



LOT 5, BLOCK 2
WOODBERT ADDITION
VOL. 1817, PG. 328
P.R.T.C.T.

LOT 4, BLOCK 2
WOODBERT ADDITION
VOL. 1817, PG. 328
P.R.T.C.T.

LOT 3, BLOCK 2
WOODBERT ADDITION
VOL. 1817, PG. 328
P.R.T.C.T.

LOT 2, BLOCK 2
WOODBERT ADDITION
VOL. 1817, PG. 328
P.R.T.C.T.

REMAINDER OF
LOT 1, BLOCK 2
WOODBERT ADDITION
VOL. 1817, PG. 328
P.R.T.C.T.

LOT 16, BLOCK 2
WOODBERT ADDITION
VOL. 1817, PG. 328
P.R.T.C.T.

LOT 17R-1
6690 SF

LOT 17R-2
6690 SF

LOT 17R-3
6690 SF

REMAINDER OF LOT 18
BLOCK 2, WOODBERT ADDITION
VOL. 1817, PG. 328 P.R.T.C.T.

WHEREAS, HOWE/WOOD & COMPANY PROFIT SHARING PLAN, IS THE OWNER OF ALL THAT CERTAIN 0.4608 OF AN ACRE OF LAND, BY THE DEED RECORDED IN DOCUMENT NUMBER D218125929 IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) WHICH IS ALL OF LOT 17, BLOCK 2, WOODBERT ADDITION RECORDED IN VOLUME 1817, PAGE 328 P.R.T.C.T. IN THE W.D. BARNES SURVEY, A-146, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SAYERS LANE (50' RIGHT-OF-WAY), CALLED NORTH 89°38'17" EAST, AS SHOWN ON THE PLAT OF WOODBERT ADDITION, RECORDED IN DOCUMENT NUMBER D218125929 P.R.T.C.T.)

COMMENCING AT A 1/2" IRON ROD WITH A CAP STAMPED "GRANT ENG RPLS 4151" FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE AND THE WEST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD (RIGHT-OF-WAY VARIES), THEN SOUTH 89°38'17" WEST-176.60' ALONG THE NORTH RIGHT-OF-WAY OF SAID SAYERS LANE, TO A 1/2" IRON ROD WITH A CAP STAMPED "GRANT ENG RPLS 4151" FOUND FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 2, WOODBERT ADDITION:

THENCE SOUTH 89°38'17" WEST-208.00' ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SAYERS LANE, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF LOT 16, OF SAID BLOCK 2, WOODBERT ADDITION, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 2, WOODBERT ADDITION BEARS SOUTH 89°38'17" WEST-208.00':

THENCE NORTH 00°21'43" WEST-96.50' ALONG THE EAST LINE OF SAID LOT 16, BLOCK 2, WOODBERT ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE COMMON SOUTH CORNER OF LOTS 4 & 5, OF SAID BLOCK 2, WOODBERT ADDITION:

THENCE NORTH 89°38'17" EAST-208.00' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE COMMON SOUTH CORNER OF LOTS 2 & 3, OF SAID BLOCK 2, WOODBERT ADDITION, AND COMMON TO THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 2, WOODBERT ADDITION:

THENCE SOUTH 00°21'43" EAST-96.50' ALONG THE WEST LINE OF SAID LOT 18, BLOCK 2, WOODBERT ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 0.4608 OF AN ACRE OF LAND.

DAVIS BOULEVARD
(R.O.W. VARIES)

SAYERS LANE
(50' R.O.W.)

4' SIDEWALK
BY HOME BUILDER

4' SIDEWALK
BY HOME BUILDER

1/2" IRF W/ CAP
"GRANT ENG
RPLS 4151"

CURB INLET
THROAT-649.86'
BOTTOM-646.67'

1/2" IRF W/ CAP
"GRANT ENG
RPLS 4151"

CURB INLET
THROAT-649.70'
BOTTOM-645.32'

24" M.A.E.
(BY THIS PLAT)

LOT 1A7

LOT 1A6

LOT 1A5

LOT 1A4

BLOCK 3
WOODBERT ADDITION
DOC. NO. D218125929
P.R.T.C.T.



Vicinity Map

PLANNED DEVELOPMENT WOODBERT ADDITION

3 RESIDENTIAL LOTS
EXISTING LEGAL DESCRIPTION:
LOT 17, BLOCK 2 WOODBERT ADDITION

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., #100
NORTH RICHLAND HILLS, TX 76182
(817) 268-0408
FAX (817) 284-8408

OWNER:
HOWE/WOOD & COMPANY
PROFIT SHARING PLAN
6617 PRECINCT LINE ROAD, STE. 200
NORTH RICHLAND HILLS, TX 76182
817-498-7977

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
CURRENT ZONING: R-3
PROPOSED ZONING: PD
CASE *ZC 2019-19