

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 1-20 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 21-40 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 41-60 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 61-80 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 81-100 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 101-120 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 121-140 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 141-160 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 161-180 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 181-200 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 201-220 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 221-240 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 241-260 line entries.

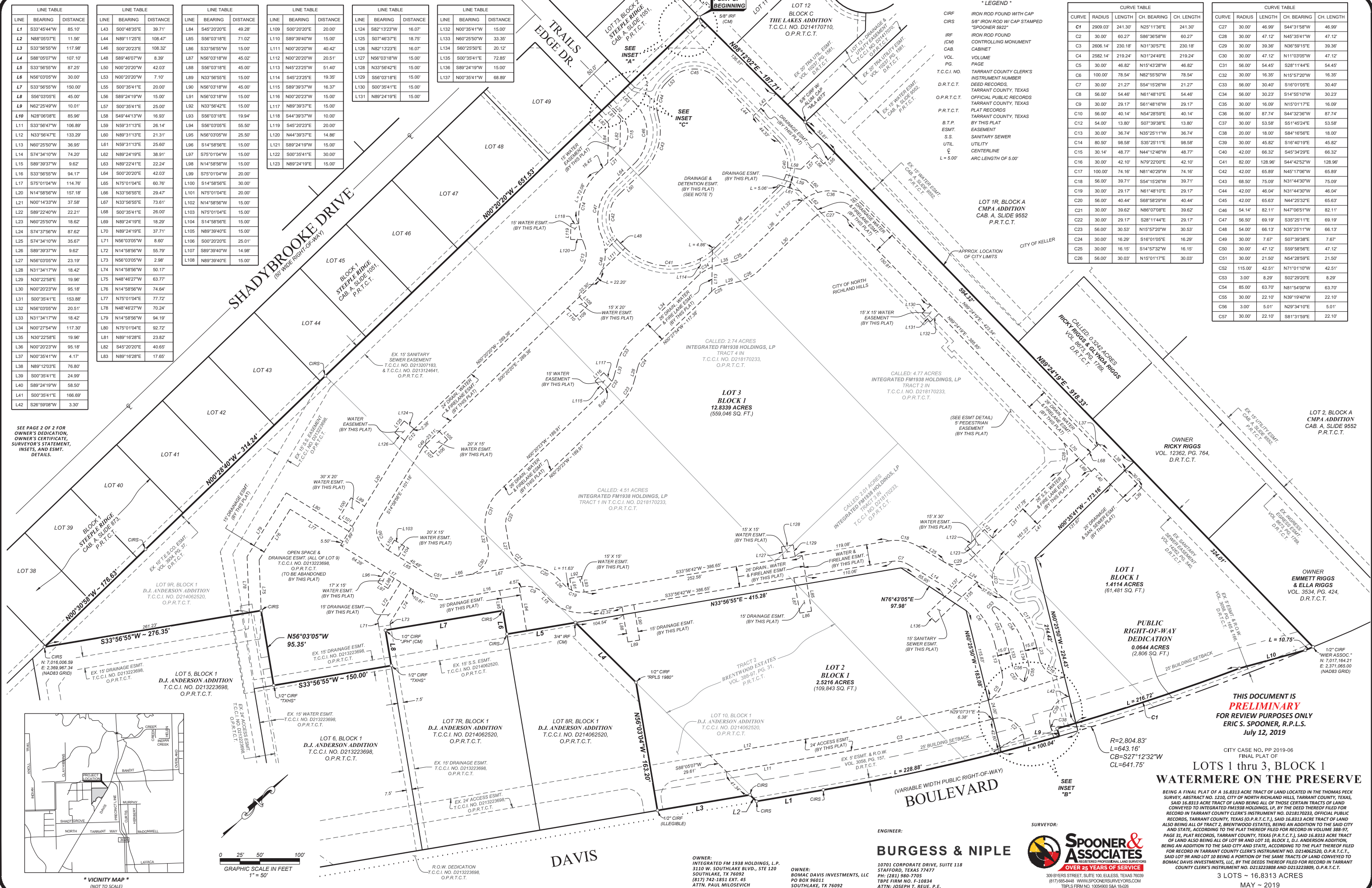
LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 261-280 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 281-300 line entries.

- * LEGEND *
CIRF IRON ROD FOUND WITH CAP
CIRS "SPOONER 8922" IRON ROD FOUND
IRF IRON ROD FOUND CONTROLLING MONUMENT
CM CABINET
VOL VOLUME
PG PAGE
T.C.C.I. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
B.T.P. BY THIS PLAT
ESMT. EASEMENT
S.S. SANITARY SEWER
UTIL. UTILITY
CL CENTERLINE
L = 5.00' ARC LENGTH OF 5.00'

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH. BEARING, CH. LENGTH. Contains 26 curve entries.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CH. BEARING, CH. LENGTH. Contains 33 curve entries.



SEE PAGE 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, SURVEYOR'S STATEMENT, INSETS, AND ESMT. DETAILS.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. July 12, 2019

CITY CASE NO. PP 2019-06 FINAL PLAT OF

LOTS 1 thru 3, BLOCK 1 WATERMERE ON THE PRESERVE

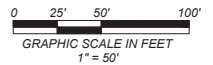
BEING A FINAL PLAT OF A 16.8313 ACRE TRACT OF LAND LOCATED IN THE THOMAS PECK SURVEY, ABSTRACT NO. 1210, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 16.8313 ACRE TRACT OF LAND BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO INTEGRATED FM1938 HOLDINGS, LP, BY THE DEED THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D218170233, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID 16.8313 ACRE TRACT OF LAND ALSO BEING ALL OF TRACT 2, BRENTWOOD ESTATES, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D214062520, O.P.R.T.C.T., SAID LOT 9R AND LOT 10 BEING A PORTION OF THE SAME TRACTS OF LAND CONVEYED TO BOMAC DAVIS INVESTMENTS, LLC, BY THE DEEDS THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D213223698 AND D213223699, O.P.R.T.C.T.

SPOONER & ASSOCIATES SURVEYORS OVER 25 YEARS OF SERVICE 309 BYERS STREET, SUITE 100, ELLENS, TEXAS 76039 (817) 695-8448 WWW.SPOONERSURVEYS.COM TBPLS FIRM NO. 1005490 S&A 18-026

BURGESS & NIPLE ENGINEER 10701 CORPORATE DRIVE, SUITE 118 STAFFORD, TEXAS 77477 PH: (281) 980-7705 TBPE FIRM NO. F-10834 ATTN: JOSEPH T. RUE, P.E.

OWNER: INTEGRATED FM 1938 HOLDINGS, L.P. 3110 W. SOUTHLAKE BLVD., STE 120 SOUTHLAKE, TX 76092 (817) 742-1851 EXT. 45 ATTN: PAUL MILOSEVICH

OWNER: BOMAC DAVIS INVESTMENTS, LLC PO BOX 96011 SOUTHLAKE, TX 76092



* VICINITY MAP * (NOT TO SCALE)

OWNER'S CERTIFICATION

OWNER'S CERTIFICATION

CONTINUED

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS INTEGRATED FM1938 HOLDINGS, LP and BOMAC DAVIS INVESTMENTS, LLC are the sole owners of a 16.8313 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 16.8313 acre tract of land being all of those certain tracts of land conveyed to INTEGRATED FM1938 HOLDINGS, LP, by the deed thereof filed for record in Tarrant County Clerk's Instrument No. D218170233, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 16.8313 acre tract of land also being all of TRACT 2, BRENTWOOD ESTATES, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-97, Page 31, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 16.8313 acre tract of land also being all of LOT 9R and LOT 10, BLOCK 1, D.J. ANDERSON ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214062520, O.P.R.T.C.T., said Lot 9R and Lot 10 being a portion of the same tracts of land conveyed to BOMAC DAVIS INVESTMENTS, LLC, by the deeds thereof filed for record in Tarrant County Clerk's Instrument No. D213223808 and D213223809, O.P.R.T.C.T., said 16.8313 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the northwest property corner of the said FM1938 Holdings tract, same being on the south line of Block C, The Lakes Addition, being an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214170710, O.P.R.T.C.T.;

THENCE North 88°12'02" East, along the south line of said Block C, a distance of 187.71 feet to a 5/8 inch iron rod with an aluminum cap stamped "MLA 4873" found at the southeast block corner of said Block C, same being the southwest block corner of Block A, CMPA Addition, being an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof filed for record in Cabinet A, Slide 9552, (P.R.T.C.T.);

THENCE North 89°24'19" East, along the south line of said Block A, at a distance of 384.98 feet passing the most southerly southeast block corner of said Block A, same being the southwest property corner of a called 0.3242 acre tract of land conveyed to Ricky Riggs and Glynda Riggs, by deed thereof filed for record in Volume 8673, Page 1789, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and continuing along the south property line of the said 0.3242 acre tract, at a distance of 519.61 feet passing the southeast property corner of the said 0.3242 acre tract, same being the southwest property corner of that certain tract of land conveyed to Ricky Riggs, by deed thereof filed for record in Volume 12362, Page 764, D.R.T.C.T., and continuing along the south property line of the said Riggs tract, at a distance of 729.15 feet passing the southeast property corner of the said Riggs tract, same being the southwest property corner of that certain tract of land conveyed to Emmett Riggs and Ella Riggs, by deed thereof filed for record in Volume 3534, Page 424, D.R.T.C.T., and continuing along the south property line of the said Emmett and Ella Riggs tract, in all a total distance of 918.33 feet to a 5/8 inch iron rod with a cap stamped "WIER" found at the southeast property corner of the said Emmett and Ella Riggs tract, same being the northeast property corner of the said FM1938 Holdings tract, and being on the west right-of-way line of Davis Boulevard (being a 120 feet wide controlled access state highway right-of-way), said iron rod found being at the beginning of a non-tangent curve to the right having a radius of 2,804.83 feet;

THENCE along the east property line of the said FM1938 Holdings tract and along the said west right-of-way line, with said curve to the right, an arc length of 643.16 feet, and across a chord which bears South 27°12'32" West, a chord length of 641.75 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at a southeast property corner of the said FM1938 Holdings tract;

THENCE South 33°45'44" West, continuing along the said east property line and the said west right-of-way line, a distance of 85.10 feet to an iron rod set at the southeast property corner of the said FM1938 Holdings tract, said iron rod set also being at the northeast property corner of a right-of-way dedication, as shown on the plat thereof filed for record in T.C.C.I. No. D213223698, O.P.R.T.C.T.;

THENCE South 88°05'07" West, along the south property line of the said FM1938 Holdings tract and along the north property line of the said right-of-way dedication, a distance of 11.56 feet, to the northeast lot corner of said Lot 10, Block 1, D.J. Anderson Addition (T.C.C.I. No. D214062520);

THENCE South 33°56'55" West, along the southeast lot line of said Lot 10 and along the northwest right-of-way line of said Davis Boulevard, 117.98 feet to a 1/2" iron rod with illegible cap found at the south lot corner of said Lot 10, said iron rod found being the east lot corner of Lot 8R, Block 1 of said D.J. Anderson Addition (T.C.C.I. NO. D214062520);

THENCE North 56°03'04" West, departing the said right-of-way line and along the common lot line of said Lot 10 and Lot 8R, a distance of 163.20 to a 1/2" iron rod with cap stamped "RPLS 1980" found at the west lot corner of said Lot 10, same being the most easterly north lot corner of said Lot 8R and further being on the south property line of the said FM1938 Holdings tract;

THENCE South 88°05'07" West, along the south property line of the said FM1938 Holdings tract and along the north lot line of the said Lot 8R, a distance of 107.10 feet, to a 3/4" iron rod found the most northerly northwest lot corner of said Lot 8R, same being the east lot corner of said Lot 9R, Block 1, D.J. Anderson Addition;

THENCE South 33°56'55" West, along the common lot line of said Lot 9R and said Lot 8R, a distance of 87.25 feet to an iron rod set at a southeast lot corner of said Lot 9R, same being the west lot corner of Lot 8R, and being on the northeast lot line of Lot 7R, Block 1, of said D.J. Anderson Addition (T.C.C.I. No. D214062520);

THENCE along the common lot line of said Lots 8R and Lot 7R the following courses and distances:

North 56°03'05" West, a distance of 30.00 feet to an iron rod set;

South 33°56'55" West, a distance of 150.00 feet to a 1/2 inch iron rod with a cap stamped "JPH" found (Controlling Monument);

South 56°03'05" East, a distance of 45.00 feet to a 1/2 inch iron rod with a cap stamped "TXHS" found at an east lot corner of said Lot 9R, same being on the southwest lot line of said Lot 7R, and being the north lot corner of Lot 6, Block 1, D.J. Anderson Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D213223698, O.P.R.T.C.T.);

THENCE South 33°56'55" West, along a southeast lot line of said Lot 9R and along the northwest lot line of said Lot 6, a distance of 150.00 feet to a 1/2 inch iron rod with a cap stamped "TXHS" found at a south lot corner of said Lot 9R, same being the west lot corner of said Lot 6, and being on the northeast lot line of Lot 5, Block 1, of said D.J. Anderson Addition (T.C.C.I. No. D213223698);

THENCE along the common lot line of said Lots 9R and Lot 5 the following courses and distances:

North 56°03'05" West, a distance of 95.35 feet to an iron rod set;

South 33°56'55" West, a distance of 276.35 feet to an iron rod set at the most southerly lot corner of said Lot 9R, same being a west lot corner of said Lot 5, and being on the east line of Block 1, Steeple Ridge, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 873, P.R.T.C.T.;

THENCE North 00°30'58" West, along the west lot line of said Lot 9R and along the said east line of Block 1, Steeple Ridge, a distance of 176.63 feet to an iron rod set at a west lot corner of said Lot 9R;

THENCE North 00°28'40" West, continuing along the said west lot line and along the east Block line of said Block 1, Steeple Ridge, at a distance of 65.74 feet passing the northeast block corner of said Block 1, Steeple Ridge, same being the southeast block corner of Block 1, Steeple Ridge, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 1051, P.R.T.C.T., and continuing along the said west lot line of Lot 9R and along the said east Block line of said Block 1, Steeple Ridge (Cabinet A, Slide 1051), in all a total distance of 314.24 feet to the northwest lot corner of said Lot 9R, same being the southwest property corner of the afore said FM1938 Holdings tract;

THENCE North 00°20'20" West, along the west property line of the said FM1938 Holdings tract and along the said east block line of said Block 1, Steeple Ridge (Cabinet A, Slide 1051), a distance of 651.53 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 16.8313 acres (733,175 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, WE, INTEGRATED FM1938 HOLDINGS, LP and BOMAC DAVIS INVESTMENTS, LLC, do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-ways, and any other public areas shown on this plat.

THAT, WE, INTEGRATED FM1938 HOLDINGS, LP and BOMAC DAVIS INVESTMENTS, LLC., do hereby adopt this plat designating the hereinabove described real property as WATERMERE ON THE PRESERVE, 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.

INTEGRATED FM1938 HOLDINGS, LP BOMAC DAVIS INVESTMENTS, LLC

Duly Authorized Agent Date Duly Authorized Agent Date

Printed Name and Title Printed Name and Title

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2019.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2019.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF TARRANT

That I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the of the City of North Richland Hills, Texas.

Eric S. Spooner, RPLS Texas Registration No. 5922 TBPLS Firm No. 10054900

STATE OF TEXAS

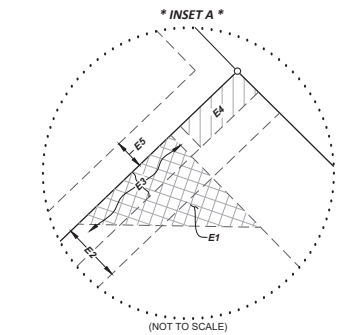
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

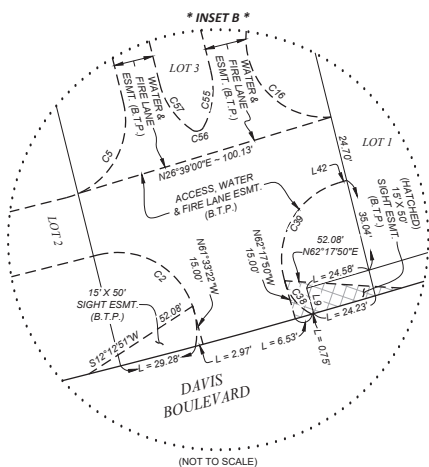
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2019.

Notary Public, State of Texas

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. August 7, 2019



E1 (HATCHED) EX. S.S. EASEMENT VOL. 14456, PG. 75, D.R.T.C.T. E2 (HATCHED) EX. 15' S.S. EASEMENT T.C.C.I. NO. D213207183, & D213124641, O.P.R.T.C.T. E3 EX. ACCESS & UTIL. EMST. PARCEL 84 - EXHIBIT D VOL. 10108, PG. 1053, D.R.T.C.T. E4 (HATCHED) EX. METER STATION EMST. PARCEL 84 - EXHIBIT C VOL. 10108, PG. 1053, D.R.T.C.T. E5 EX. 7.5' UTILITY EMST. CAB. A, SLIDE 1051, P.R.T.C.T.



GENERAL NOTES

- 1. The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,016,673.76 and E: 2,370,326.02 using a combined scale factor of 1.0001523839, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0090K; map revised September 25, 2009; for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
3. This plat is based on an ALTA/NSPS Land Title survey which was prepared with the benefit of a copy the Commitment for Title Insurance, prepared by Chicago Title Insurance Company, Commitment and G.F. No. 4712014762, having an effective Date of October 7, 2018 and issued October 18, 2018; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
4. Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
5. The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.
6. Unless shown otherwise hereon, all property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set.
7. The Drainage and Detention Easement, created by this plat, is privately owned public easement governed by a Maintenance Agreement filed in Tarrant County's Clerk Instrument Number D _____, Official Public Records, Tarrant County, Texas.

OWNER: INTEGRATED FM 1938 HOLDINGS, L.P. 3110 W. SOUTHLAKE BLVD., STE 120 SOUTHLAKE, TX 76092 (817) 742-1851 EXT. 45 ATTN: PAUL MILOSEVICH

OWNER: BOMAC DAVIS INVESTMENTS, LLC PO BOX 96011 SOUTHLAKE, TX 76092

ENGINEER:

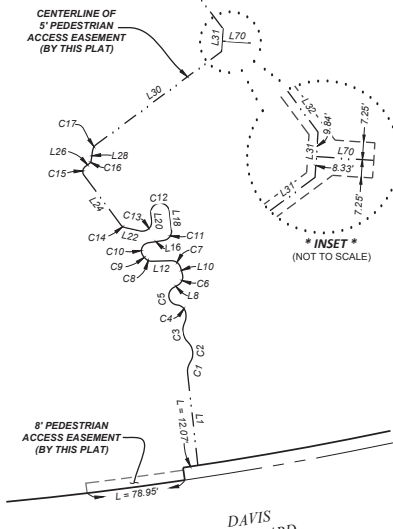
BURGESS & NIPLE

10701 CORPORATE DRIVE, SUITE 118 STAFFORD, TEXAS 77477 PH: (281) 980-7705 TBPE FIRM NO. F-10834 ATTN: JOSEPH T. REUE, P.E.

Table with columns: CURVE, RADIUS, LENGTH, CH. BEARING, CH. LENGTH. Lists curve data for C1 through C25.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for L1 through L34.

REFERENCE TO PEDESTRIAN ACCESS EASEMENT ONLY



WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____ 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 _____, 20____ to approve this plat for filing of record.
Mayor, City of North Richland Hills
Attest: City Secretary

CITY CASE NO. PP 2019-06 FINAL PLAT OF

LOTS 1 thru 3, BLOCK 1 WATERMERE ON THE PRESERVE

BEING A FINAL PLAT OF A 16.8313 ACRE TRACT OF LAND LOCATED IN THE THOMAS PECK SURVEY, ABSTRACT NO. 1210, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 16.8313 ACRE TRACT OF LAND BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO INTEGRATED FM1938 HOLDINGS, LP, BY THE DEED THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D218170233, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID 16.8313 ACRE TRACT OF LAND ALSO BEING ALL OF TRACT 2, BRENTWOOD ESTATES, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 388-97, PAGE 31, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID 16.8313 ACRE TRACT OF LAND ALSO BEING ALL OF LOT 9R AND LOT 10, BLOCK 1, D.J. ANDERSON ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D214062520, O.P.R.T.C.T., SAID LOT 9R AND LOT 10 BEING A PORTION OF THE SAME TRACTS OF LAND CONVEYED TO BOMAC DAVIS INVESTMENTS, LLC, BY THE DEEDS THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D213223808 AND D213223809, O.P.R.T.C.T.

3 LOTS ~ 16.8313 ACRES MAY ~ 2019