

WOODBEND PARK ROAD
(50' R.O.W.)

N 89°23'05" E 188.28'

S 45°40'39" E
14.16'

PARCEL ROW 23
CITY OF NORTH RICHLAND HILLS
DOC. NO. D209304287
D.R.T.C.T.

LOT 57, BLOCK 8
WINDCREST SUBDIVISION
VOL. 388-121, PG. 18
P.R.T.C.T.

N 00°36'54" W 208.50'

0.9490 ACRE

ADDRESS: 7133 DOUGLAS LANE

OUT OF THE 1.0 ACRE
MARY L. ATKINS
VOL. 9969, PG. 1552
D.R.T.C.T.

S 00°44'28" E 198.50'

DOUGLAS LANE
(R.O.W. VARIES)

A B B R E V I A T I O N S	
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY

LOT 54R, BLOCK 8
WINDCREST
CAB. A, SLIDE 7313
P.R.T.C.T.



Graphic Scale in Feet



SCALE: 1"=30'

LOT 53, BLOCK 8
VOL. 388-121, PG. 18
P.R.T.C.T.

LOT 58, BLOCK 8
WINDCREST ADDITION
VOL. 388-128, PG. 57
P.R.T.C.T.

S 89°23'06" W 198.74'

ZONING EXHIBIT
0.9490 ACRE

7133 DOUGLAS LANE

IN THE JOHN CONDRA SURVEY, A-311
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ISSUE DATE: 10/01/2025 SCALE: 1"=30' PROJECT NO.: 023-245-50

SPRY  SURVEYORS

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Firm Reg. No. 10112000

**METES AND BOUNDS DESCRIPTION
ZONING EXHIBIT – 0.9490 ACRE
IN THE JOHN CONDRA SURVEY, A-311
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

All that certain 0.9490 of an acre of land, out of the 1.0 acre tract, described in the deed to Mary L. Atkins, recorded in Volume 9969, Page 1552 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the William Conwell Survey, A-342, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the record bearings of Parcel ROW 23 described in right-of-way deed to the City of North Richland Hills, recorded in Document Number D209304287, D.R.T.C.T.)

BEGINNING at the most westerly corner of said Parcel ROW 23, and in the south right-of-way line of Woodbend Park Road (50' R.O.W.);

THENCE South 45° 40' 39" East - 14.16' along the right-of-way corner clip of said Parcel ROW 23, to the southerly corner of said right-of-way corner clip, and in the west line of Douglas Lane (R.O.W. varies);

THENCE South 00° 44' 28" East - 198.50' along west right-of-way line of said Douglas Lane, common to west line of said Parcel ROW 23, to the southeast corner of the herein described tract, in the north line of Lot 58, Block 8, Windcrest Addition, recorded in Volume 388-128, Page 57, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE South 89° 23' 06" West - 198.74' to the southwest corner of the herein described tract, common to the northwest corner of said Lot 58, Block 8, Windcrest Addition, and in the east line of Lot 53, Block 8, Windcrest Subdivision, recorded in Volume 388-121, Page 18, P.R.T.C.T.;

THENCE North 00° 36' 54" West - 208.50' along the west line of the herein described tract, to the northwest corner of the herein described tract, common to the northeast corner of Lot 57 Block 8, of said Windcrest Subdivision, in the south right-of-way line of said Woodbend Park Road;

THENCE North 89° 23' 05" East - 188.28' along the north line of the herein described tract, common to the south right-of-way line of said Woodend Park Road, to the POINT OF BEGINNING and containing 0.9490 of an acre of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED FOR ATTACHEMENT TO ZONING DOCUMENTS AND IS NOT INTENDED FOR TITLE TRANSFER.