



NOTES:

CIRS = 5/8" Iron rod with Purple plastic cap stamped, "RPLS 6451" set

CIRF = Capped Iron Rod Found

XS = "X" Cut Set

XF = "X" Cut Found

VF = "V" Cut Found

MNF = Mag Nail Found

Doc. No. = Document Number

Cab., Sl. = Cabinet, Slide

P.R.T.C.T. = Plat Records, Tarrant County, Texas

O.P.R.D.C.T. = Official Public Records, Tarrant County, Texas

R.O.W. = right-of-way

GENERAL NOTES:

1. This plat does not increase the number of lots in the previously recorded subdivision, nor attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

2. The purpose of this plat is to create two (2) Lots from three (3) existing Lots.

3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

4. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48439C0090 L, dated March 21, 2019. Property is in Zone X.

OWNERS CERTIFICATION

STATE OF TEXAS)(COUNTY OF TARRANT)(

WHEREAS, SANDCAP DAVIS - N TARRANT, LLC, is the owner of a tract of land situated in the THOMAS PECK SURVEY, ABSTRACT NO. 1210, City of North Richland Hills, Tarrant County, Texas, same being all of Lots 2R3R1, 2R4R, and 2R5R, Block 1, of DAVIS - NORTH TARRANT PARKWAY ADDITION, LOTS 2R3R1, 2R4R, 2R5R, 2R6R, and 2R7R, BLOCK 1, an Addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Document Number D219243179, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), further being a portion of that certain 6.503 acre tract of land described as "Tract 1" in Special Warranty Deed from RANDALL'S FOOD & DRUGS LP to SANDCAP DAVIS - N TARRANT, LLC, executed December 05, 2013, recorded December 10, 2013 in Document Number D213311113 (O.P.R.T.C.T.), and being more particularly described as follows:

BEING all of Lots 2R3R1, 2R4R, 2R5R, Block 1, out of DAVIS - NORTH TARRANT PARKWAY ADDITION, LOTS 2R3R1, 2R4R, 2R5R, 2R6R, and 2R7R, BLOCK 1, an Addition to the City of North Richland Hills, Tarrant County, Texas, by Plat recorded in Document Number D219243179, Official Public Records, Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SANDCAP DAVIS - N TARRANT, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as DAVIS - NORTH TARRANT ADDITION, LOTS 2R3R2 & 2R5R2, BLOCK 1, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS, my hand at _____ this the ____ day of _____, 2023.

SANDCAP DAVIS - N TARRANT, LLC, a Texas limited liability company

By: SandCap NRH Management, LLC a Texas limited liability company, its manager

Name: William A. Sandlin Title: Manager

STATE OF TEXAS)(COUNTY OF TARRANT)(

BEFORE ME, the undersigned authority, on this day personally appeared William A. Sandlin, of SandCap NRH Management, LLC, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2023.

Notary Public in and for the State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 2023, 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 _____, 2023, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

SURVEYOR CERTIFICATE

That I, Dustin D. Davison, 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.

STATE OF TEXAS
COUNTY OF DALLAS

PRELIMINARY
RELEASED 04/25/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
DUSTIN D. DAVISON, R.P.L.S.
Registration No. 6451

STATE OF TEXAS)(COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared Dustin D. Davison, 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 on the ____ day of _____, 2023.

Notary Public in and for the State of Texas

OWNER

Sandcap Davis - N Tarrant, LLC
550 Bailey Avenue, Suite 225
Fort Worth, Texas 76107
Contact: William Sandlin
817-289-2610

ENGINEER

Oracle Engineering, LLC
1000 N Kentucky Street, Unit A
McKinney, Texas 75069
Contact: Matt Kostial, PE
214-228-5325
mpkostial@gmail.com

SURVEYOR

Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com