

GREEN VALLEY DRIVE

PORTION OF LOT 1
WOODBRIAR MANAGEMENT LTD
VOL 11976, PG 305, DRTCT

LOT 22, BLOCK 1
LA FONTAINE
INST D206217960, PRCT

Point Of Beginning
1/2" STEEL ROD FOUND (CM)

NAD 83-TEXAS COORDINATE SYSTEM
N - 7,008,758.89 US FEET
E - 2,366,413.84 US FEET

1/2" CAPPED STEEL ROD SET
STAMPED "MOAK SURV INC"

N 89°01'20"E 216.87'

LOT 1-B, COLLEGE ACRES
VOLUME 388-119, PAGE 25, PRCT

AHLERS PROPERTIES LLC
INST D216272187, DRTCT
(TRACTS 1 & 2)

LOT 1-B-1
1.4832 ACRES - 64,610 SQUARE FEET +/-

N 00°31'40"W 299.30'

7.5' UTILITY ESMT (PER THIS PLAT)

5/8" SMOOTH STEEL ROD FOUND
AT NW CORNER FENCE POST

6' UTILITY ESMT (VOL 388-25, PG 65)

S 89°05'28"W 214.69'

1/2" CAPPED STEEL ROD SET
STAMPED "MOAK SURV INC"

NAD 83-TEXAS COORDINATE SYSTEM
N - 7,008,459.35 US FEET
E - 2,366,414.42 US FEET

DAVIS BOULEVARD - FM 1938

LA FONTAINE DRIVE

LOT 1, BLOCK 1
LA FONTAINE
INST D206217960, PRCT

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

BLOCK 1, LIBERTY VILLAGE, INST D206086684, DRTCT

NOTES:

- ALL BOUNDARY CORNERS SHOWN HEREON ARE 1/2 INCH CAPPED STEEL RODS STAMPED "MOAK SURV INC" UNLESS NOTED OTHERWISE.
- CONTROL SOURCE: COORDINATE DATA SHOWN HEREON IS BASED ON THE CITY OF NORTH RICHLAND HILLS CONTROL NETWORK DATA 2011. THIS DATA IS RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL TEXAS ZONE. THE COMBINED SCALE FACTOR IS 0.99984914 AND THE CONVERGENCE ANGLE IS +00°42'25.38". ALL DISTANCES AND COORDINATES SHOWN ON BASED ON FEET (US DEFINITION). ALL BEARINGS AND DISTANCES SHOWN ARE RELATIVE TO SURFACE DATA UNLESS NOTED OTHERWISE, I.E. "GRID".
- 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.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF THE PROPERTY.
- ALL BUILDING LINES AND EASEMENTS SHOWN ARE PER THE RECORDED PLATS UNLESS NOTED OTHERWISE.
- (CM) DENOTES CONTROL MONUMENT.

OWNER/APPLICANT

AHLERS PROPERTIES LLC
1445 SHADY OAKS DRIVE
SOUTHLAKE, TEXAS 76092
469-583-3553
Contact - Mr. DANIEL R. AHLERS

NRH
City of North Richland Hills, Texas

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

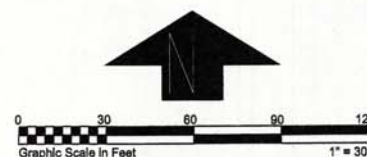
Attest: _____
Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 20____, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: _____
City Secretary

THIS PLAT RECORDED AS INST. # _____ DATE: _____



VICINITY MAP

State of Texas:
Owner's Acknowledgment and Dedication:
County of Tarrant:

WHEREAS, City of North Richland Hills, Texas, being the owner of the following described tract of land to wit:

ALL that certain tract or parcel of land situated in the W.D. BARNES SURVEY, ABSTRACT NO. 146, Tarrant County, Texas and being that same tract as described in deed to Ahlers Properties LLC as recorded in Instrument No. D216272187, Deed Records, Tarrant County, Texas and embracing Lot 1-B, College Acres Addition, to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-119, Page 25, and a portion of Lot 1, College Acres Addition, to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-25, Page 65, Plat Records, Tarrant County, Texas and also being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch steel rod found (TCS NAD83 - N7,008,758.89 E2,366,413.84) at the northeast corner of said Ahlers Properties LLC tract and also being in the west right-of-way line of David Boulevard - FM 1938 (a 120' right-of-way);

THENCE South 00 degrees 06 minutes 44 seconds East (Base Bearing - TCS NAD83 Grid Bearing) with the east boundary line of said Lot 1-B and continuing with the east boundary line of said Ahlers Properties LLC tract and said right-of-way line, 299.59 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set at the southeast corner of said Ahlers tract;

THENCE South 89 degrees 05 minutes 28 seconds West with the south boundary line of said Ahlers Properties LLC tract, 214.69 feet to a 5/8 inch smooth steel rod found at the northwest corner of a fence post and being the southwest corner of said Ahlers tract;

THENCE North 00 degrees 31 minutes 40 seconds West with the west boundary line of said Ahlers Properties LLC tract, 299.30 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set at the northwest corner of said Ahlers tract and said Lot 1-B;

THENCE North 89 degrees 01 minutes 20 seconds East with the north boundary line of said Ahlers Properties LLC tract and said Lot 1-B, 216.87 feet to the PLACE OF BEGINNING and containing 1.4832 acres of land, more or less, as surveyed by Moak Surveyors, Inc..

NOW, KNOW ALL MEN BY THESE PRESENTS:

That, I, Daniel R. Ahlers, President of Ahlers Properties LLC, do hereby certify that I am the legal owner of the above described tract of land and hereby adopt this plat as our plan to subdivide the same to be known as LOT 1-B-1, BLOCK 1, COLLEGE ACRES ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, and so hereby convey to the public for public use; the streets, alleys, rights-of-way and any other public areas shown on this plat.

Daniel R. Ahlers, President

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for the State of Texas on this day personally appeared Daniel R. Ahlers, 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 therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas

REPLAT

LOT 1-B-1, BLOCK 1,
COLLEGE ACRES ADDITION
TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

LOT 1-B, COLLEGE ACRES ADDITION, VOLUME 388-119, PAGE 25, AND
PART OF LOT 1, COLLEGE ACRES ADDITION, VOLUME 388-25, PAGE 65,
PLAT RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE
W.D. BARNES SURVEY, ABSTRACT NO. 146
1.4832 ACRES - 64,610 SQUARE FEET +/-

CITY OF NORTH RICHLAND HILLS CASE NO. RP-2016-11

This is to certify that I, David W. Myers, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey made on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

David W. Myers, R.P.L.S. No. 4565

Scale 1" = 30'

LEGEND:
● FOUND STEEL ROD
○ SET CAPPED STEEL ROD
+ CROSS CUT IN CONCRETE
◇ FOUND STEEL PIPE
□ FOUND BOIS D'ARC STAKE

COORDINATE FILE: 16-062

Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas - New Mexico - Nevada
1105 Cheek Spurger Road, Colleyville, Texas 76034
Metro 817-282-2211 • Fax 817-282-0401
www.moaksurveyors.com
Date 12-13-2016 Job # 16-062R