VICINITY MAP
SCALE: 1"=2000'

Graphic Scale in Feet
0 50' 100' 150'
SCALE: 1" = 50'

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
MNS	MAG NAIL SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
A.U.&D.E.	ACCESS, UTILITY & DRAINAGE EASEMENT
P.A.U.&D.E.	PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

LEGEND *NOT TO SCALE*
- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

GENERAL 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 bearings and/or easements shown hereon are according to the Plat of Brentwood Estates Addition recorded under Cabinet A, Slide 11066, in the Plat Records of Tarrant County, Texas, unless otherwise noted.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.

4. According to the Flood Insurance Rate Map No. 48439C0090K, 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 surveyed property shown hereon is zoned C-1, Restricted Commercial (P – Professional Office) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Surveyor is only showing setback lines per the recorded plat of Brentwood Estates Addition, recorded in Cabinet A, Slide 11066, in the Plat records of Tarrant County, Texas.

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

7. 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".

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°36'15" W	20.35'
L2	S 00°07'31" W	87.44'
L3	N 89°52'06" W	19.19'
L4	S 45°02'57" W	19.98'
L5	S 00°02'14" W	76.16'
L6	WEST	27.01'
L7	S 32°46'16" W	86.96'
L8	SOUTH	59.51'
L9	NORTH	55.14'
L10	N 32°46'16" E	84.37'

LINE TABLE CONTD.		
LINE	BEARING	DISTANCE
L11	EAST	18.80'
L12	NORTH	15.02'
L13	N 89°55'32" W	35.00'
L14	SOUTH	14.99'
L15	NORTH	15.00'
L16	N 89°52'29" W	15.00'
L17	SOUTH	15.00'
L18	NORTH	15.02'
L19	N 89°52'29" W	25.00'
L20	SOUTH	15.02'

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: JANUARY 09, 2018

STATE OF TEXAS · REGISTERED · DAVID CARLTON LEWIS · 5647 · PROFESSIONAL · LAND SURVEYOR

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd. Suite 102
North 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 _____, 2018.

_____
Notary Signature

Notary Stamp:

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Noorneel, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the T. Peck Survey, A-1209, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document Number D215062938 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows: (all bearings shown hereon are based on the plat of Brentwood Estates Addition recorded in Cabinet A, Slide 11066 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.))

COMMENCING at a 1/2" iron rod with a cap stamped "JPH" found for the common southeast corner of Lot 1R1, Block 5, Brentwood Estates Addition recorded in Document Number D214185784 P.R.T.C.T., and Lot 2R-2, of said Block 5, Brentwood Estates Addition (Cabinet A, Slide 11066 P.R.T.C.T.), in the north right-of-way line of North Tarrant Parkway (200' Right-Of-Way), then North 00° 07' 31" East – 268.27' along the common line of said Lot 1R1, Block 5, Brentwood Estates Addition and said Lot 2R-2, Block 5, Brentwood Estates Addition, to a PK Nail with a cap stamped "JPH" found for the POINT OF BEGINNING and southwest corner of the herein described tract;

THENCE North 00° 07' 31" East – 234.17' along the east line of said Lot 1R1, Block 5, Brentwood Estates Addition, to a PK Nail with a cap stamped "JPH" found for the northwest corner of the herein described tract, common to the northeast corner of Lot 1R1 Block 5, Brentwood Estates Addition in the south right-of-way line of Shady Grove Road (Right-Of-Way Varies);

THENCE North 89° 32'34" East – 709.80' along the south right-of-way line of said Shady Grove Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

THENCE South 89° 43' 55" East – 209.22' continuing along the south right-of-way line of said Shady Grove Road, to a 1/2" iron rod with a cap stamped "JPH" found for the northern most northeast corner of the herein described tract, common to the northwest corner of Lot 3, Block 5, Brentwood Estates Addition recorded in Cabinet A, Slide 5312 P.R.T.C.T.;

THENCE South 00° 07' 04" West – 195.86' along the west line of said Lot 3, Block 5, Brentwood Estates Addition, to a PK Nail with a cap stamped "JPH" found for a point on a curve to the left, having a central angle of 89° 57' 21", a radius of 30.00' and a chord bearing and distance of South 44° 51' 24" East – 42.41';

THENCE along said curve to the left, an arc distance of 47.10', to a PK Nail in concrete found for the end of curve;

THENCE South 89° 52' 29" East – 186.04' along the south line of said Lot 3, Block 5, Brentwood Estates Addition, to a PK Nail in concrete found for the eastern most northeast corner of the herein described tract, common to the southeast corner of Lot 3, Block 5, Brentwood Estates Addition in the west right-of-way line of Davis Boulevard (Right-Of-Way Varies);

THENCE South 30° 27' 15" West – 17.38' along the west right-of-way line of said Davis Boulevard, to a 1/2" iron rod with a cap stamped "JPH" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 4, of said Block 5, Brentwood Estates Addition Cabinet A, Slide 5312;

THENCE North 89° 52' 29" West – 1126.25' to the POINT OF BEGINNING and containing 5.110 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Noorneel, LLC, acting through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein before described real property as LOTS 5, 6, AND 7, BLOCK 5, BRENTWOOD ESTATES ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, 2018.

_____ _____
Owner's Agent Title

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, 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 considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2018.

_____
Notary Signature

Notary Stamp:

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this _____ day of _____, 2018, to recommend approval of this plat by the City Council.

_____
Chairman, Planning and Zoning Commission

_____
Attest: City Secretary

WHEREAS the City Council of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2018, to approve this plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary

A FINAL PLAT OF
LOTS 5, 6, AND 7, BLOCK 5

BRENTWOOD ESTATES ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 2R-3, BLOCK 5, BRENTWOOD ESTATES ADDITION, RECORDED IN CABINET A, SLIDE 11066, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 5.110 ACRES IN THE T. PECK SURVEY, A – 1209 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Noorneel, LLC
704 Gates Head Ct.
Southlake, Texas 76092

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. 10112000

CITY CASE NO. RP 2017-07
SPRY PROJECT NO. 034-144-31
DATE: JANUARY 2018

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

H. LAMAR SLAY
VOL. 11086, PG. 1521
D.R.T.C.T.

LESLIE GALLER
DOC. NO. D200024870
D.R.T.C.T.

12,260.3 SQ. FT. R.O.W. DEDICATION
DOC. NO. D209309720 D..R.T.C.T.

4,494.6 SQ. FT. R.O.W. DEDICATION
DOC. NO. D210008371, D.R.T.C.T.

1/2" IRF

LOT 3
LOT 2
LOT 1
BLOCK 2, STEEPLE RIDGE
CAB. A, SLIDE 873, P.R.T.C.T.

STEEPLE RIDGE DR. (R.O.W. VARIES)

5/8" IRF w/CAP "DOWDY"

LOT 2
LOT 1
BLOCK 1, STEEPLE RIDGE CAB. A, SLIDE 873, P.R.T.C.T.

LOT 3
LOT 2
HIGH POINT ESTATES
CAB. A, SLIDE 10899
P.R.T.C.T.
LOT 1

HIGH POINT COURT (50' R.O.W.)

LOT 19
LOT 20
HIGH POINT ESTATES
CAB. A, SLIDE 10899
P.R.T.C.T.
LOT 21

LOT 1, BLOCK 1
BRENTWOOD ESTATES
CAB. A, SLIDE 6745
P.R.T.C.T.

62.5'

1/2" IRF w/ "JPH" CAP
N: 7014876.91
E: 2369340.42

SHADY GROVE ROAD (R.O.W. VARIES)

60.3'

PK NAIL IN CONC. w/WASHER "JPH"

N 89°32'34" E 709.80'

S 89°43'55" E 209.22'

364.25'

223.46'

122.09'

10' U.E. CAB. A, SLIDE 5312 P.R.T.C.T. (HATCHED)

15'x20' W.L.E. DOC. NO. D208293469 D.R.T.C.T.

15'X15' W.L.E. CAB. A, SLIDE 5312 P.R.T.C.T. (ABANDONED BY THIS PLAT)

P.A.D.&U.E. CAB. A, SLIDE 5312P.R.T.C.T.

25' B.L.

LOT 2R-3, BLOCK 5
BRENTWOOD ESTATES ADDITION
CAB. A, SLIDE 11066
P.R.T.C.T.

BLOCK 5

LOT 5
1.973 ACRES
85,964 SQ. FT.

LOT 6
1.170 ACRES
50,830 SQ. FT.

LOT 7
1.969 ACRES
85,786 SQ. FT.

VARIABLE WIDTH DRAINAGE EASEMENT (BY THIS PLAT)

15' SANITARY SEWER EASEMENT (BY THIS PLAT)

15' INGRESS, EGRESS, WATER, SANITARY SEWER & DRAINAGE ESMT. CAB. A, SLIDE 11066 P.R.T.C.T.

10' GAS, TELEPHONE & ELECTRIC ESMT. CAB. A, SLIDE 11066 P.R.T.C.T.

30' P.A.U.&D.E. (HATCHED) CAB. A, SLIDE 5312 P.R.T.C.T.

LOT 3, BLOCK 5
BRENTWOOD ESTATES ADDITION
CAB. A, SLIDE 5312 P.R.T.C.T.

Δ D = 89°57'21"
R = 30.00'
CHB = S 44°51'24" E
CHD = 42.41'
A = 47.10'

PK NAIL IN CONC. w/WASHER "JPH"

PK NAIL IN CONC.

S 89°52'29" E 186.04'

PK NAIL IN CONC.

1/2" IRF w/ "JPH" CAP

S 30°27'15" W 17.38'

N 00°07'31" E 234.17'

S 00°07'31" W 237.87'

N 00°07'31" E 141.84'

S 89°52'29" E 26.20'

N 00°07'31" E 98.30'

S 00°07'04" W 195.86'

LOT 1R1, BLOCK 5
BRENTWOOD ESTATES ADDITION
DOC. NO. D214185784
P.R.T.C.T.

A.D.&U.E. CAB. A, PG. 11066 P.R.T.C.T.

W.E. (BY THIS PLAT)

10' GAS, TELEPHONE, & ELECTRIC ESMT. CAB. A, SLIDE 11066 P.R.T.C.T.

WATER & DRAINAGE EASEMENT (BY THIS PLAT)

W.E. (BY THIS PLAT)

P.O.B.
PK NAIL IN CONC. w/WASHER "JPH" (C.M.)

30.00' 50.37' 25.00' 138.15' 15.00' 80.72'

364.23'

80.41' 23' 197.25' 35.00' 28.85' 15.00' 16.01' 21.98'

"V" SET IN CONC.

"X" SET IN CONC.

564.77'

N 89°52'29" W 1126.25'

35' INGRESS, EGRESS, WATER, SANITARY SEWER, & DRAINAGE ESMT. CAB. A, SLIDE 11066 P.R.T.C.T.

15' U.E. (HATCHED) CAB. A, SLIDE 5312 P.R.T.C.T.

LOT 1R2, BLOCK 5
BRENTWOOD ESTATES ADDITION
DOC. NO. D214185784
P.R.T.C.T.

LOT 2R-2, BLOCK 5
BRENTWOOD ESTATES ADDITION
CAB. A, SLIDE 11066
P.R.T.C.T.

LOT 2R-1, BLOCK 5
BRENTWOOD ESTATES ADDITION
CAB. A, SLIDE 11066
P.R.T.C.T.

LOT 4, BLOCK 5
BRENTWOOD ESTATES ADDITION
CAB. A, SLIDE 5312
P.R.T.C.T.

DAVIS BLVD. (R.O.W. VARIES)

N 00°07'31" E 268.27'

S 00°07'31" W 268.27'

P.A.D.&U.E. CAB. A, SLIDE 5312 P.R.T.C.T.

INGRESS & EGRESS, WATER, SANITARY SEWER & DRAINAGE ESMT., DOC. D204151084 D.R.T.C.T.

JOINT-USE DRIVEWAY AGREEMENT ESMT. VOL. 17425, PG. 316 & DOC. NO. D204204923 D.R.T.C.T.

INGRESS & EGRESS, WATER, SANITARY SEWER & DRAINAGE ESMT., DOC. D204151084 D.R.T.C.T.

JOINT-USE DRIVEWAY AGREEMENT ESMT. VOL. 17425, PG. 316 & DOC. NO. D204204923 D.R.T.C.T.

INGRESS, EGRESS, WATER, SANITARY SEWER & DRAINAGE ESMT. CAB. A, SLIDE 11066 P.R.T.C.T.

P.O.C.
1/2" IRF w/ "JPH" CAP (C.M.)

1/2" IRF w/ "JPH" CAP(C.M.)

NORTH TARRANT PARKWAY
(200' R.O.W.)

Feb 20, 2018 - 1:11pm
T:\cad\joe\034-144 Brentwood Estates Lot 2R-3 - NRH\31-Replat\ spry-BentwoodEstate-Plat.dwg