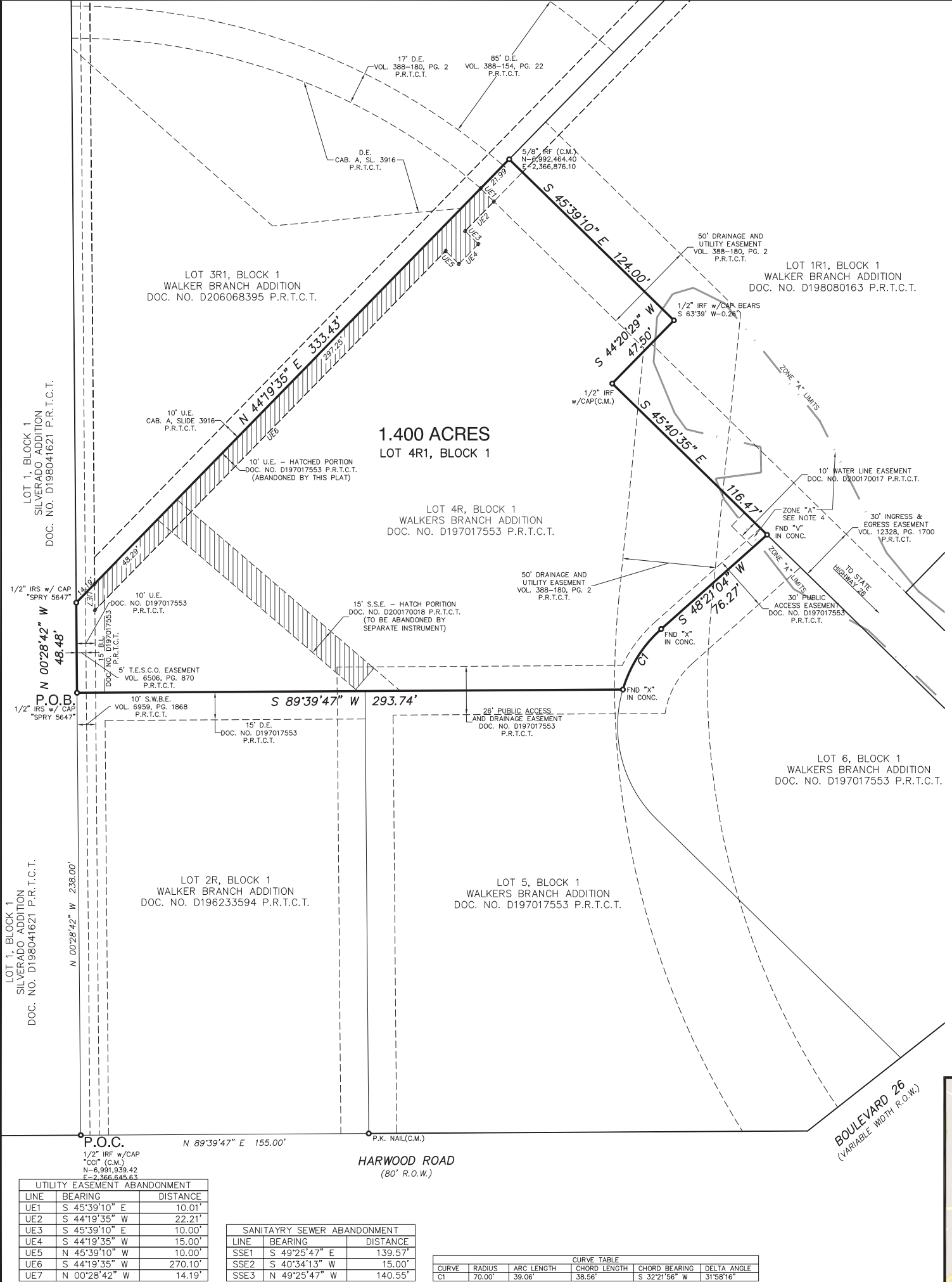


Dec 05, 2017 - 10:46am S:\034-187-8405-Harwood Rd - NRH\30-Plat\spry-8405HarwoodRd-Plat.dwg



LINE	BEARING	DISTANCE
UE1	S 45°39'10" E	10.01'
UE2	S 44°19'35" W	22.21'
UE3	S 45°39'10" E	10.00'
UE4	S 44°19'35" W	15.00'
UE5	N 45°39'10" W	10.00'
UE6	S 44°19'35" W	270.10'
UE7	N 00°28'42" W	14.19'

LINE	BEARING	DISTANCE
SSE1	S 49°25'47" E	139.57'
SSE2	S 40°34'13" W	15.00'
SSE3	N 49°25'47" W	140.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	39.06'	38.56'	S 32°21'56" W	31°58'16"

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for **REVIEW PURPOSES ONLY**

David Carlton Lewis
R.P.L.S. No. 5647

Date: December 5, 2017

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2018.

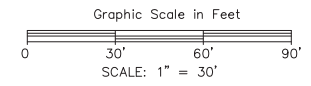
Notary Signature _____ Notary Stamp: _____

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings and/or easements shown hereon are according to the Plat of Walkers Branch Addition recorded under Document Number D197017553, in the Public Records of Tarrant County, Texas, unless otherwise noted.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0205 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown herein lies within the area designated as Zone A, which is defined as areas of 100-year flooding with no base flood elevations determined. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.
- On the issue date of this survey the surveyed property shown hereon is zoned RD-PD according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Surveyor is only showing setback lines per the recorded plat of Walkers Branch Addition, recorded in Document Number D197017553 P.R.T.C.T..
- The drainage easement at southeast corner of this property as shown on the Plat of Walkers Branch Addition, recorded under Document Number D197017553 P.R.T.C.T., is shown to be abandoned by Ordinance No. 2185, recorded in Document Number D197054335, P.R.T.C.T.
- The 15' sanitary sewer easement shown crossing the herein described property as shown on the Plat of Walkers Branch Addition, recorded under Document Number D197017553 P.R.T.C.T., is abandoned by City Ordinance 2536, recorded in Document Number D2010300025 P.R.T.C.T..
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- Sight Visibility Easements shall be kept clear of visual obstructions at elevations between 30 inches and 9 feet above the average curb grade.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

LEGEND NOT TO SCALE

- BOUNDARY CORNER
- EASEMENT CORNER



The Purpose of this Replat is to abandon a sanitary sewer easement and a utility easement.



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

VOL. VOLUME

PG. PAGE

CAB. CABINET

DOC. NO. DOCUMENT NUMBER

IRF IRON ROD FOUND

IRS IRON ROD SET

P.O.B. POINT OF BEGINNING

C.M. CONTROLLING MONUMENT

IPF IRON PIPE FOUND

U.E. UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

N.T.S. NOT TO SCALE

R.O.W. RIGHT-OF-WAY

U.N.O. UNLESS NOTED OTHERWISE

B.L. BUILDING LINE

F.L.A.&U.E. FIRE LANE, ACCESS & UTILITY EASEMENT

SSMH SANITARY SEWER MANHOLE

CONC. CONCRETE

S.W.B.E. SOUTHWESTERN BELL EASEMENT

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Carlos Dorris, and Jeff Wood, are the owners of all that certain 1.400 acres of land, by virtue of the deed recorded in Document Number D206030057 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which is Lot 4R, Block 1, Walkers Branch Addition, recorded in Documents Number D197017553 P.R.T.C.T., in the Landon C. Walker Survey, A-1653, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the said Plat of Walkers Branch Addition)

Commencing at a 1/2" iron rod with a "CCI" cap found for the southwest corner of Lot 2R, Block 1, Walkers Branch Addition, recorded in Document Number D196233594, P.R.T.C.T., common to the southeast corner of Lot 1, Block 1, Silverado Addition, recorded in Document Number D198041621, P.R.T.C.T., in the north right-of-way line of Harwood Road (80' right-of-way), from which a P.K. Nail found in for the southeast corner of said Lot 1, Block 1, Walkers Branch Addition bears North 89° 39' 47" East 155.00', Then North 00° 28' 42" West - 238.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the POINT OF BEGINNING and the southwest corner of said Lot 4R, Block 1, Walkers Branch Addition, common to the northwest corner of said Lot 1, Block 1, Walkers Branch Addition, in the east line of said Lot 1, Block 1, Silverado Addition;

THENCE North 00° 28' 42" West - 48.48' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the south corner of Lot 3R1, Block 1, Walker Branch Addition, recorded in Document Number D206068395, P.R.T.C.T.;

THENCE North 44° 19' 35" East - 333.43' to a 5/8" iron rod found for the north corner of the herein described tract, common to the westernmost corner of Lot 1R1, Block 1, Walker Branch Addition, recorded in Document Number D198080163, P.R.T.C.T.;

THENCE along the southwest line of said Lot 1R1, Block 1, Walker Branch Addition the following courses:

South 45° 39' 10" East - 124.00' a point for corner of the herein described tract, from which a 1/2" iron rod with a cap, bears South 63° 39' West - 0.26';

South 44° 20' 29" West - 47.50' to a 1/2" iron rod with a cap found for a point for corner of the herein described tract

South 45° 40' 35" East - 116.47' to a "V" in concrete found for the easternmost corner of the herein described tract, common to the north corner of Lot 6, Block 1, of said Walkers Branch Addition (D197017553);

THENCE South 48° 21' 04" West - 76.27' leaving the southwest line of said Lot 1R1, Block 1, Walker Branch Addition to a "X" in concrete found for the Point of Curvature of a curve to the left having a central angle of 31° 58' 16" a radius of 70.00', and a chord bearing and distance of South 32° 21' 56" West - 38.56;

THENCE along said curve to the left an arc distance of 39.06' to an "X" in concrete found for the southeast corner of the herein described tract, common to the northeast corner of Lot 5, Block 1, of said Walkers Branch Addition (D197017553);

THENCE South 89° 39' 47" West - 293.74' to the POINT OF BEGINNING and containing 1.400 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, I, Carlos Dorris and Jeff Wood, do hereby adopt this plat designating the herein before described real property as LOT 4R1, BLOCK 1 WALKERS BRANCH ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, 2018.

Carlos Dorris _____ Jeff Wood _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Carlos Dorris and Jeff Wood, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2018.

My Printed Name _____ Notary Stamp: _____

My Commission Expires _____

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this _____ day of _____, 2018, 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 North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2018, to approve this Plat for filing of record.

Mayor, City of North Richland Hills
Attest: City Secretary

A RE-PLAT OF
LOTS 4R1, BLOCK 1
WALKERS BRANCH ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 4R, BLOCK 1, WALKERS BRANCH ADDITION, RECORDED IN DOCUMENT NUMBER D197017553, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 1.400 ACRES IN THE LANDON C. WALKER SURVEY, A-1653 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Carlos Dorris & Jeff Wood 205 Valley View Dr N Colleyville, TX 76034
ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000
SURVEYOR: Spry Surveyors, LLC 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000

CITY CASE NO. RP 2017-14
SPRY PROJECT NO. 034-187-30
DATE: NOVEMBER 2017

THIS PLAT FILED IN DOCUMENT NUMBER _____, DATED _____