

* OWNER'S CERTIFICATION

STATE OF TEXAS &

COUNTY OF TARRANT §

WHEREAS INTEGRATED FM1938 HOLDINGS, LP is the sole owner of a 2.5217 acre tract of land located in the WHEREAS INTEGRATED FM1938 HOLDINGS, LP is the sole owner of a 2.5.21 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 2.5.217 acre tract of land being all of LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE, being an Addition to the said City and State, according to the plat thereof filled for record in Tarrant County, Clerk's Instrument No. D220165500, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 2.5.217 acre tract of land also being a portion of those certain tracts of land described as "Tract 1 and 3", conveyed to INTEGRATED FM1938 HOLDINGS, I.P, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D218170233, O.P.R.T.C.T., together with all of that certain tract of land conveyed to INTEGRATED FM1938 HOLDINGS, I.P, by deed thereoff filed for record in Tarrant County Clerk's Instrument No. D219229539, O.P.R.T.C.T., said 2.5.217 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as a capped iron rod found) at the most easterly lot corner of said tot 2, same being a southeast lot corner of Lot 3, of said Block 1, and being on the northwest right-of-way line of Davis Boulevard (being a variable width public right-of-way), and being at the beginning of a curve to the right having a radius of 2,804.83 feet;

THENCE along the southeast lot lines of said Lot 2 and along the said northwest right-of-way line of Davis Boulevard the following courses and distances:

With said curve to the right, an arc length of 228.88 feet, and across a chord which bears South 31°26'25" West, a chord length of 228.81 feet to a capped iron rod found;

South 33°45'44" West, a distance of 85.10 feet to a capped iron rod found

South 88°05'07" West, a distance of 11.56 feet to a capped iron rod found;

South 33°56'55" West, a distance of 117.98 feet to an "X" cut in concrete found at the most southerly southeast lot corner of said Lot 2, same being the most northerly northeast lot corner of Lot 8R, Block 1, D.J. Anderson Addition, being an Addition to the said city and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214062520, O.P.R.T.C.T.;

THENCE along the common lot line of said Lots 2 and 8R the following courses and distances:

North 56°03'04" West, a distance of 163.20 feet to a 1/2 inch iron rod with a cap stamped "RPLS 1980" found (Controlling Monument)

South 88'05'07" West, a distance of 107.10 feet to a 3/4 inch iron rod found (Controlling Monument) at the most westerly southwest lot corner of said Lot 2, same being a north lot corner of said Lot 8R, and being on a southeast lot line of Lot 3, Block 1, of the said Watermere on the Preserve;

North 33°56'55" East, a distance of 415.28 feet to a capped iron rod found;

North 76°43'05" East, a distance of 97.98 feet to a capped iron rod found: South 60°25'50" East, a distance of 183.08 feet to the POINT OF BEGINNING

The hereinabove described tract of land contains a computed area of 2.5217 acres (109,843 square feet) of land,

* OWNER'S CERTIFICATION

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, I, INTEGRATED FM1938 HOLDINGS, LP do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-ways, and any othe public areas shown on this plat.

THAT, I, INTEGRATED FM1938 HOLDINGS, IP, do hereby adopt this plat designating the hereinabove described rea property as LOT3 SIZ and ZRZ, WATERMERE ON THE PRESERVE, an Addition to the City of North Richland Hills Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any view.

INTEGRATED FM1938 HOLDINGS, LP

STATE OF TEXAS § COUNTY OF TARRANT §

known to me to be the person whose name is subscribed to the edged to me that he/she executed the same for the purpose and consideration

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ____ ___ day of____

Notary Public, State of Texas

STATE OF TEXAS &

That I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the of the City of North

PRELIMINARY
This document shall not
be recorded for any
purpose and shall not
be used or viewed or

elled upon as a fina

4/21/2021 6:29 AM

BURGESS & NIPLE

12750 MERIT DRIVE, SUITE 425 DALLAS, TEXAS 75251 PH: (972) 620-1255 x6015 TBPE FIRM NO. F-10834 ATTN. VANESSA MCELROY, P.E.

Eric S. Spooner, RPLS Texas Registration No. 5922 TBPLS Firm No. 10054900

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 ERIC S. SPOONER, 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 and consideration therein expressed, and in the capacity therein stated.

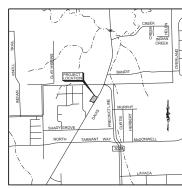
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ______ day of_____

OWNER/DEVELOPER

INTEGRATED FM1938 HOLDINGS, LP 3110 W. SOUTHLAKE BLVD., STE 120 SOUTHLAKE, TX 76092 (817) 742-1851 ATTN: PAUL MILOSEVICH

ſ	LINE TABLE			
	LINE	BEARING	DISTANCE	
	L1	S00°35'41"E	14.92'	
	L2	S00°35'41"E	15.83'	
	L3	S70°46'28"W	48.18'	
	L4	N56°03'05"W	15.01'	
	L5	N70°46'28"E	57.96'	
	L6	N56°03'13"W	13.50'	
	L7	N33°56'47"E	25.03'	
	L8	S56°03'04"E	8.50'	

CURVE TABLE						
RADIUS	LENGTH	CH BEARING	CH LENGTH			
20.00'	31.42'	N11°03'13"W	28.28'			
25.00'	39.27'	S11°03'09"E	35.35'			
	20.00'	RADIUS LENGTH 20.00' 31.42'	RADIUS LENGTH CH BEARING 20.00' 31.42' N11°03'13"W			



* VICINITY MAP

E1 EX. 15' X 50' SIGHT ESMT. T.C.C.I. NO. D213223698, O.P.R.T.C.T.

E2 EX. 15' X 50' SIGHT ESM1 T.C.C.I. NO. D220165502 O.P.R.T.C.T.

* LEGEND

IRON ROD WITH CAP FOUND IRON ROD FOUND "X" CUT FOUND (CM) CONTROLLING MONUMEN VOLUME D.R.T.C.T. DEED RECORDS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS EASEMENT SANITARY SEWER

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983 (NAD83), 2011 Adjustment. Coordinates shown are scaled to surface distances at 7,016,673.76 and E: 2,370,326.02 using a combined scale factor of 1.0001523839. All areas shown hereon are calculated based on surface
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0090K; map revised September 25, 2009; for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- 3. This plat is based on an ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment of Title Insurance prepared by Chicago Title Insurance Company, Commitment and G.F. No. 4712018600, having an effective date of September 13, 2002 and issued October 26, 2020; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
- 4. Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
- 5. Unless shown otherwise hereon, all property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set.
- 6. This plat does not remove any existing covenants or restrictions, if any, on the property
- 7. The purpose of this replat is to create two commercial lots out of one, and to create necessary easements for

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ______ day of _______, 2021, on this _____ day of _______, 2021, to recommend approval of this plat by the City

Chairman, Planning and Zoning Comm

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this day of 2021, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

CITY CASE NO. ________



WATERMERE ON THE PRESERVE LOTS 2R1 and 2R2

BEING A REPLAT OF A 3.5215 ACRE TRACT OF LAND LOCATED IN THE THOMAS PECK SURVEY, ABSTRACT NO. 1210, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 2.5216 ACRE TRACT OF LAND BEING ALL OF LOT 7, BLOCK LAND TRACT OF LAND BEING ALL OF LOT 7, BLOCK LAND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN T.C.C.I. NO. D22015S502, D.P.R.T.C.T., SAID 3.5216 ACRE TRACT OF LAND BEING A CONVEYED TO INTEGRATED FRM1938 HOLDINGS, LP BY THE DEEDS THEREOF FILED FOR RECORD IN T.C.C.I. NO. D23170233 and D219229533, O.P.R.T.C.T.

2 LOTS ~ 2.5217 ACRES

THIS PLAT FILED AS INSTRUMENT NO. D

APRIL ~ 2021