

SURVEYOR'S NOTES:

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
- No encroachments were observed in the course of the survey.
- In the preparation of this survey, the surveyor has relied upon that commitment for title insurance as prepared by Fidelity National Title Insurance Company, GF No. FT-44122-900122201973, having an effective date of June 16, 2022, and an issued date of July 1, 2022.
- Per FEMA Flood Insurance Rate Map Number 48439C0205L, dated March 20, 2019, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
- Due to the recent construction and reconfiguration of roads around the subject property, the surveyor could not find sufficient monumentation alone to place the property boundary. The surveyor has relied upon those plans for construction, and published coordinates for road centerlines, as prepared by HALFF Associates for the City of North Richland Hills, Project Number 29783, dated 08/11/2017, in the placement of boundary lines shown hereon.
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS CJ REAL ESTATE II, LLC is the owner of a 4.0547 acres tract of land situated in the J.H. Barrough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, and being all of that tract of land described in deed to Woodbriar Management Ltd., as recorded in Volume 11976, Page 305 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch Iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the intersection of the south right-of-way line of Newman Drive (a variable width right-of-way) with the northwesterly right-of-way line of Davis Boulevard (a 120-foot wide right-of-way), and for the northeast corner of said Woodbriar tract;

THENCE South 30 degrees 30 minutes 22 seconds West, along the common southeasterly line of said Woodbriar tract and said northwesterly right-of-way line, a distance of 430.00 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the left having a radius of 2924.79 feet, whose chord bears South 28 degrees 04 minutes 44 seconds West, a distance of 258.44 feet;

THENCE Southwesterly, continuing along said common line and along said curve, through a central angle of 05 degrees 03 minutes 52 seconds, an arc distance of 258.52 feet to a 1/2-inch iron rod with cap set for the northeast end of a corner clip at the intersection of said northwesterly right-of-way line of said Davis Boulevard with the northerly right-of-way line of Smithfield Road (a 60-foot wide right-of-way)

THENCE South 69 degrees 53 minutes 49 seconds West, along said corner clip and continuing along said common line, a distance of 14.28 feet to a 1/2-inch iron rod with cap set for the southwest end of said corner clip on the north right-of-way line of said Smithfield Road for the beginning of a non-tangent circular curve to the right, having a radius of 216.00 feet, whose chord bears North 32 degrees 49 minutes 15 seconds West, a distance of 233.25 feet;

THENCE Northwesterly, along the westerly line of said Woodbriar tract and the easterly right-of-way line of said Smithfield Road and along said curve, through a central angle of 65 degrees 21 minutes 25 seconds, an arc distance of 246.39 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 08 minutes 31 seconds West, along the common east line of said Smithfield Road and west line of said Woodbriar tract, a distance of 329.62 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 01 degrees 15 minutes 15 seconds West, continuing along said common line, a distance of 40.15 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 02 degrees 22 minutes 00 seconds West, continuing along said common line, a distance of 28.33 feet to a 1/2-inch iron rod with cap set for the southwest corner of a corner clip at the intersection of said east right-of-way line of Smithfield Road with the south right-of-way line of Newman Drive (a variable width right-of-way);

THENCE North 43 degrees 51 minutes 22 seconds East, continuing along said common line and along said corner clip, a distance of 13.85 feet to a 1/2-inch iron rod with cap set for the northeast end of said corner clip on said south right-of-way line of Newman Drive;

THENCE South 89 degrees 55 minutes 16 seconds East, along the common said south right-of-way line and the north line of said Woodbriar tract, a distance of 473.03 feet to the POINT OF BEGINNING AND CONTAINING 176,624 square feet or 4.0547 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CJ REAL ESTATE II, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1 AND 2, BLOCK A, DAVIS AND SMITHFIELD ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent Title

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of CJ REAL ESTATE II, LLC, 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 purposes and consideration therein expressed. In the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____ 20__.

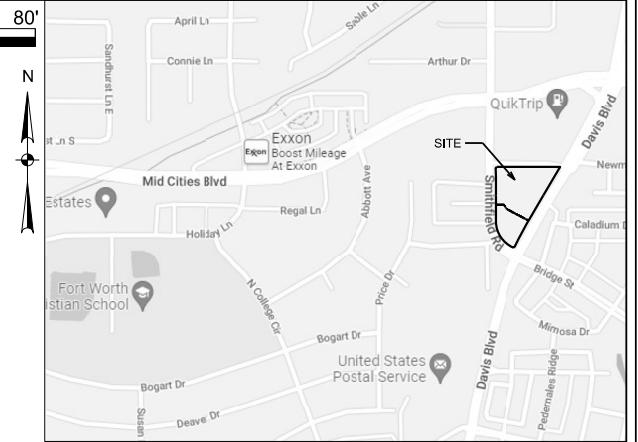
Notary Public, State of Texas
My Commission expires:
NOTARY SEAL

10' CITY OF NORTH RICHLAND HILLS
PERMANENT DRAINAGE EASEMENT
VOL. 5517, PG. 871
D.R.T.C.T.

(OWNER)
WOODBRIAR MANAGEMENT LTD.
VOL. 11976, PG. 305
D.R.T.C.T.

CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
C1	5° 31' 52"	2924.79 L	258.52'	S 28° 4' 44" W	258.44'
C2	65° 21' 25"	216.00 R	246.39'	N 32° 49' 15" W	233.25'

0 20' 40' 80'
1" = 40'



VICINITY MAP
(NOT TO SCALE)

LEGEND

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
FIRC)	FOUND IRON ROD (WITH CAP)
SIR	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "GEO-NAV"
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET

SURVEYOR'S CERTIFICATION:

I, Joel C. Howard, 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.

JOEL C. HOWARD
RPS NO. 6267

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, 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 purposes and consideration therein expressed. In the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____ 20__.

Notary Public, State of Texas
My Commission expires:
NOTARY SEAL

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

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110: CARROLLTON, TEXAS 75006
SCALE: 1"=40' (972)243-2409 PROJECT #2744
TBPLS FIRM NO. 10194205

FINAL PLAT
LOTS 1 AND 2, BLOCK A
DAVIS AND SMITHFIELD ADDITION
4.0547 ACRES
(176,624 SQ.FT.)
J.H. BARROUGH SURVEY,
ABSTRACT NUMBER 130
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

DATED: 01/12/2023 DRAWN BY: JCH

This plat filed as Instrument No. D _____ Date _____