

C:\MBD_RPLS\7500 Davis Blvd_Working Replat.dwg modified by mbd at Mar 19, 2019 -- 10:07am

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being all of Lots 2R-2A and 2R-2B, Block 13, MEADOWVIEW ESTATES, Volume 388-199, Page 98, Plat Records, Tarrant County, Texas (PRTCT) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the east Line of Davis Boulevard (FM 1938) for the southwest corner of Lot 2R-1, Block 13, Meadowview Estates as recorded in Volume 388-130, Page 1, PRTCT;

THENCE North 89° 30' 30" East, with the north line of said Lot 2R-2A, a total distance of 168.80 feet to a 1/2" iron rod found on the west of Lor 3, Block 13, per the plat recorded in D216195025, PRTCT;

THENCE South 0° 45' 09" East, with west line of said Lot 3, a distance of 195.02 feet to a 5/8" iron rod with a cap stamped "RPLS 5094" set on the north line of Rumfield Road for the southeast corner of said Lot 2R-2B, Block 13; Addition;

THENCE South 89° 30' 46" West, with the north line of Rumfield Road, a distance of 171.09 feet to a X Set on the east line of Davis Boulevard for a corner;

THENCE North 0° 04' 48" West, with the east line of Davis Boulevard, a distance of 194.80 to the POINT OF BEGINNING and containing a calculated area of 33,104 Square Feet or 0.760 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, being the owners, do hereby adopt this plat designating the hereinabove described property as Lot 2R3, Block 13, MEADOWVIEW ESTATES, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2019.

Owner _____

Owner _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2019.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATION:

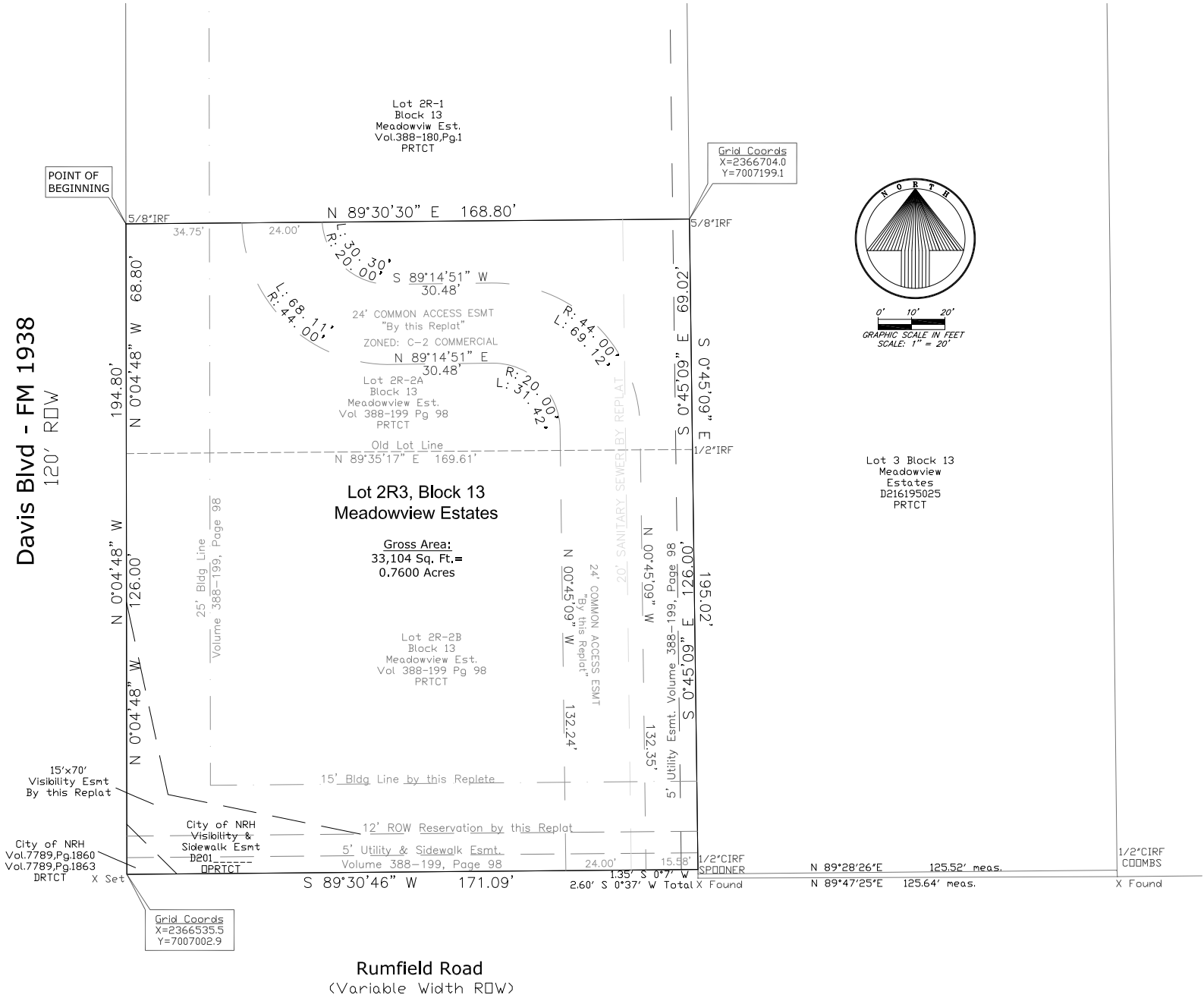
That I, Michael B Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE §663.18:
Certification -- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Registered Professional Land Surveyor 5094
Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

Michael B Davis, Registered Professional Land Surveyor

Davis Blvd - FM 1938
120' ROW



NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Cenral Texas Zone.

5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

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 replat does not amend or remove any covenants or restrictions.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2019, 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 _____, 2019, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Preliminary, for review only.

REPLAT

Lots 2R3, Block 13, MEADOWVIEW ESTATES
Being a replat of Lots 2R-2A & 2R-2B, Block 13, Meadowview Estates, an addition to North Richland Hills, Tarrant County, Texas, according to Replat recorded in Volume 388-199, Page 98, Plat Records, Tarrant County, Texas.

0.760 Acres out of the S. Richardson Survey, Abstract No. 1266

MARCH 19, 2019 / 1 LOT

PLAT FILED AS INST. NO. D_____, DATE _____

NRH CASE NO. RP 2019-01

SHEET 1 of 1

OWNER:

RASK, LLC, Crystal Gardens, LLC
Sylvan Ridge, LLC
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Southlake Texas 76092
Phone: 817-455-8100

ENGINEER:

Kellie Engineering, Inc.
PO Box 471898
Fort Worth Texas 76147
Tel. 817-455-1396

Alpha Land Surveying, Inc.

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