

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, City of North Richland Hills, Tarrant County, Texas, also being all of Lot 16, Block 2, Woodbert Subdivision, an addition to the City North Richland Hills, Tarrant County, Texas as shown on the plat thereof recorded in Volume 1817, Page 328, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

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, an addition to the City of North Richland Hills as shown on the plat thereof recorded in Doc No 220080184, P.R.T.C.T.;

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 3/4" 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.

Date

MJ6 Enterprises LLC

Printed Name and Title

NOTARY STATEMENT
STATE OF TEXAS
COUNTY OF TARRANT

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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2025

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

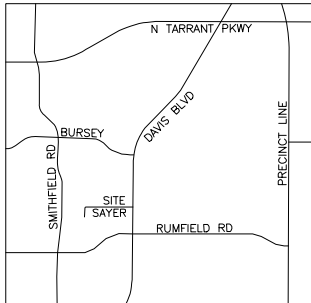
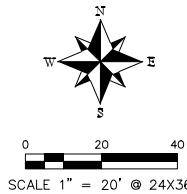
I, JAMES JOEL WILHITE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the ground made by me or under my direction and supervision.

Date: _____
James Joel Wilhite
Registered Professional Land Surveyor
No. 5190



Job No 20251378

CONCEPTUAL LOT LAYOUT



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings based on Texas State Plane Coordinate System NAD 83, North Central Zone 4202.
- All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- Selling a portion of any lot within this subdivision by metes and bounds is a violation of state law and city ordinance and is subject to fines withholding of utilities and building permits.
- No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Map No. 48439C0090L of the FEMA Flood Insurance Rate Maps for Tarrant County, Texas, Dated: March 21, 2019.

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

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

This plat filed as Instrument No. D_____, Date _____