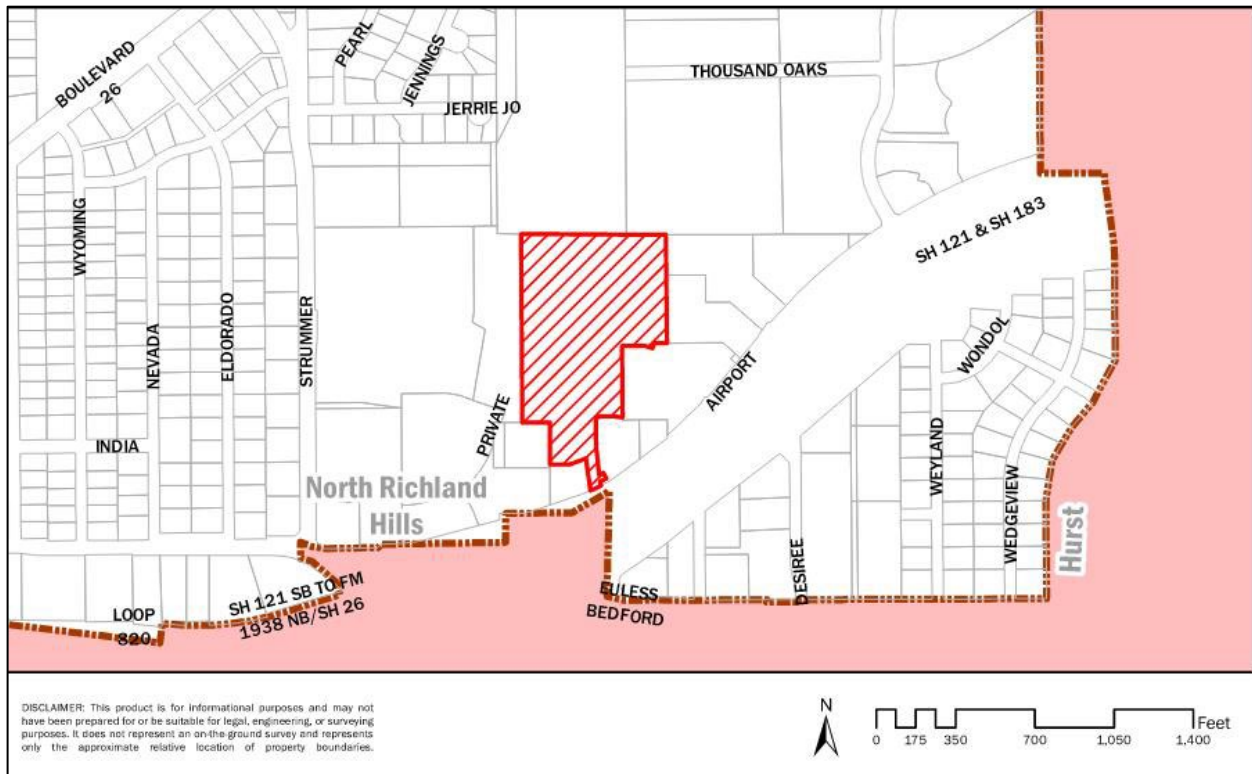
CASE: SRB25-0020

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a sign variance as shown on the attached map.

APPLICANT	Five Star Parks & Attractions
LOCATION	8651 Airport Freeway
REQUEST	Public hearing and consideration of a request from Five Star Parks & Attractions for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 8651 Airport Freeway, being 11.515 acres described as Lot 2R1, Block A, Richland Oaks Addition.
DESCRIPTION	Variance request to allow a 200-square-foot electronic message sign in addition to an existing 400-square-foot pole sign. The property is located in the Freeway Corridor Overlay district, which permits pole signs up to 400 square feet in size.
PUBLIC HEARING DATES	Sign Review Board 7:00 PM Monday, August 11, 2025
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Sign Review Board public hearing. Because changes could be made to requests during the public hearing process, you are encouraged to follow the request through to final action by the Board.



EXISTING SITE

PROPOSED DISPLAY

SCOPE OF WORK:

- Assemble and install 10x20 double sided 9mm Cirrus EMC to existing structure

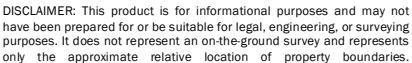
Cirrus

Cirrus Systems 200 West Rd. Portsmouth, NH 03801
Tel (877) 636-2331 Email info@cirrusled.com

Five Star Parks - Retrofit
8651 Airport Fwy North Richland Hills 76810

**NOTIFIED PROPERTY OWNERS
SRB25-0020**

OWNER	MAILING ADDRESS	CITY STATE	ZIP
701 INDUSTRIAL LTD	22 W EXCHANGE AVE STE 100B	FORT WORTH TX	76164
BIRDVILLE ISD	6125 E BELKNAP ST	HALTOM CITY TX	76117
BLIZZY BIRD LLC	2012 WOODBURY CT	SOUTHLAKE TX	76092
BUTTERCUP LLC	8605 AIRPORT FWY	NORTH RICHLAND HILLS TX	76180
CITY OF HURST COMMUNITY DEVELOPMENT DEPT	1505 PRECINCT LINE RD	HURST TX	76054
COWTOWN REALTY LTD CO	2229 FM 2048	BOYD TX	76023
GREENBRIAR RE INVESTMENT CO	10676 KING WILLIAM DR	DALLAS TX	75220
LU'S 8701 LLC	14054 STAR RD	FRISCO TX	75035
MIDCITIES PHARMACY INC	PO BOX 54011	HURST TX	76054
PH NRH LLC	8709 AIRPORT FWY	NORTH RICHLAND HILLS TX	76180
RUIZ, JORGE	5016 STRUMMER DR	NORTH RICHLAND HILLS TX	76180
S2 8500 HARWOOD LLC / S2 8500 CV LLC	2801 N HARWOOD ST SUITE 1800	DALLAS TX	75204
STORE MASTER FUNDING XXIX LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE AZ	85255



APPLICATION INFORMATION

Sign Review Board Case SRB25-0020
8651 Airport Freeway, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on July 2, 2025.

DESCRIPTION

Size Approval Needed: Sign permit "SIGN-0525-1017" has been placed on hold for the following reason(s):

The addition of a 200 SF EMC to this existing sign exceeds the allowable size limit for pole signs. The existing sign is 398 SF according to permit records, and the maximum size allowed is 400 SF. The Sign Review Board would need to approve the proposed sign as submitted, and a public hearing to consider such approval by that Board can be scheduled

1. List the pertinent section(s) of the Sign Regulations and indicate the specific interpretation(s), variance(s), or nonconforming use exception(s) being requested.

Size Approval Needed: Sign permit "SIGN-0525-1017" has been placed on hold for the following reason(s):

The addition of a 200 SF EMC to this existing sign exceeds the allowable size limit for pole signs. The existing sign is 398 SF according to permit records, and the maximum size allowed is 400 SF. The Sign Review Board would need to approve the proposed sign as submitted, and a public hearing to consider such approval by that Board can be scheduled

2. State the grounds for the request and detail any special conditions that cause hardships that in your opinion justify the variances or exceptions being requested. Explain any unique circumstances, if applicable, not considered by the Sign Regulations.

Cirrus can add Amber Alert function to the sign if needed. Customer is looking to build brand awareness in the community.

Five Star Parks

8651 Airport Fwy North Richland Hills 76810

Retrofit

10'x20' 9mm double sided display

Project ID:

Revision 1 - 4/15/25

Project Manager: Joshua Bleigh

Sales Rep: Logan Humphreys





Sign will be installed here:

Parcel Details

Parcel ID
10331212

Parcel Address
8651 AIRPORT FWY

Parcel Address City
NORTH RICHLAND HILLS

Parcel Address Zip Code
76180-7254

Parcel Highlights

Full Address
**8651 Airport Fwy,
North Richland Hills, TX 76180**

Measurements
11.55 Acres

Owner
AT HOME STORES LLC

Zoning type
Commercial

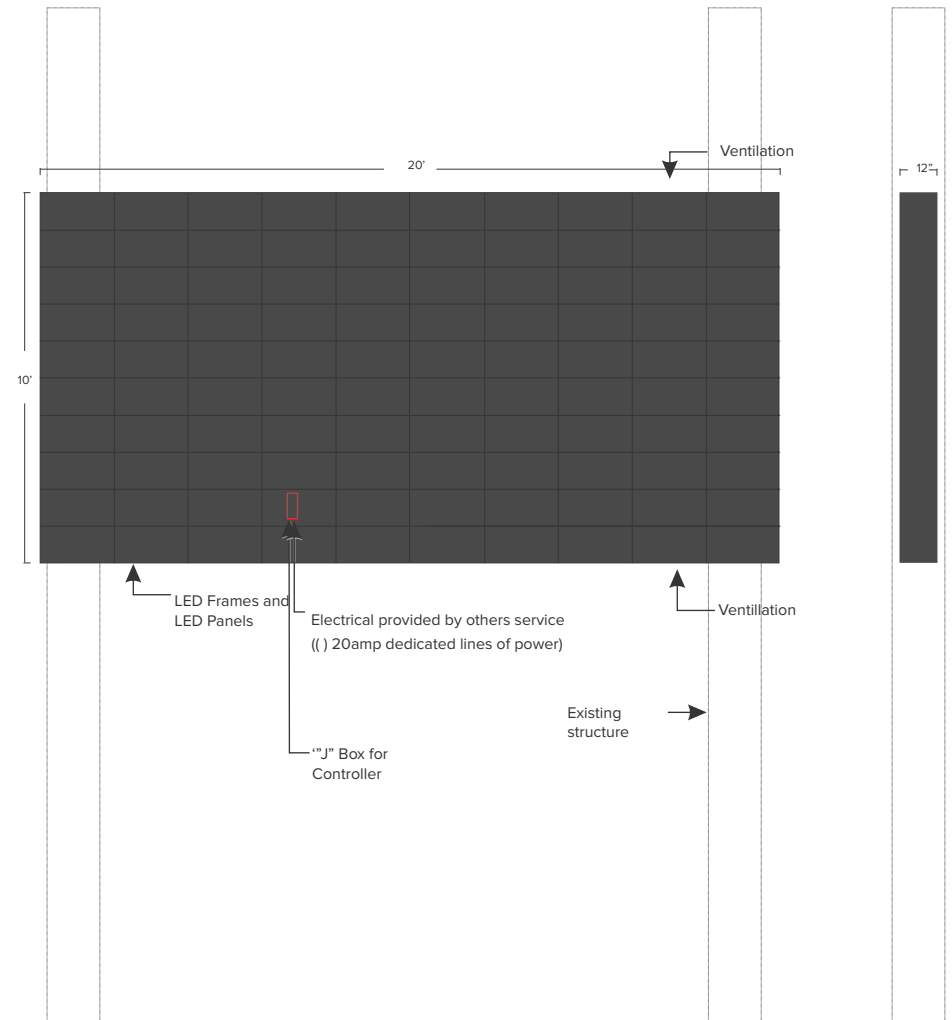


Customer Approval
Signature:
Date:

EXISTING SITE



PROPOSED DISPLAY



SCOPE OF WORK:

- Assemble and install 10x20 double sided 9mm Cirrus EMC to existing structure



Cirrus Systems, Inc.
200 West Rd.
Portsmouth, NH 03801
www.cirrusled.com
877-636-2331

Client Name & Address:

Date:

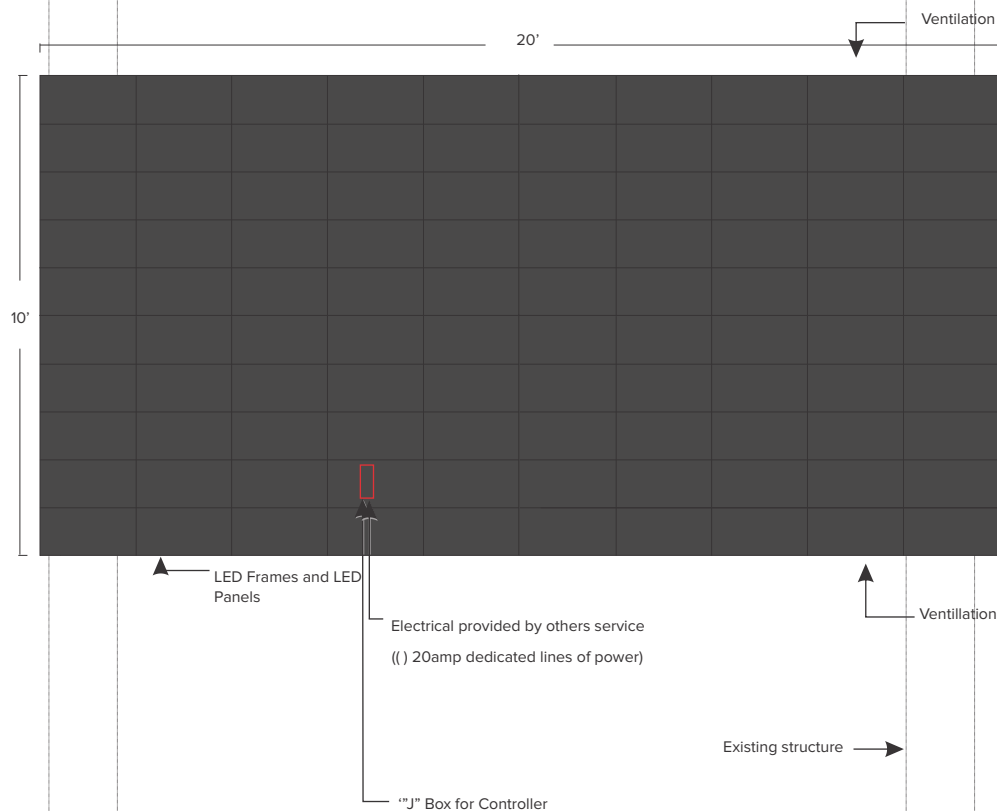
© Cirrus Systems, Inc. This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of © Cirrus Systems, Inc. Permission to copy or revise this drawing can only be obtained through a written agreement with © Cirrus Systems, Inc. See your account representative or contact your nearest office.

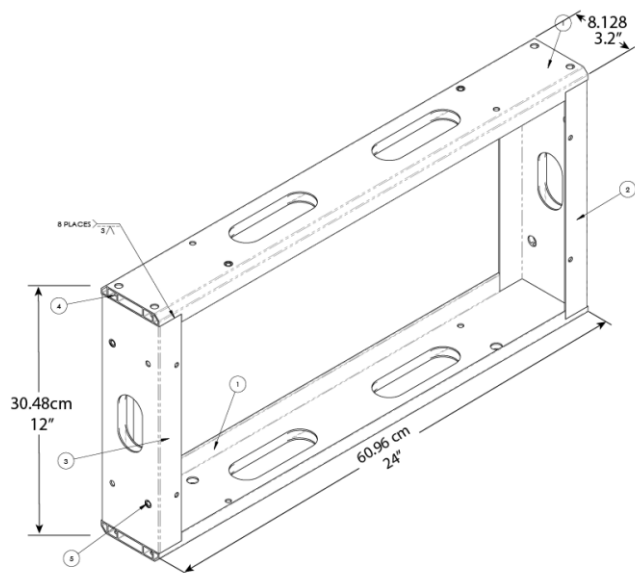
Electrical:

The digital display must be on a separate circuit from the backlit cabinet. Please reference the manual for electrical specifications.

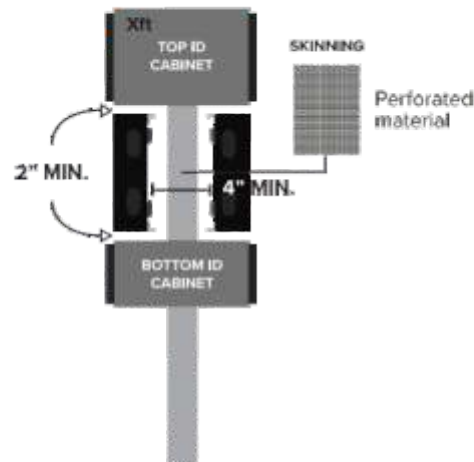
Power Requirements:

Volts	Pitch	Mods	Sides	Lines of Power
	9mm	200	2	





Static Cabinet Integration

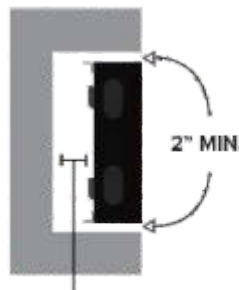


2" MIN. space required on top and bottom of the display required to meet warranty. To increase convection, the sides of the display can be left open or covered with a perforated material.

Monument or integrated



2" MIN. of space around LED sign



4" MIN. when recessed

Features

- Solid-state technology
- IP65 rated with built-in power supply
- Future-proof modular architecture
- 24-48 hour turnaround time

Includes

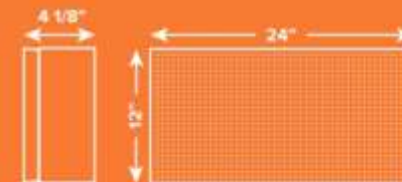
- Aluminum frames and hex bolts
- LED modules and controller
- Power and data cables
- ScreenHub software + lifetime training & support

Specs

High-strength extruded aluminum frame

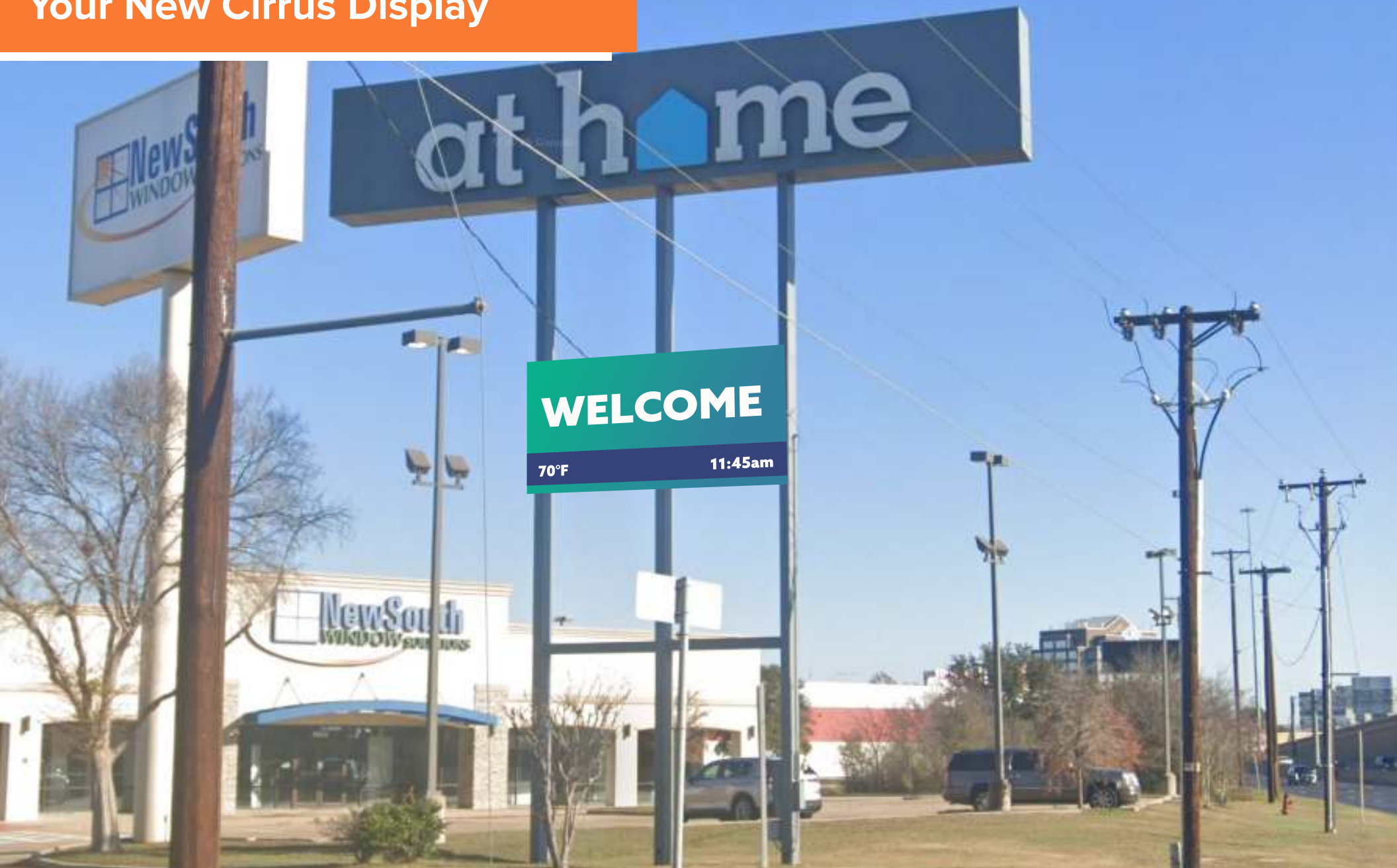
Total: W 24" / H 12" / D 4 1/8" / Weight 11.2 lbs.

Panel: D 7/8" / Weight 6.12 lbs.



COLOR	281 Trillion
RESOLUTION (PITCH)	12, 9, 6, and 4mm
BRIGHTNESS (NITS)	7500
PANEL DIMENSIONS	24"W / 12"H / 4 1/8"D / 11.2 lbs
MODULE MATRIX	12mm 24x48 / 9mm 32x64 / 6mm 48x96 / 4mm 64x128
MAX WATTS PER PANEL	12mm 70W / 9mm 105W, 6mm 115W, 4mm 130W
MIN VIEWING DISTANCE	12mm 20ft / 9mm 12ft / 6mm 8ft / 4mm 4ftv
VIEWING ANGLE	160° Horizontal / 90° Vertical
REFRESH RATE	24-60 FPS (dependant on display size)
AC INPUT	Universal AC input (90-264VAC input range)
TEMPERATURE RATING	-40°-158° Fahrenheit
WIFI CONNECTION	TP Link long-range high power bridge
CELLULAR BROADBAND	5 Year cellular broadband available
DISPLAY LIFE SPAN	100,000 Hours
WARRANTY	5-year limited hardware / 5-year service (optional)
APPROVALS	FCC, UL 897, CAN/CSA-C22.2 No 207-M89

Your New Cirrus Display

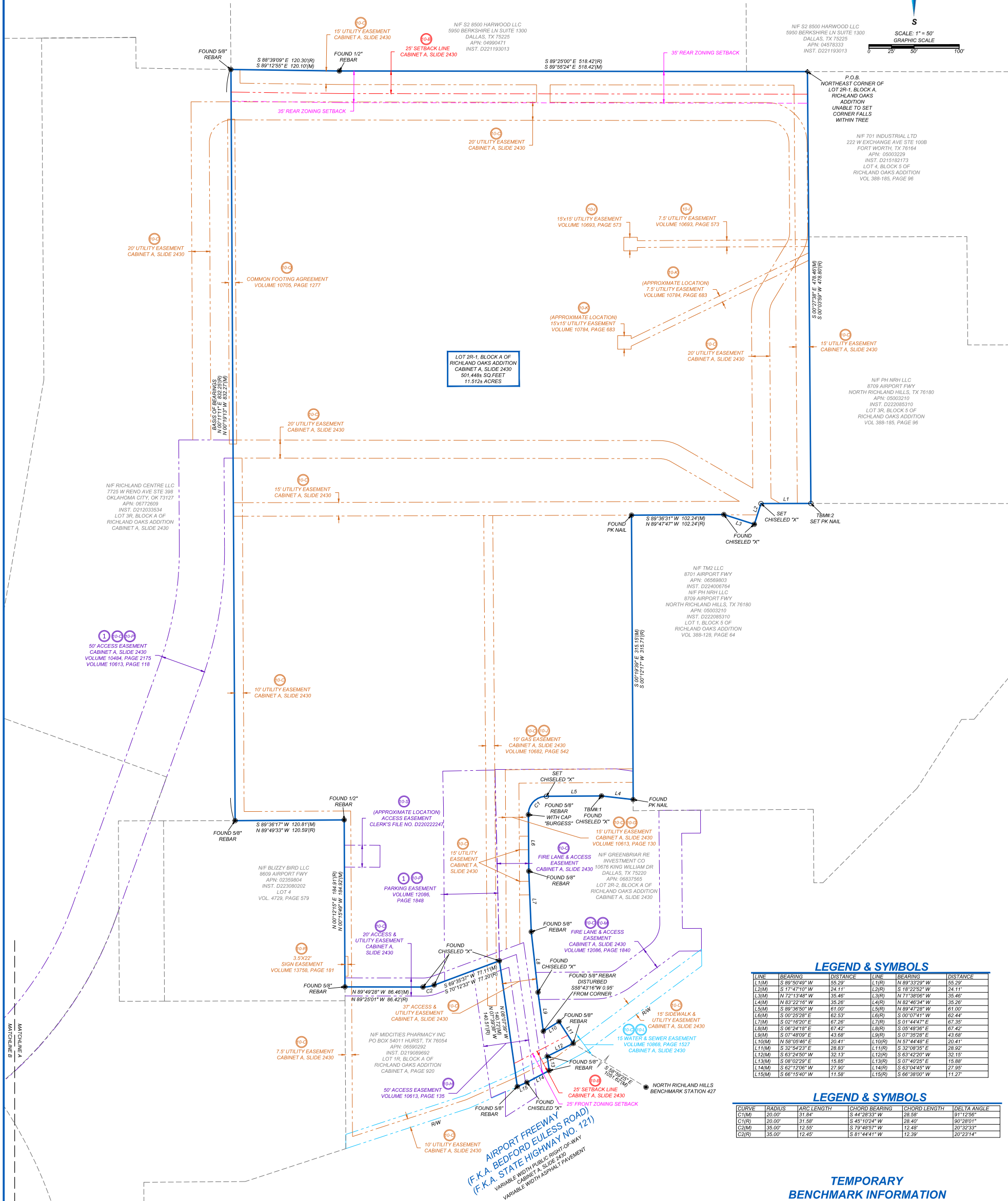
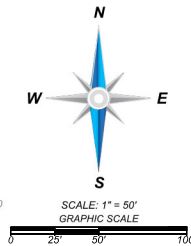


Thank You!

ALTA/NSPS LAND TITLE SURVEY

8651 AIRPORT FREEWAY

NORTH RICHLANDS HILLS, TARRANT COUNTY, TEXAS 76180



LEGEND & SYMBOLS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S 89°50'49"W	66.29'	L1(R)	N 89°33'29"W	55.29'
L2(M)	S 89°50'49"W	24.9'	L2(R)	S 18°23'29"W	24.11'
L3(M)	N 72°13'48"W	35.46'	L3(R)	N 71°38'06"W	35.46'
L4(M)	N 82°21'16"W	35.26'	L4(R)	N 82°46'34"W	35.26'
L5(M)	S 89°36'50"W	61.60'	L5(R)	N 69°47'28"W	61.60'
L6(M)	S 89°50'49"W	63.07'	L6(R)	S 00°07'41"W	63.04'
L7(M)	S 02°16'20"E	67.26'	L7(R)	N 01°44'47"E	67.35'
L8(M)	S 06°24'18"E	67.42'	L8(R)	S 05°48'35"E	67.42'
L9(M)	S 07°40'03"E	43.68'	L9(R)	S 07°35'28"E	43.68'
L10(M)	N 08°06'27"E	26.83'	L10(R)	S 07°44'48"E	26.82'
L11(M)	S 32°54'23"E	26.83'	L11(R)	S 32°08'35"E	26.82'
L12(M)	S 32°54'23"E	32.13'	L12(R)	S 33°42'20"W	32.15'
L13(M)	N 08°02'29"E	25.85'	L13(R)	S 07°40'20"E	25.88'
L14(M)	S 06°54'23"E	19.90'	L14(R)	S 03°04'45"E	19.90'
L15(M)	S 66°10'24"W	11.58'	L15(R)	S 66°30'08"W	11.27'

LEGEND & SYMBOLS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	20.00'	31.84'	S 44°28'33\"/>	28.58'	91°12'56\"/>

TEMPORARY BENCHMARK INFORMATION

TBM#1
FOUND CHISELED "X"
NORTHING: 6989438.89
EASTING: 2368292.65
ELEVATION: 568.68'

TBM#2
SET PK NAIL
NORTHING: 6989762.94
EASTING: 2368292.65
ELEVATION: 572.32'

LEGEND

● FOUND MONUMENT AS-NOTED	(M) MEASURED/CALCULATED DIMENSION	— PROPERTY LINE
○ SET MONUMENT AS-NOTED	(R) RECORD DIMENSION	— CENTERLINE OF RIGHT-OF-WAY
○ COMPUTED POINT	C/L CENTERLINE	— RIGHT-OF-WAY
○ HANDICAP PARKING SPACE	R/W RIGHT-OF-WAY	— EASEMENT LINE
○ SANITARY SEWER MANHOLE (SMH)	N/F NOW OR FORMERLY	— ZONING SETBACK LINE
○ STORM SEWER MANHOLE (DMH)	SQ.FT. SQUARE FEET	— OVERHEAD UTILITY LINE
○ CURB INLET (CI)	LB LOADING BAY	— SS OS UNDERGROUND SANITARY SEWER LINE
○ GRATED INLET (GI)	BOC BACK OF CURB	— SD OS UNDERGROUND STORM SEWER LINE
○ CLEAN-OUT	FL FLOW LINE	— FOP FOP UNDERGROUND FIBER OPTIC LINE
○ FIRE HYDRANT	TC TOP OF CONCRETE	— GAS OS UNDERGROUND GAS LINE
○ WATER VALVE	TA TOP OF ASPHALT	— WL OS UNDERGROUND WATER LINE
○ SPRINKLER SYSTEM STAND PIPE	NG NATURAL GROUND	— USE OS UNDERGROUND ELECTRICAL LINE
○ WATER BOX	EC EDGE OF CONCRETE	— UNK UNKNOWN UNDERGROUND LINE
○ WATER METER		— X X X FENCE
○ GREASE TRAP		— ○ GUARDRAIL
○ TELEPHONE MANHOLE		— — MAJOR CONTOUR
○ ELECTRICAL PEDESTAL		— — MINOR CONTOUR
○ UTILITY POLE		▨ NO PARKING AREA
○ ELECTRICAL METER		▨ FLOOD ZONE "X-SHADED"
○ LIGHT POLE		▨ FLOOD ZONE "A"
○ ELECTRICAL BOX		
○ GAS METER		
○ GAS VALVE		
○ MANHOLE		
○ UTILITY VAULT		
○ UTILITY VALVE		
○ SIGN		
○ BOLLARD		
○ TRASH COMPACTOR		

Surveying
Engineering
Mapping

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 817-591-7720 FAX: 479-582-1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-0650	SURVEY DRAWN BY: K.J.D. - 02/27/2024
SURVEY REVIEWED BY: J.M.C.	SHEET: 2 OF 5

SITE INFORMATION

N/F: AT HOME STORES LLC
8651 AIRPORT FREEWAY
NORTH RICHLANDS HILLS, TEXAS 76180
501.448.50 FEET
11.5172 ACRES
APN: 06837557

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NO. 23000220493, WITH AN EFFECTIVE DATE OF DECEMBER 25, 2023 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

LEGAL DESCRIPTION OF THE LAND:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 11.515 ACRES MORE OR LESS, SITUATED IN THE E.S. CORDER SURVEY, ABSTRACT NO. 308, TARRANT COUNTY, TEXAS, AND BEING LOT 2R-1, BLOCK A OF RICHLAND OAKS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET A, SLIDE 2430, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2R-1, BLOCK A, RICHLAND OAKS ADDITION;

THENCE SOUTH 00 DEGREES 03 MINUTES 59 SECONDS WEST (RECORD SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST) (ALL BEARINGS SHOWN HEREON ARE BASED ON RECORD SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 2R AS DESCRIBED IN VOLUME 11407, PAGE 1029 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS) FOR A DISTANCE OF 478.90 FEET TO A FOUND 1/4 INCH IRON ROD; 58 INCHES BEARS A FOUND PK NAIL BEARING SOUTH 43 DEGREES 17 MINUTES 24 SECONDS WEST AT A DISTANCE OF 0.54 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS WEST (RECORD NORTH 89 DEGREE 34 MINUTES 28 SECONDS WEST) FOR A DISTANCE OF 55.29 FEET (RECORD) TO A FOUND X IN CONCRETE;

THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS WEST (RECORD SOUTH 18 DEGREES 21 MINUTES 52 SECONDS WEST) FOR A DISTANCE OF 24.11 FEET (RECORD 24.13 FEET) TO A FOUND X IN CONCRETE;

THENCE NORTH 71 DEGREES 38 MINUTES 06 SECONDS WEST (RECORD NORTH 71 DEGREES 38 MINUTES 08 SECONDS WEST) FOR A DISTANCE OF 35.46 FEET (RECORD) TO A FOUND X IN CONCRETE;

THENCE NORTH 89 DEGREES 47 MINUTES 47 SECONDS WEST (RECORD) FOR A DISTANCE OF 102.24 FEET (RECORD 102.25 FEET) TO A SET PK NAIL;

THENCE SOUTH 00 DEGREES 12 MINUTES 17 SECONDS WEST (RECORD) FOR A DISTANCE OF 315.71 FEET TO A FOUND X IN CONCRETE;

THENCE NORTH 82 DEGREES 46 MINUTES 34 SECONDS WEST (RECORD NORTH 82 DEGREES 41 MINUTES 48 SECONDS WEST) FOR A DISTANCE OF 35.26 FEET (RECORD 35.27 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE NORTH 89 DEGREES 47 MINUTES 28 SECONDS WEST (RECORD NORTH 89 DEGREES 47 MINUTES 46 SECONDS WEST) FOR A DISTANCE OF 478.90 FEET (RECORD) TO A FOUND 5/8 INCH IRON ROD WITH CAP AND THE BEGINNING OF A CURVE TO THE LEFT, WHOSE CHORD IS SOUTH 45 DEGREES 10 MINUTES 24 SECONDS WEST (RECORD SOUTH 45 DEGREES 12 MINUTES 16 SECONDS WEST) FOR A CHORD DISTANCE OF 28.40 FEET (RECORD 28.28 FEET) AND WHOSE RADIUS IS 30.00 FEET (RECORD);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 28 MINUTES 01 SECONDS (RECORD 89 DEGREES 59 MINUTES 59 SECONDS) FOR AN ARC DISTANCE OF 31.58 FEET (RECORD 31.42 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 00 DEGREES 07 MINUTES 41 SECONDS WEST (RECORD SOUTH 00 DEGREES 12 MINUTES 15 SECONDS WEST) FOR A DISTANCE OF 62.44 FEET (RECORD 62.47 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 01 DEGREES 44 MINUTES 47 SECONDS EAST (RECORD SOUTH 01 DEGREES 45 MINUTES 40 SECONDS EAST) FOR A DISTANCE OF 67.35 FEET (RECORD 67.38 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 05 DEGREES 48 MINUTES 36 SECONDS EAST (RECORD SOUTH 05 DEGREES 41 MINUTES 40 SECONDS EAST) FOR A DISTANCE OF 67.42 FEET (RECORD 67.38 FEET) TO A FOUND X IN CONCRETE;

THENCE SOUTH 07 DEGREES 35 MINUTES 28 SECONDS EAST (RECORD SOUTH 07 DEGREES 39 MINUTES 38 SECONDS EAST) FOR A DISTANCE OF 43.68 FEET (RECORD 43.64 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE NORTH 57 DEGREES 44 MINUTES 48 SECONDS EAST (RECORD) FOR A DISTANCE OF 20.41 FEET (RECORD) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 33 DEGREES 08 MINUTES 35 SECONDS EAST (RECORD SOUTH 32 DEGREES 15 MINUTES 16 SECONDS EAST) FOR A DISTANCE OF 28.92 FEET (RECORD 28.79 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 63 DEGREES 42 MINUTES 20 SECONDS WEST (RECORD SOUTH 63 DEGREES 59 MINUTES 17 SECONDS WEST) FOR A DISTANCE OF 32.15 FEET (RECORD 32.24 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 07 DEGREES 40 MINUTES 25 SECONDS EAST (RECORD SOUTH 07 DEGREES 39 MINUTES 38 SECONDS EAST) FOR A DISTANCE OF 15.88 FEET (RECORD 15.69 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 121, FROM WHENCE BEARS A FOUND 5/8 INCH IRON ROD WITH CAP, HEARING NORTH 07 DEGREES 40 MINUTES 25 SECONDS WEST AT A DISTANCE OF 1.00 FEET;

THENCE SOUTH 63 DEGREES 04 MINUTES 45 SECONDS WEST (RECORD) ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 121 FOR A DISTANCE OF 27.95 FEET TO A SET X IN CONCRETE;

THENCE SOUTH 68 DEGREES 38 MINUTES 00 SECONDS WEST (RECORD) ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 11.27 FEET (RECORD) TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED COLLINS PLS 5032;

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN NORTH 07 DEGREES 39 MINUTES 38 SECONDS WEST (RECORD) FOR A DISTANCE OF 140.51 FEET (RECORD) TO A FOUND X IN CONCRETE;

THENCE SOUTH 70 DEGREES 12 MINUTES 33 SECONDS WEST (RECORD SOUTH 70 DEGREES 15 MINUTES 02 SECONDS WEST) FOR A DISTANCE OF 77.20 FEET (RECORD 77.22 FEET) TO A FOUND X IN CONCRETE AND THE BEGINNING OF A CURVE TO THE RIGHT, WHOSE CHORD IS SOUTH 61 DEGREES 44 MINUTES 41 SECONDS WEST (RECORD SOUTH 61 DEGREES 25 MINUTES 00 SECONDS WEST) FOR A CHORD DISTANCE OF 12.39 FEET, (RECORD 12.36 FEET) WHOSE RADIUS IS 35.00 FEET (RECORD);

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 23 MINUTES 14 SECONDS (RECORD 20 DEGREES 19 MINUTES 55 SECONDS FOR AN ARC DISTANCE OF 12.45 FEET (RECORD 12.42 FEET) TO A FOUND X IN CONCRETE;

THENCE NORTH 89 DEGREES 25 MINUTES 01 SECONDS WEST (RECORD) FOR A DISTANCE OF 86.42 FEET (RECORD) TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED COLLINS PLS 5032; THENCE NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST (RECORD) FOR A DISTANCE OF 184.91 FEET (RECORD) TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 89 DEGREES 49 MINUTES 33 SECONDS WEST (RECORD NORTH 89 DEGREES 36 MINUTES 52 SECONDS WEST) FOR A DISTANCE OF 120.59 FEET (RECORD 120.71 FEET) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST (RECORD NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST) FOR A DISTANCE OF 832.25 FEET (RECORD 832.04 FEET) TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 88 DEGREES 39 MINUTES 09 SECONDS EAST (RECORD SOUTH 88 DEGREES 42 MINUTES 54 SECONDS EAST) FOR A DISTANCE OF 120.30 FEET (RECORD 120.23 FEET) TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST (RECORD) FOR A DISTANCE OF 516.42 FEET (RECORD) TO THE POINT OF BEGINNING, CONTAINING 501.578 SQUARE FEET OR 11.515 ACRES, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES.

PARKING INFORMATION

REGULAR= 707
HANDICAP= 18
TOTAL= 725

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" & "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0205L, WHICH BEARS AN EFFECTIVE DATE OF 03/21/2019 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF "A1-A30" ZONES.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N00°19'13"W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83.
LATITUDE = 32°30'18.1157"
LONGITUDE = -97°11'54.2902"
CONVERGENCE ANGLE = 00°42'35.58"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: "C-2"
"C-2" - COMMERCIAL

ITEM	REQUIRED	OBSERVED	ZONING PROVIDED BY: BLEW & ASSOCIATES, P.A. CONTACT: ZONING@BLEWINC.COM ZONING JOB #: 24-0650-04 REPORT DATE: FEBRUARY 28, 2024
PERMITTED USE	RETAIL	RETAIL	
MIN. SETBACKS FRONT	25'	426.0'	
MIN. SETBACKS SIDE	SEE NOTE 3	0.0'	
MIN. SETBACKS STREET SIDE	15'	N/A	
MIN. SETBACKS REAR	35'	59.9'	
MAX. BUILDING HEIGHT	SEE NOTE 2	32.6'	
MIN. LOT AREA	NO MINIMUM REQUIREMENT	501,448± SQ FT	
MIN. LOT WIDTH	50'	39.9'	
MAX. BLDG COVERAGE	50% OR 280,744 SQUARE FEET	27%±	
PARKING REGULAR	NOT NOTED	707	
PARKING HANDICAP	NOT NOTED	18	
PARKING TOTAL	549	725	
PARKING INFORMATION: 549 PARKING SPACES PER CERTIFICATE OF OCCUPANCY			

NOTES CORRESPONDING TO SCHEDULE B

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
A. THOSE RECORDED INUNDER VOLUME 10484, PAGE 2175, CORRECTED INUNDER VOLUME 10813, PAGE 116, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND AMENDED INUNDER VOLUME 12086, PAGE 1848, VOLUME 10873, PAGE 1328 AND VOLUME 12086, PAGE 1860, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (VOLUME 10484, PAGE 2175, VOLUME 10484, PAGE 2175, AFFECTS, PLOTTED AS SHOWN) (VOLUME 10873, PAGE 1328 AND VOLUME 12086, PAGE 1860, AFFECTS, BLANKET IN NATURE)
B. ALL BUILDING SET BACK LINES AS SHOWN BY PLAT RECORDED INUNDER CABINET A, SLIDE 2430, OF THE MAP/PLAT RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
C. EASEMENTS AS SHOWN ON PLAT RECORDED INUNDER CABINET A, SLIDE 2430, OF THE MAP/PLAT RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
D. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN RICHLAND HILLS RIDING CLUB AND TEXAS ELECTRIC SERVICE COMPANY, BY INSTRUMENT DATED JULY 10, 1956, FILED JULY 17, 1956, RECORDED INUNDER VOLUME 3012, PAGE 100, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (NO LONGER AFFECTS, ABANDONED PER CABINET A, SLIDE 2430)
E. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN BAEN-BEC, INC. AND TEXAS ELECTRIC SERVICE COMPANY, BY INSTRUMENT DATED NOVEMBER 07, 1979, FILED JANUARY 28, 1980, RECORDED INUNDER VOLUME 6879, PAGE 1110, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT, APPEARS TO FALL SOUTHEAST OF THE SUBJECT PROPERTY)
F. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN DARRELL R. LESTER, TRUSTEE FOR NRH JOINT VENTURE AND EDGAR OUTDOOR ADVERTISING CO., BY INSTRUMENT DATED FEBRUARY 21, 1986, FILED FEBRUARY 28, 1986, RECORDED INUNDER VOLUME 8471, PAGE 2037, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (DOES NOT AFFECT, APPEARS TO FALL SOUTHEAST OF THE SUBJECT PROPERTY)
G. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND THE CITY OF NORTH RICHLAND HILLS, BY INSTRUMENT DATED APRIL 22, 1992, FILED APRIL 27, 1992, RECORDED INUNDER VOLUME 10613, PAGE 130, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
H. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND THE CITY OF NORTH RICHLAND HILLS, BY INSTRUMENT DATED APRIL 22, 1992, FILED APRIL 27, 1992, RECORDED INUNDER VOLUME 10813, PAGE 135, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
I. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND TEXAS UTILITIES ELECTRIC COMPANY, BY INSTRUMENT FILED JULY 07, 1992, RECORDED INUNDER VOLUME 10693, PAGE 573, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
J. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND LONE STAR GAS COMPANY, BY INSTRUMENT DATED JUNE 22, 1992, FILED JUNE 24, 1992, RECORDED INUNDER VOLUME 10682, PAGE 542, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
K. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND TEXAS UTILITIES ELECTRIC COMPANY, BY INSTRUMENT FILED SEPTEMBER 23, 1992, RECORDED INUNDER VOLUME 10784, PAGE 683, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, APPROXIMATE LOCATION PLOTTED AS SHOWN)
L. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE AND THE CITY OF NORTH RICHLAND HILLS, BY INSTRUMENT DATED NOVEMBER 30, 1992, FILED DECEMBER 04, 1992, RECORDED INUNDER VOLUME 10858, PAGE 1527, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN UNDER CABINET A, SLIDE 2430, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
M. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND MARVIN D. SMOODGRASS, ET AL, BY INSTRUMENT DATED AUGUST 14, 1995, FILED SEPTEMBER 01, 1995, RECORDED INUNDER VOLUME 12086, PAGE 1846, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
N. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN HERMAN J. SMITH AND MARVIN D. SMOODGRASS, ET AL, RECORDED INUNDER VOLUME 10484, PAGE 2125, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AS AFFECTED BY RELEASE AND SUBSTITUTION OF EASEMENT RECORDED INUNDER VOLUME 12086, PAGE 1834, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (NO LONGER AFFECTS, APPEARS TO BE ABANDONED PER VOLUME 12086, PAGE 1834)
O. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED INUNDER VOLUME 10873, PAGE 1328, AND AMENDMENT RECORDED INUNDER VOLUME 12086, PAGE 1860, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, BLANKET IN NATURE)
P. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED INUNDER VOLUME 10484, PAGE 2175, AMENDED AND CORRECTED INUNDER VOLUME 10813, PAGE 116 AND VOLUME 12086, PAGE 1848, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
Q. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN COMMON FOOTING AGREEMENT, RECORDED INUNDER VOLUME 10703, PAGE 1277, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
R. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN SIGN EASEMENT AGREEMENT RECORDED INUNDER VOLUME 13758, PAGE 181, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
S. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED INUNDER COUNTY CLERK'S FILE NO. D220222247 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, APPROXIMATE LOCATION PLOTTED AS SHOWN)
T. OIL, GAS AND MINERAL LEASE RECORDED SEPTEMBER 02, 2011, RECORDED INUNDER COUNTY CLERK'S FILE NO. D211213715, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS IN FAVOR OF CHESAPEAKE EXPLORATION L.L.C. (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION.) AS AFFECTED BY DECLARATION OF POOLED UNIT RECORDED INUNDER COUNTY CLERK'S FILE NO. D2112139267 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. AS AFFECTED BY AMENDMENT RECORDED INUNDER COUNTY CLERK'S FILE NO. D212277083 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. AS AFFECTED BY CORRECTED IN INSTRUMENT RECORDED INUNDER COUNTY CLERK'S FILE NO. D214190522 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

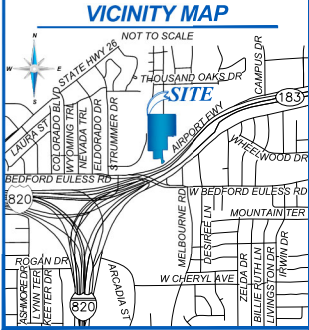
UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE CONDUCTED BY BLEW & ASSOCIATES AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL TEXAS ONE-CALL AT 800-344-8377 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
DIG TICKET NUMBER: 2454098638

COMPANY: ATMOS MIDTX SPECTRUM ONCOR ELECTRIC DISTRIBUTION VERIZON (MCI) AT&T EXPLORER PIPELINE COMPANY
CONTACT: 888-286-6700 833-949-0036 888-315-6862 888-294-6804 800-247-2020 214-630-6199

SEE SHEET 2 OF 5 FOR BOUNDARY DETAIL

SEE SHEET 3-5 OF 5 FOR SURVEY DEPICTION



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTANSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTANSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTANSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTANSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS FEBRUARY 23RD, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BEDFORD EULESS ROAD AND STRUMMER DRIVE, WHICH IS APPROXIMATELY 1300' FROM THE SOUTHERN MOST SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BEDFORD EULESS ROAD (I.E.A. STATE HIGHWAY NO. 121), BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-4 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM TARRANT COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTANSPS TABLE A ITEM 10, VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED ALONG THE WEST LINE OF THE SUBJECT PROPERTY AT THE TIME THE FIELD SURVEY WAS PERFORMED, AND AS DESCRIBED IN THE COMMON FOOTING AGREEMENT, RECORDED AS VOLUME 10705, PAGE 1277, AND ARE SHOWN HEREON.
- IN REGARD TO ALTANSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING WITH ORIGINATING BENCHMARK STATION 427, BEING A NORTH RICHLAND HILLS VERTICAL CONTROL STATION, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' FOOT INTERVALS. BENCHMARK ID: STATION 427 PUBLISHED ELEVATION: 573.78' MONUMENT DESCRIPTION: 2" BRASS DISK STAMPED "CITY OF NORTH RICHLAND HILLS BENCHMARK 427" SET IN 5" CURB INLET.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON 02-21-2024.

SURVEYOR'S CERTIFICATE

TO: FEDERMAN STEIFMAN LLP AND THE TRACK HOLDINGS, LLC, & STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/23/2024.

DATE OF PLAT OR MAP: 02/27/2024

PRELIMINARY

BRADLEY G. WELLS
RPLS NO. 5499
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

Surveying
Engineering
Mapping

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 817-591-7720 FAX: 479-582-1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-0650	SURVEY DRAWN BY: K.J.D. - 02/27/2024
SURVEY REVIEWED BY: J.M.C.	SHEET: 1 OF 5