



LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
F.D.A.U.E. = FIRELANE DRAINAGE, ACCESS & UTILITY EASEMENT  
F.L.A.U.E. = FIRELANE MUTUAL ACCESS & UTILITY EASEMENT  
F.A.W.E. = FIRELANE ACCESS & WATER EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
A.E. = ACCESS EASEMENT  
U.E. = UTILITY EASEMENT  
W.E. = WATER EASEMENT  
ESMT. = EASEMENT  
DOC. NO. = DOCUMENT NUMBER  
CAB. = CABINET  
O.P.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

- 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 plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
- Bearing system of this survey is based on a line oriented between City of North Richland Hills monuments 29 and 30 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. The horizontal coordinates shown hereon are grid coordinates. The combined scale factor for this project is 0.99984858951.

OWNERS CERTIFICATION

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Sandcap Davis-N Tarrant, LLC is the owner of a tract of land situated in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas; being part of a 2.688 acre tract of land described as "Tract 2" in Special Warranty Deed from North Richland Center I, LP to Sandcap Davis-N Tarrant, LLC executed October 15, 2013, recorded October 16, 2013 in Document No. D213269729, Official Public Records, Tarrant County, Texas and part of a 6.503 acre tract of land described in Special Warranty Deed from Randall's Food & Drugs LP to , Sandcap Davis-N Tarrant, LLC executed December 5th, 2013, recorded December 10, 2013 in Document No. D213311113, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEING all of Lot 2R3R, Block 1 of Davis-North Tarrant Parkway Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Document No. D216263437, Official Public Records, Tarrant County, Texas; all of Lots 2R4, 2R5, 2R6 and 2R7, Block 1 of Davis-North Tarrant Parkway Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Document No. 215023195, Official Public Records, Tarrant County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SandCap Davis-N Tarrant, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as DAVIS - NORTH TARRANT PARKWAY ADDITION, LOTS 2R3R1, 2R4R, 2R5R, 2R6R and 2R7R, BLOCK 1, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS, my hand at \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

SandCap Davis-N Tarrant, LLC,  
a Texas limited liability company  
By: SandCap NRH Management, LLC  
a Texas limited liability company, its manager

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ of SandCap NRH Management, LLC, 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 purpose therein expressed and in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, David J. De Weirtdt, a Registered Professional Land Surveyor in the State of Texas, do hereby state that this plat was prepared from an actual survey on the ground made by me or under my direction and supervision in accordance with the subdivision regulations of the City of North Richland Hills.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

David J. De Weirtdt  
Registered Professional Land Surveyor No. 5066  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. (972) 770-1300  
dave.deweirtdt@kimley-horn.com

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

OWNER  
SANDCAP DAVIS -  
N TARRANT, LLC  
550 BAILEY AVE., SUITE 225  
FORT WORTH, TX 76107  
TEL. NO. 817-289-2610  
CONTACT: WILLIAM SANDLIN

ENGINEER  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
TEL. NO. (972) 770-1300  
CONTACT: Holly Montie, P.E.

THIS PLAT FILED AS DOCUMENT NO. D \_\_\_\_\_, DATE \_\_\_\_\_

REPLAT  
DAVIS - NORTH TARRANT  
PARKWAY ADDITION  
LOTS 2R3R1, 2R4R, 2R5R, 2R6R AND 2R7R,  
BLOCK 1  
BEING A REVISION OF LOTS 2R3R,  
2R4, 2R5, 2R6 AND 2R7, BLOCK 1  
DAVIS - NORTH TARRANT PARKWAY ADDITION  
RECORDED IN DOC. NO. D216263437 & D215023195  
OFFICIAL PUBLIC RECORDS,  
TARRANT COUNTY, TEXAS  
BEING 6.067 ACRES OUT OF  
THOMAS PECK SURVEY, ABSTRACT NO. 1210  
CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS  
CITY CASE # RP 2019-06

Kimley»Horn

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820  
Scale 1" = 50'  
Drawn by SRD  
Checked by DJD  
Date JULY 2019  
Project No. 064549600  
Sheet No. 1 OF 1