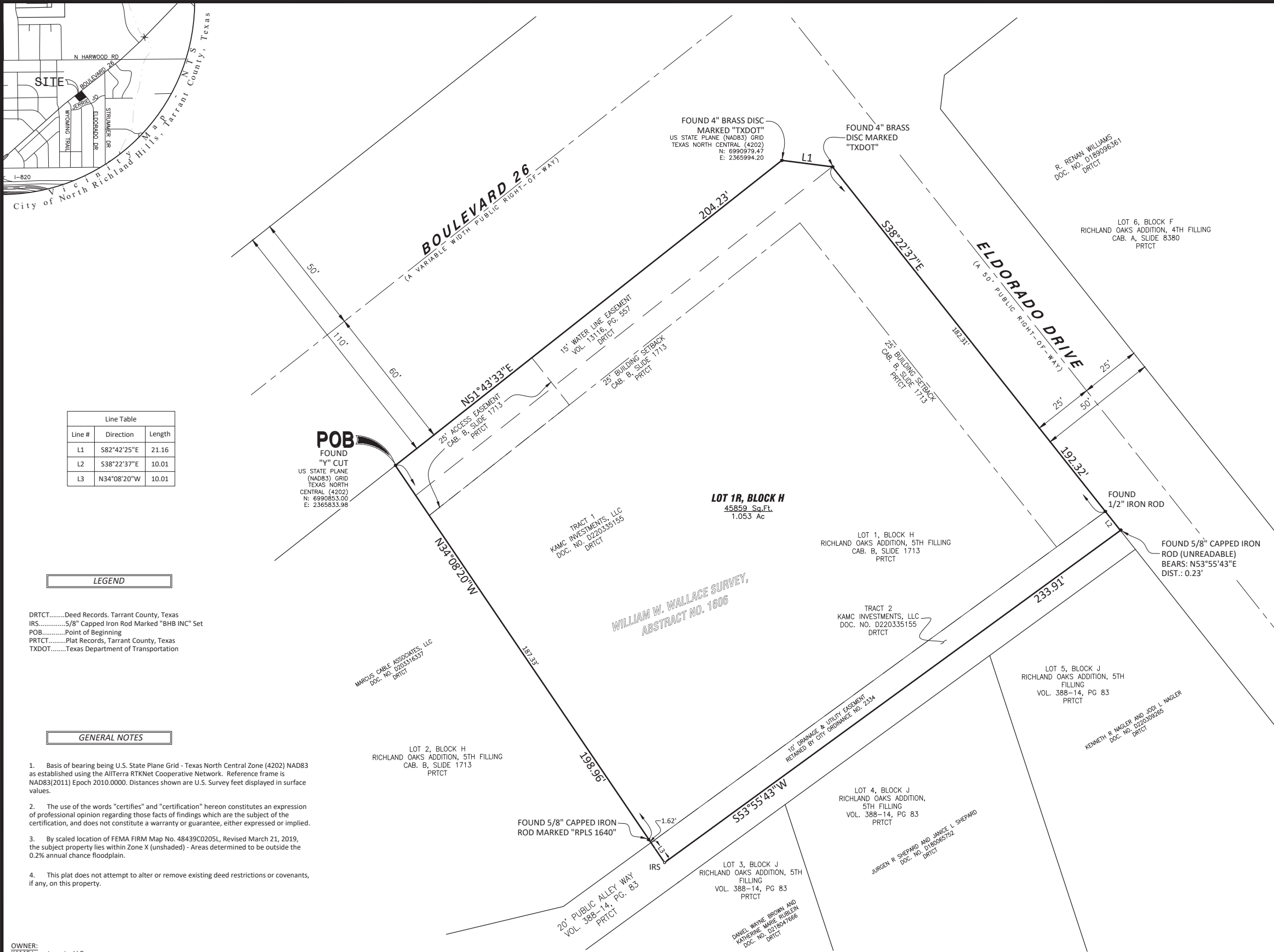


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STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, KAMC Investments, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the William W. Wallace Survey, Abstract Number 1606, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document Number D220335155, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEING a tract of land situated in the William W. Wallace Survey, Abstract Number 1606, City of North Richland Hills, Tarrant County, Texas, same being all of Lot 1, Block H, Richland Oaks Addition, 5th Filing, an addition to the City of North Richland Hills, Tarrant County, Texas as shown on the plat recorded in Cabinet B, Slide 1713, Plat Records, Tarrant County, Texas, and being a portion of a 20 foot alley as shown on the plat for Richland Oaks Addition, 5th Filing, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-14, Page 83, Plat Records, Tarrant County, Texas (PRTCT), and also being all of a tracts 1 and 2 as described by deed to KAMC Investments, LLC as recorded in Document Number D220335155, Deed Record, Tarrant County, Texas (DRTCT) and being more particularly described by meters & bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a "Y" cut found for the northwest corner of said Lot 1, same being the northeast corner of Lot 2, Block H of said Richland Oaks Addition, 5th filing as recorded id Cabinet B, Slide 1713, PRTCT, and being in the south right-of-way line of Boulevard 26 (a variable width public right-of-way);

THENCE North 51°43'33" East, with the common line between said Lot 1 and the said north right-of-way line, a distance of 204.23 feet to a 4-inch brass disc marked "TXDOT" found for the most westerly corner of a corner clip at the southwest corner of the intersection between said Boulevard 26 and Eldorado Drive (a 50 foot public right-of-way);

THENCE South 82°42'25" East, with the common line between said Lot 1 and said corner clip, a distance of 21.16 feet to a 4-inch brass disc marked "TXDOT" found for the most southerly corner of said corner clip;

THENCE South 38°22'37" East, with the common line between said Lot 1 and the west right-of-way line of said Eldorado Drive, passing at a distance of 182.31 feet, a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the northeast corner of the aforementioned tract 2, and now continuing with the common line between the said west right-of-way line and said tract 2, in all for a total distance of 192.32 feet to a point from which a found 5/8-inch capped iron rod (unreadable) bears North 53°55'43" East, a distance of 0.23 feet;

THENCE South 53°55'43" West, departing the said common line and with the south line of said tract 2, a distance of 233.91 feet to a 5/8-inch capped iron rod marked "BHB INC" set for the southwest corner of said tract 2;

THENCE North 34°08'20" West, with the west line of said tract 2, passing at a distance of 10.01 feet, a point for the southwest corner of the aforesaid Lot 1, same being the southeast corner of the aforementioned Lot 2, and now continuing with the common line between said Lots 1 and 2, passing at a distance of 11.63 feet, a 5/8-inch capped iron rod marked "RPLS 1640", and now continuing with the said common line in all for a total distance of 198.96 feet to the POINT OF BEGINNING, containing 45,859 square feet or 1.053 acres more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as LOT 1R, BLOCK H, RICHLAND OAKS 5TH FILING an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, alleys, right-of-way, easements, and any other public areas shown on this plat.

KAMC Investments, LLC

By: _____

Title: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, Authorized Agent of KAMC Investments, 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 and considerations therein expressed, in the capacity therein stated.

Notary Public in and for the State of Texas

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 05-12-2021

SKETCH SHOWING PREPARED PLAT AREA

LOT 1R, BLOCK H
RICHLAND OAKS, 5TH FILING
1.053 ACRES
BEING ALL OF LOT 1, BLOCK H, RICHLAND OAKS 5TH FILING
AS RECORDED IN CAB. B, SLIDE 1713, PRTCT
AND BEING ALL OF A 0.054 ACRE TRACT AS RECORDED IN
DOC. NO. D2203355155, DRTCT SITUATED WITHIN
THE WILLIAM W. WALLACE SURVEY, ABSTRACT 1606
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
MAY 2021

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20____, to approve this Preliminary Plat.

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 _____, 20____, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

This plat filed as Document Number _____