



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S00°35'41"E | 14.92' |
| L2 | S00°35'41"E | 15.83' |
| L3 | S70°46'28"W | 48.18' |
| L4 | N56°03'05"W | 15.01' |
| L5 | N70°46'28"E | 57.96' |
| L6 | N56°03'13"W | 13.50' |
| L7 | N33°56'47"E | 25.03' |
| L8 | S56°03'04"E | 8.50' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CH BEARING | CH LENGTH |
|-------|--------|--------|-------------|-----------|
| C1 | 20.00' | 31.42' | N11°03'13"W | 28.28' |
| C2 | 25.00' | 39.27' | S11°03'09"E | 35.35' |

*** LEGEND ***

- CIRF IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- XCF "X" CUT FOUND
- (CM) CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- D.R.T.C.T. TARRANT COUNTY, TEXAS DEED RECORDS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- ESMT EASEMENT
- S.S. SANITARY SEWER

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983 (NAD83), 2011 Adjustment. Coordinates shown are scaled to surface distances at 7,016,673.76 and E: 2,370,326.02 using a combined scale factor of 1.0001523839. All areas shown hereon are calculated based on surface measurements.
- 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.
- This plat is based on an ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment of Title Insurance prepared by Chicago Title Insurance Company, Commitment and G.F. No. 4712018600, having an effective date of September 13, 2020 and issued October 26, 2020; 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.
- Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
- Unless shown otherwise hereon, all property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- The purpose of this replat is to create two commercial lots out of one, and to create necessary easements for commercial development.
- The easements indicated on this plat are for the purpose of constructing, using and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

DAVIS BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS INTEGRATED FM1938 HOLDINGS, LP is the sole owner of a 2.5217 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 2.5217 acre tract of land being all of **LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE**, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220165502, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 2.5217 acre tract of land also being a portion of those certain tracts of land described as "Tracts 1 and 3", conveyed to **INTEGRATED FM1938 HOLDINGS, LP**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D218170233, O.P.R.T.C.T., together with all of that certain tract of land conveyed to **INTEGRATED FM1938 HOLDINGS, LP**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219229539, O.P.R.T.C.T., said 2.5217 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as a capped iron rod found) at the most easterly lot corner of said Lot 2, same being a southeast lot corner of Lot 3, of said Block 1, and being on the northwest right-of-way line of Davis Boulevard (being a variable width public right-of-way), and being at the beginning of a curve to the right having a radius of 2,804.83 feet;

THENCE along the southeast lot lines of said Lot 2 and along the said northwest right-of-way line of Davis Boulevard the following courses and distances:

- With said curve to the right, an arc length of 228.88 feet, and across a chord which bears South 31°26'25" West, a chord length of 228.81 feet to a capped iron rod found;
- South 33°45'44" West, a distance of 85.10 feet to a capped iron rod found;
- South 88°05'07" West, a distance of 11.56 feet to a capped iron rod found;
- South 33°56'55" West, a distance of 117.98 feet to an "X" cut in concrete found at the most southerly southeast lot corner of said lot 2, same being the most northerly northeast lot corner of Lot 8R, 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.;

THENCE along the common lot line of said Lots 2 and 8R the following courses and distances:

- North 56°03'04" West, a distance of 163.20 feet to a 1/2 inch iron rod with a cap stamped "RPLS 1980" found (Controlling Monument);
- South 88°05'07" West, a distance of 107.10 feet to a 3/4 inch iron rod found (Controlling Monument) at the most westerly southwest lot corner of said Lot 2, same being a north lot corner of said Lot 8R, and being on a southeast lot line of Lot 3, Block 1, of the said Watermere on the Preserve;

THENCE along the common lot line of said Lots 2 and 3 the following courses and distances:

- North 33°56'55" East, a distance of 415.28 feet to a capped iron rod found;
- North 76°43'05" East, a distance of 97.98 feet to a capped iron rod found;
- South 60°25'50" East, a distance of 183.08 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **2.5217 acres (109,843 square feet)** of land, more or less.

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS: **THAT, I, INTEGRATED FM1938 HOLDINGS, LP** 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, I, INTEGRATED FM1938 HOLDINGS, LP, do hereby adopt this plat designating the hereinabove described real property as **LOTS 2R1 and 2R2, WATERMERE ON THE PRESERVE**, an Addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

INTEGRATED FM1938 HOLDINGS, LP

Duly Authorized Agent _____ Date _____

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 _____, 2021.

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.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
5/12/2021 7:18 AM

Eric S. Spooner, RPLS _____ Date _____
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 _____, 2021.

Notary Public, State of Texas _____

OWNER/DEVELOPER:
INTEGRATED FM1938 HOLDINGS, LP
3110 W. SOUTHLAKE BLVD., STE 120
SOUTHLAKE, TX 76082
(817) 742-1851
ATTN: PAUL MILOSEVICH

ENGINEER:
BURGESS & NIPLE
12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
PH: (972) 620-1255 x6015
TBE FIRM NO. F-10834
ATTN: VANESSA MCELROY, P.E.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2021, 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 _____, 2021, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary



CITY CASE NO. RP 2021-03
REPLAT
WATERMERE ON THE PRESERVE
LOTS 2R1 and 2R2, BLOCK 1
BEING A REPLAT OF A 2.5217 ACRE TRACT OF LAND LOCATED IN THE THOMAS PECK SURVEY, ABSTRACT NO. 1210, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 2.5217 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN T.C.C.I. NO. D220165502, O.P.R.T.C.T., SAID 2.5217 ACRE TRACT OF LAND BEING CONVEYED TO INTEGRATED FM1938 HOLDINGS, LP BY THE DEEDS THEREOF FILED FOR RECORD IN T.C.C.I. NO. D218170233 AND D219229539, O.P.R.T.C.T.
2 LOTS ~ 2.5217 ACRES
MAY ~ 2021