OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, MJ6 ENTERPRISES LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.461 acre tract of land located in the W. Barnes Survey, Abstract No. 146, Citly of North Richiand Hills, Tarrant County, Texas according to the deed recorded in Doc No ________ of the Deed Records of Tarrant County, Texas, also being all of Lo 16, Block 2.

BEGINNING at a 1/2" iron rod found on the north right of way line of Sayers Lane marking the southeast corner of Lot 16 and the southwest corner Lot 17R1, Block 2, Replat Lot 17, Block 2, Woodbert Addition, am addition to the City of North Richland Hills as shown on the plat thereof recorded in Doc No 22008/0184, P.R.T.C.T.;

STATE OF TEXAS COUNTY OF TARRANT BEFORE ME, the undersigned authority, on this day personally to me to be the person name is subscribed to the foregoing ins he/she executed the same for the purposes and consideration

CONCEPTUAL LOT LAYOUT

Woodbert Addition, am addition to the City of North Richland Hills as shown on the plat thereof recorded in Doc No 220080184, P.R.T.C.T.;						SCALE 1" = 2	
THENCE with the south line of Lot 16 and the north line of Sayers Lane, South 89'42'23' West, 208.00 feet to a 34" iron rod found marking the southwest corner of Lot 16;							
THENCE departing Sayer Lane and with the west line of Lot 16, North 00°17'37" West, 96.50 feet to a capped iron rod set marking the northwest corner of Lot 16;							
THENCE with the north line of Lot 16, North 89°42'23" East, 208.00 feet to a capped iron rod set marking the northeast corner of Lot 16;							
THENCE, with the east line of Lot 16, South 00°17'37" East, 96.50 feet to the POINT OF BEGINNING and containing 0.461 acres of land.							
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MJ6 ENTERPRISES LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 16R1, LOTS 16R2, LOTS 16R3, BLOCK 2, WOODBERT ADDITION an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, alleys, right-of-ways, and any other public areas shown on this plat.	LOT 7, BLOCK 2 WOODBERT ADDITION VOL. 1817, PG. 328 P.R.T.C.T. LOT 6, BLOC WOODBERT AD VOL. 1817, PG P.R.T.C.T.		DITION WOODBERT ADDITION . 328 VOL. 1817, PG. 328		WO	LOT 4, BLOCK 2 WOODBERT ADDITION VOL. 1817, PG. 328 P.R.T.C.T.	
Date			N 89°42'23" E 20	8.00			
MJ6 Enterprises LLC	z	69.34 LOT 16,	ELOCK 2 WOODBERT		елт 28 (Л		
Printed Name and Title	O 17 LOT 15R, BLOCK 2, G WOODBERT ADDITION 7	VOL.	1817, PG. 328 P.R	z	00°1		
NOTARY STATEMENT STATE OF TEXAS COUNTY OF TARRANT	LOT 15R, BLOCK 2, WOODBERT ADDITION DOC. NO. D215020646 P.R.T.C.T. ₹	LOT TOILT	LOT 16R2	LOT 16R3 . ³⁷ 6690 Sq.Ft	↓ WOODBEF	1, BLOCK 2, RT ADDITION D220080184	
BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity thorein stated.	25' B.L.	0.1536 Acre	≤ 0.1536 Acre			R. T. C. T.	
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of, 2025			<u>20'_B.L</u>		20'	<u>B.L.</u>	
Notary Public, State of Texas		69.34	69.33	69.33	POB	l	
	3/4" IRF N: 700790 E: 2365822		S 89°42'23"W 2	208.00	1/2" IRF N: 7007908.49 E: 2366030.08 25] 5.0'	
	NAD 83 G	SAYERS LANE		NAD 83 GRID	50.0'		
				(50' R.O.W.)	25	5.0'	
	LOT 3R, BLOCK 3 LOTS 3-A, 3-B, WOODEERT ADDITION 3-C, BLOCK 3	LOT 1A8	LOT 1A	7	DT 1A6	LOT 1A5	
SURVEYOR'S CERTIFICATE I. JAMES JOEL WILHITE. a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the ground made by me or under my direction and supervision.	DOC. NO. D206329663 P.R.T.C.T. VOLUME 388-K, PAGE 89 P.R.T.C.T. P.R.T.C.T.		WOODBE	OCK 3 RT ADDITION D218125929 R.T.C.T.			
Date:							



Registered Professional Land Surveyor No. 5190

Job No. 20251378



SURVEYOR: JAMES JOEL WILHITE RPLS 5190 WILHITE LAND SURVEYING PO BOX 407 VALLEY VIEW, TEXAS, 76272 (940) 726-6150

OWNER: MJ6 ENTERPRISES LLC PO BOX 821901 NORTH RICHLAND HILLS, TX 76182 817-863-6289





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

A REPLAT OF WOODBERT ADDITION LOT 16R1, LOT 16R2, LOT 16R3, BLOCK 2

BEING A REPLAT OF LOT 16, BLOCK 2, WOODBERT ADDITION AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1817, PAGE 328, PLAT RECORDS, TARRANT COUNTY, TEXAS. 0.461 ACRE OUT OF THE W BARNES SURVEY, ABSTRACT NO 148 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS DATE: JUNE 12, 2025

This plat filed as Instrument No. D

. Date