



0' 40' 80' 120'

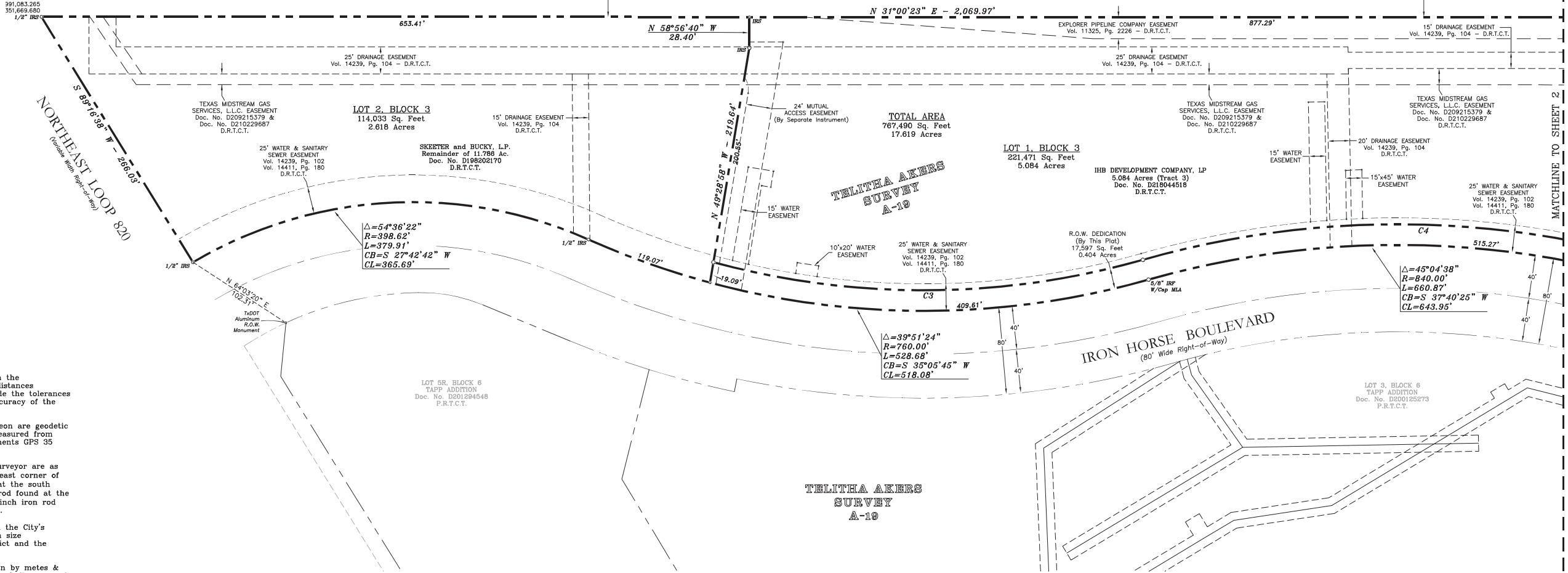
SCALE: 1" = 40'

na-NAD 83
391,083.285
351,669.680
1/2" IRB

NORTHEAST LOOP 820
(100' Wide Right-of-Way)

DALLAS AREA RAPID TRANSIT

(100' Wide Right-of-Way)
Vol. 10146, Pg. 640 - D.R.T.C.T.



- GENERAL NOTES**
- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
 - Reference Bearing: The bearings shown hereon are geodetic and are referenced to GPS observations measured from City of North Richland Hills control monuments GPS 35 and GPS 36, NAD83, North Central Zone.
 - The controlling monuments held by this Surveyor are as follows: a 1/2 inch iron rod found at the east corner of Lot 1, Block 1; a 1/2 inch iron rod found at the south corner of Lot 1, Block 1; a 1/2 inch iron rod found at the south corner of Lot 1, Block 2 and a 1/2 inch iron rod found at the east corner of Lot 1, Block 3.
 - All lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - Selling a portion of any Lot in this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to penalties imposed by law.
 - The cross access easement shall be maintained by the property owners.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map Nos. 48439C0185K and 48439C0205K (effective date September 25, 2009) published by the Federal Emergency Management Administration for Tarrant County, Texas and based upon said sealed map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

SITE ZONING

ZONING CLASSIFICATION - TOD (Transit Oriented Development)

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°53'57" E	34.01'
L2	N 48°04'32" E	51.56'
L3	N 66°29'42" E	13.32'

BOUNDARY CURVE TABLE

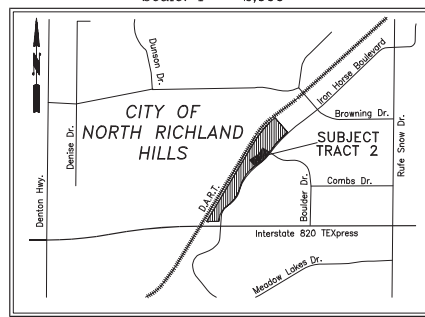
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°32'34"	25.00'	13.33'	N 32°53'55" E	13.17'
C2	2°34'42"	248.33'	11.17'	N 44°40'32" W	11.17'
C3	31°01'21"	741.00'	401.21'	N 30°40'43" E	396.33'
C4	35°06'03"	858.98'	526.23'	N 32°41'09" E	518.04'
C5	7°34'04"	856.90'	113.18'	N 56°28'12" E	113.10'
C6	27°51'27"	643.10'	312.68'	N 46°16'28" E	309.61'
C7	0°36'14"	2136.04'	22.51'	N 32°39'00" E	22.51'
C8	5°00'06"	2136.14'	186.47'	N 37°03'46" E	186.41'
C9	8°09'22"	2130.14'	303.23'	N 43°57'40" E	302.97'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 40°35'47" E	30.00'
E2	S 49°24'13" E	10.00'
E3	S 40°35'47" W	20.00'
E4	N 50°41'56" W	10.00'
E5	N 39°28'40" E	20.00'
E6	S 50°41'56" E	10.00'
E7	N 29°57'11" E	10.00'
E8	N 60°02'49" W	45.00'
E9	N 28°22'50" E	15.01'
E10	S 60°02'49" E	45.00'
E11	N 48°13'00" E	10.00'
E12	N 42°41'18" W	20.00'
E13	N 47°13'21" E	15.00'
E14	S 42°41'18" E	20.00'
E15	N 58°59'36" W	20.00'
E16	N 31°00'24" E	15.00'
E17	S 31°00'24" W	10.00'
E18	N 58°59'36" W	25.00'
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E28	N 31°00'08" E	15.25'
E29	N 31°00'08" E	29.33'
E30	S 15°59'02" W	30.37'
E31	N 59°00'01" W	7.87'
E32	N 31°00'33" E	15.69'
E33	S 59°00'01" E	18.62'
E34	S 80°53'18" W	24.35'

VICINITY MAP

Scale: 1" = 2,000'



ABBREVIATIONS

- Vol. = Volume
- Pg. = Page
- Doc. No. = County Clerk's Document Number
- D.R.T.C.T. = Deed Records, Tarrant County, Texas
- IRF = (size) Iron Rod Found
- WAI = Winkelman & Associates, Inc.
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- BC = Brittain - Crawford
- MLA = Marshall Lancaster & Associates, Inc.
- CM = Controlling Monument
- RCP = Reinforced Concrete Pipe
- IRS 0 = 1/2" Iron Set with Red Cap Stamped "RPLS 4701"

ENGINEER

JONATHAN D. HAKE, P.E.
CROSS ENGINEERING CONSULTANTS, INC.
131 S. Tennessee Street
McKinney, Texas 75069
972-562-4409
JHake@crossengineering.biz

OWNER

SKEETER & BUCKY, LP
Contact: Dan Smalley
P.O. Box 111100
Carrollton, Texas 75011
214-675-9449
email: dan@dsmalley.com

OWNER

IBH DEVELOPMENT COMPANY, LP
Contact: H. Curtis Keller
6710 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251

OWNER

CITY OF NORTH RICHLAND HILLS
4301 City Point Drive
North Richland Hills, Texas 76180
817-427-6000

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this day of _____, 2018, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

PRELIMINARY PLAT

WOLFF IRON HORSE ADDITION
LOTS 1, 2 & 3, BLOCK 1,
LOT 1, BLOCK 2
and LOT 1 & 2, BLOCK 3
17.619 Acres

located in the
Edmond McDonald King Survey, Abstract No. 892
Telitha Akers Survey, Abstract No. 19
City of North Richland Hills
Tarrant County, Texas
Date of Preparation: 04/13/2018

CASE NO. PP 2018-01



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061303
701 S. Tennessee - McKinney, Texas 75069
(972) 242-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	04/13/18	1" = 50'	17075	17075-PP.DWG	1 of 3

GENERAL NOTES

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- Selling a portion of any Lot in this addition by metes & bounds in a violation of State Law and City Ordinance and is subject to penalties imposed by law.
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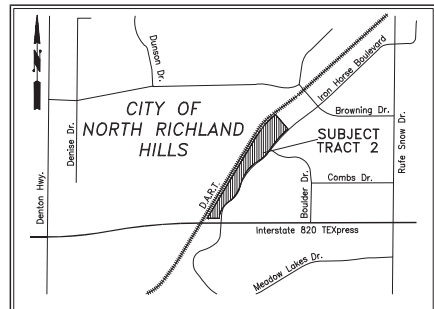
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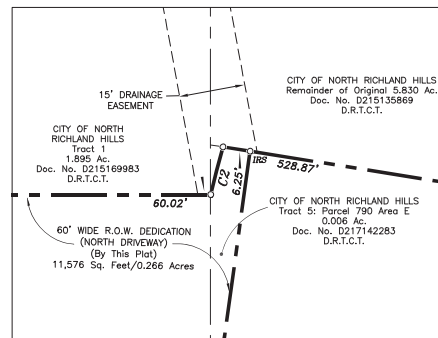


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- RCP = Reinforced Concrete Pipe
- IRS = 1/2" Iron Set with Red Cap Stamped "RPLS 4701"

DETAIL

SCALE: 1" = 20'



ENGINEER

JONATHAN D. HAKE, P.E.
CROSS ENGINEERING CONSULTANTS, INC.
131 S. Tennessee Street
McKinney, Texas 75069
972-562-4409
JHake@crossengineering.biz

OWNER

SKEETER & BUCKY, LP
Contact: Dan Smalley
P.O. Box 111100
Carrollton, Texas 75011
214-675-9449
email: dan@dsmalley.com

OWNER

IHB DEVELOPMENT COMPANY, LP
Contact: H. Curtis Keller
6710 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251

OWNER

CITY OF NORTH RICHLAND HILLS
4301 City Point Drive
North Richland Hills, Texas 76180
817-427-6000

PRELIMINARY PLAT

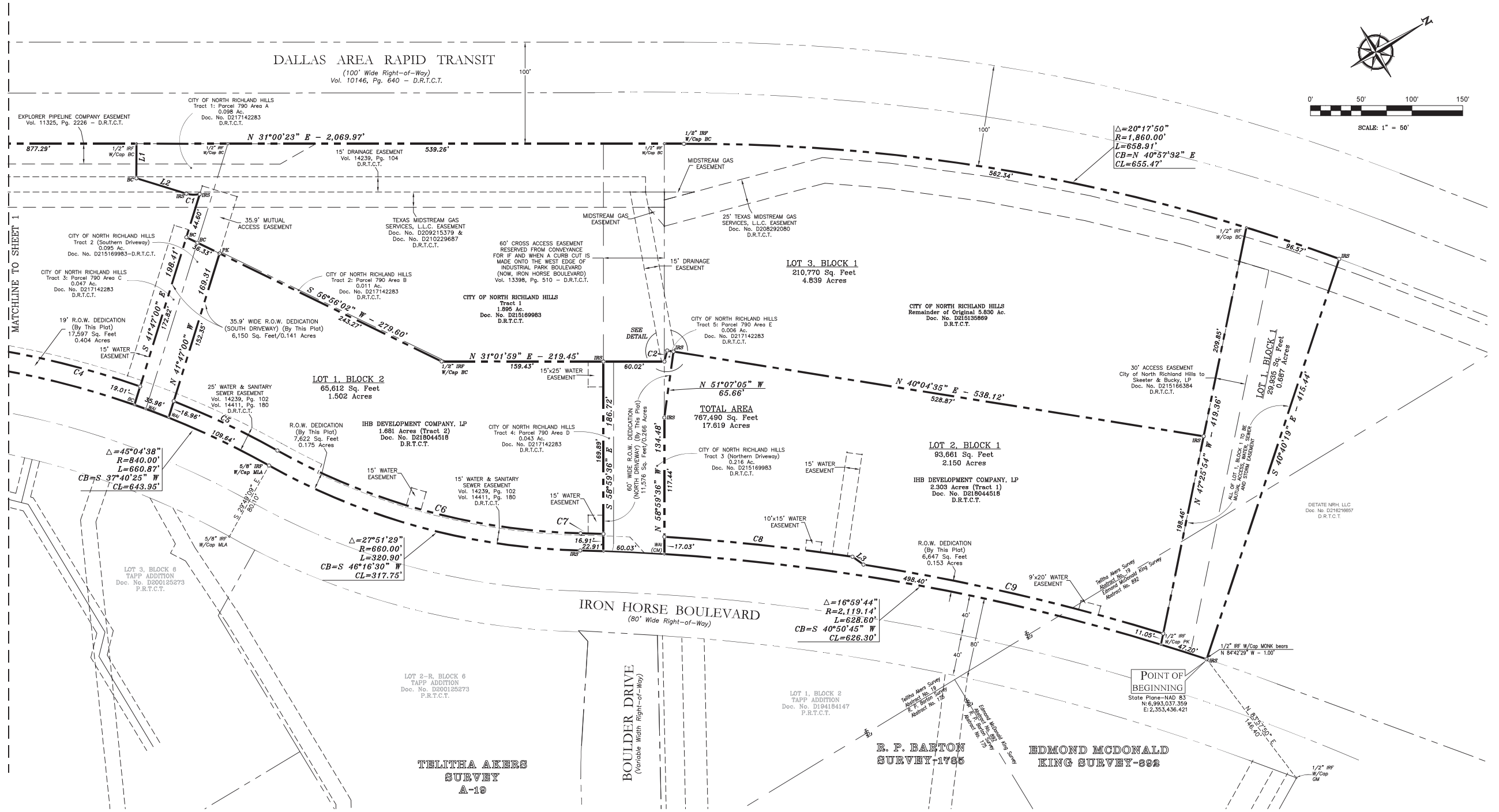
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LOTS 1, 2 & 3, BLOCK 1,
LOT 1, BLOCK 2
and LOT 1 & 2, BLOCK 3
17.619 Acres

located in the
Edmond McDonald King Survey, Abstract No. 892
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Date of Preparation: 04/13/2018

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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	04/13/18	1" = 50'	17075	17075-PP.DWG	2 of 3



OWNER'S CERTIFICATE

DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, THE CITY OF NORTHRICHLAND HILLS, IHB DEVELOPMENT COMPANY, LP and SKEETER & BUCKY, L.P. are the owners of those certain tracts of land situated in the City of North Richland Hills, in the Edmond McDonald King Survey, Abstract No. 892 and the Telitha Akers Survey, Abstract No. 19 of Tarrant County, Texas and being a consolidation of the following tracts of land: all of that certain called 2,303 acre tract of land described as "Tract 1". A 1.681 acre tract described as "Tract 2" and a 5.084 acre tract described as "Tract 3" in a Special Warranty Deed to IHB Development Company, LP, recorded in Document No. D218044518, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the remainder of that certain called 5,830 acre tract of land described in a Special Warranty Deed to City of North Richland Hills, recorded in Document No. D215135869, D.R.T.C.T.; all of that certain 1.895 acres of land described as "Tract 1", 0.095 acres of land described as "Tract 2" and 0.216 acres of land described as "Tract 3" in a Special Warranty Deed to City of North Richland Hills, recorded in Document No. D215169983, D.R.T.C.T.; all of that certain 0.098 acres of land described as "Tract 1-Area A", 0.011 acres of land described as "Tract 2-Area B", 0.047 acres of land described as "Tract 3", 0.043 acres of land described as "Tract 4" and 0.006 acres described as "Tract 5" in a Special Warranty Deed to City of North Richland Hills, recorded in Document No. D217142283, D.R.T.C.T. and the remainder of that certain called 11.786 acre tract of land described in a Special Warranty Deed to Skeeter and Bucky, L.P., recorded Document No. D198202170, D.R.T.C.T. and the consolidation of the above parcels of land being more particularly described by metes & bounds as follows:

BEGINNING at 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the northwesterly right-of-way line of Iron Horse Boulevard (80' wide right-of-way), for the most northeasterly corner of the above described 5,830 acre City of North Richland Hills tract and the southeast corner of that certain tract of land described in a deed to Detate NRH, LLC, recorded in Document No. D216216657, D.R.T.C.T. and said point being in a non-tangent curve to the left, having a radius of 2,119.14 feet, a central angle of 16 deg. 59 min. 44 sec. and a chord that bears South 40 deg. 50 min. 45 sec. West - 626.30 feet;

THENCE: Along the common line of said City of North Richland Hills and IHB Development tracts and Iron Horse Boulevard, with said curve to the left, an arc distance of 828.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve and the beginning of a reverse curve to the right, having a radius of 660.00 feet, a central angle of 27 deg. 51 min. 29 sec. and a chord that bears South 46 deg. 16 min. 30 sec. West - 317.75 feet;

THENCE: Continuing along the common line of said City of North Richland Hills and IHB Development tracts and Iron Horse Boulevard, with said curve to the right, an arc distance of 320.90 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "MLA", found for corner at the end of said curve and the beginning of a reverse curve to the left, having a radius of 840.00 feet, a central angle of 45 deg. 04 min. 38 sec. and a chord that bears South 37 deg. 40 min. 25 sec. West - 643.95 feet;

THENCE: Continuing along the common line of said City of North Richland Hills and IHB Development tracts and Iron Horse Boulevard, with said curve to the left, an arc distance of 660.87 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "MLA", found for corner at the end of said curve and the beginning of a reverse curve to right, having a radius of 760.00 feet, a central angle of 39 deg. 51 min. 24 sec. and a chord that bears South 35 deg. 05 min. 45 sec. West - 518.08 feet;

THENCE: Continuing along the common line of said City of North Richland Hills and IHB Development tracts and Iron Horse Boulevard, with said curve to the right, an arc distance of 528.68 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve and the beginning of a reverse curve to the left, having a radius of 398.62 feet, a central angle of 54 deg. 36 min. 22 sec. and a chord that bears South 27 deg. 42 min. 42 sec. West - 365.89 feet and said point being on the east line of the above described Skeeter & Bucky tract;

THENCE: Along the common line of said Skeeter & Bucky tract and said Iron Horse Boulevard, with said curve to the left, an arc distance of 379.91 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of the above described Skeeter & Bucky tract at the intersection of the west right-of-way line of Iron Horse Boulevard and the north right-of-way line of Northeast Loop 820 (a variable width right-of-way);

THENCE: South 89 deg. 16 min. 38 sec. West, along the south line of said Skeeter & Bucky tract and the north right-of-way line of said Northeast Loop 820, a distance of 266.03 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Skeeter & Bucky tract at the intersection of the north right-of-way line of said Northeast Loop 820 and the easterly right-of-way line of Dallas Area Rapid Transit (D.A.R.T.) railroad right-of-way (100' wide right-of-way) as recorded in Volume 10146, Page 640, D.R.T.C.T. and said point being 50.00 feet from the centerline of the existing railroad tracks;

THENCE: North 31 deg. 00 min. 23 sec. East, along the common line of said Skeeter & Bucky and IHB Development tracts and D.A.R.T. right-of-way, a distance of 2,069.97 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Brittain & Crawford", found for corner on the west line of the above described City of North Richland Hills original 5,830 acre tract and said point being the beginning of a curve to the right, having a radius of 1,860.00 feet, a central angle of 20 deg. 17 min. 50 sec. and a chord that bears North 40 deg. 37 min. 32 sec. East - 655.47 feet;

THENCE: Along the common line of said City of North Richland Hills tract and D.A.R.T. right-of-way, with said curve to the right, an arc distance of 658.91 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for northwest corner of said City of North Richland Hills tract and the southwest corner of the above described Detate NRH, LLC tract;

THENCE: South 40 deg. 40 min. 19 sec. East, departing from said D.A.R.T. right-of-way, along the common line of said City of North Richland Hills tract and Detate NRH tract, a distance of 415.44 feet to the POINT OF BEGINNING and containing 767,490 square feet or 17.619 acres.

SURVEYOR'S CERTIFICATE

I, LAWRENCE H. RINGLEY, 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 on the ground made by me or under my direction and supervision.

DATED this the ___ day of ___, 2018.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2018.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF NORTH RICHLAND HILLS, being the sole owner of LOTS 1 & 3, BLOCK 1, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as WOLFF IRON HORSE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND IN TARRANT COUNTY, Texas, this the ___ day of ___, 2018.

OSCAR TREVINO, Mayor
City of North Richland Hills

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared OSCAR TREVINO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the ___ day of ___, 2018.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, IHB DEVELOPMENT COMPANY, LP, being the sole owner LOT 2, BLOCK 1, LOT 1, BLOCK 2 & LOT 1, BLOCK 3, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as WOLFF IRON HORSE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND IN TARRANT COUNTY, Texas, this the ___ day of ___, 2018.

H. CURTIS KELLER, President
IHB Development Company, LP

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared H. CURTIS KELLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the ___ day of ___, 2018.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SKEETER & BUCKY, LP, being the sole owner of LOT 2, BLOCK 3, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as WOLFF IRON HORSE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND IN TARRANT COUNTY, Texas, this the ___ day of ___, 2018.

DAN SMALLEY - Owner
Skeeter & Bucky, LP

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DAN SMALLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the ___ day of ___, 2018.

Notary Public, State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ___ day of ___, 2018, to approve this Preliminary Plat.
Chairman, Planning and Zoning Commission
Attest: Secretary, Planning and Zoning Commission

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CASE NO. PP 2018-01



Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Values include Mark, 04/13/18, N.T.S., 17075, 17075-PP.DWG, 3 of 3.

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IHB DEVELOPMENT COMPANY, LP
Contact: H. Curtis Keller
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