



A B B R E V I A T I O N S	
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
P.G.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
M.A.E.	MUTUAL ACCESS EASEMENT
CONC	CONCRETE
ASPH	ASPHALT
NG	NATURAL GROUND

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 shown hereon are based on south right-of-way line of Soyars Lane, called North 1/2 Sec. 17, T. 28N, R. 17E East - 592.46', in the deed to WCU Davis 99, LTD, recorded in Volume 13986, Page 18, in the Public 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. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
5. 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.
6. According to the Flood Insurance Rate Map No. 48439C0090K, published by the Federal Emergency Management Agency, dated: September 25, 2008, the southern portion of the subject property shown hereon lies within the special flood hazard area designated as "Zone AE", inundated by the 100-year flood. The remaining property does not lie within any special flood hazard area inundated by the 100-year flood. Local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
7. On the issue date of this survey the surveyed property shown hereon is zoned C-1 Commercial District, 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 plats of Woodbert Addition, recorded in Volume 1817, Page 328, P.R.T.C.D.
8. This plot does not remove any existing covenants or restrictions, if any, on the property.
9. No fencing shall be located with the 25' SLOPE Easement shown hereon.

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-0000
Firm Reg. No. 10112000
Project No. 073-010-30

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

OWNER: HW VENTURES, LLC
6617 Precinct Line Rd
North Richland Hills, TX 76182
Phone: 817-498-7977

OWNER: HOWE/WOOD & COMPANY
PROJECT SHARING PLAN
6617 Precinct Line Rd
North Richland Hills, TX 76182
Phone: 817-498-7977