VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet
0   30'   60'   90'
SCALE: 1" = 30'

ABBREVIATIONS

D.R.T.C.T.   DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.   PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.   VOLUME
PG.   PAGE
CAB.   CABINET
DOC. NO.   DOCUMENT NUMBER
IRF   IRON ROD FOUND
P.O.B.   POINT OF BEGINNING
C.M.   CONTROLLING MONUMENT
U.E.   UTILITY EASEMENT
N.T.S.   NOT TO SCALE
R.O.W.   RIGHT-OF-WAY
U.N.O.   UNLESS NOTED OTHERWISE
B.L.   BUILDING LINE
S.U.P.E.   SIGHT, UTILITY, AND PEDESTRIAN EASEMENT
P.A.D.U.L.E. PRIVATE ACCESS, DRAINAGE, UTILITY, AND LANDSCAPE EASEMENT
S.V.E.   SIGHT VISIBILITY EASEMENT

LEGEND   NOT TO SCALE
● PROPERTY CORNER
◇ INTERIOR PROPERTY CORNER

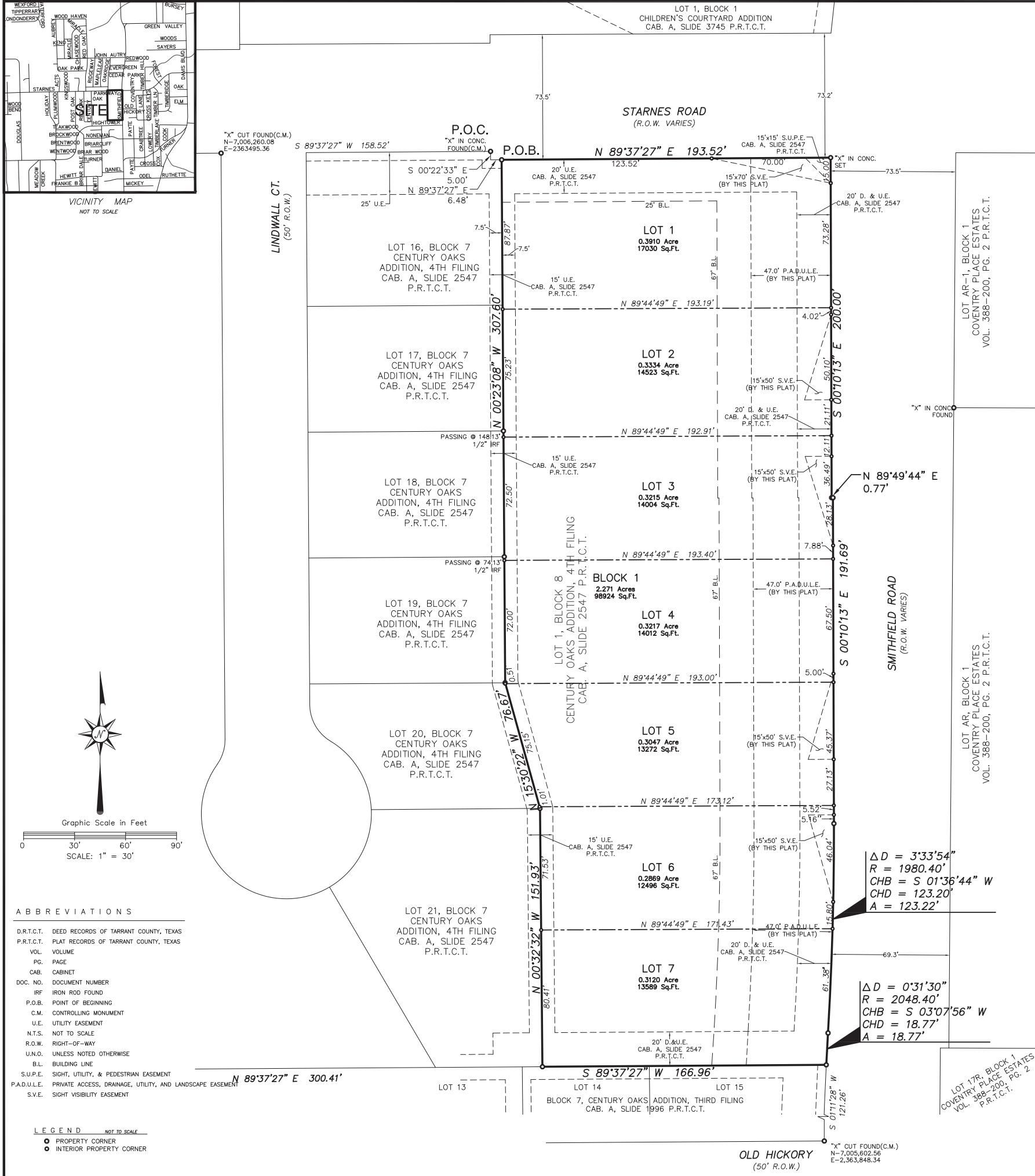May 23, 2016 - 3:19pm
S:\Job Folders\034_Hamilton Duffy\034-168 Lee Crossing (Starnes Smithfield)\30-Plat\ spry-LeesCrossing-Plat.dwg

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NOTES

1. 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.

2. All building lines, easements and bearings shown hereon are according to the Plat of Century Oaks Addition, 4th Filing recorded under Cabinet A, Slide 2547, in the Plat Records of Tarrant County, Texas.

3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

4. According to the Flood Insurance Rate Map No. 48439C0090 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

5. On the issue date of this survey the property shown hereon is zoned "C1" according to the zoning map of the City of North Richland Hills.

6. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

7. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

8. The primary benchmark used on this project was City of North Richland Hills benchmark #417.

9. The Drainage Easement dedicated over the private drive is to accommodate surface flow within the private drive. It is the property owners' responsibility to maintain the pavement within the easement

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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.

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: MAY 23, 2016

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
N. 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 _____ 20____.

Notary Signature _____   Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, voted affirmatively on this _____ day of _____, 2016, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Statement of Adoption by Council

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2016, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

A FINAL PLAT OF
LOTS 1-7, BLOCK 1

LEE'S CROSSING

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK 8, CENTURY OAKS ADDITION, 4TH FILING RECORDED IN CABINET A, SLIDE 2547, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 2.271 ACRES IN THE WILLIAM COX SURVEY, A-321 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: New Church Christian Fellowship
7300 Smithfield Road
Fort Worth TX 76182

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 101112000

SPRY PROJECT NO. 034-168-30
CITY CASE NUMBER: FP 2016-03
DATE: MARCH 2016

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____