

LEGEND

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KH" 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
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

1. 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
2. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
3. 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 0.9998485951.

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 public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS, my hand at Fort Worth, this 23rd day of September, 2019.

SandCap Davis-N Tarrant, LLC,
a Texas limited liability company,

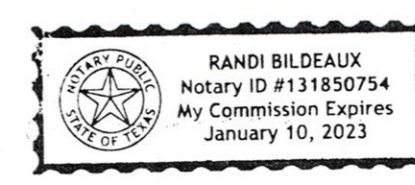
By: SandCap NRH Management, LLC
a Texas limited liability company, its manager
Name: William D. Sandlin
Title: MANAGER

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 William Sandlin 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 23rd day of September, 2019.

Randi Bildeaux
Notary Public in and for the State of Texas



SURVEYOR'S STATEMENT:

I, David J. De Weirdt, 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 4th day of SEPTEMBER, 2019.

David J. De Weirdt
David J. De Weirdt
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.deweirdt@kimley-horn.com



OWNER
SANDCAP DAVIS - N TARRANT, LLC
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
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.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this 23rd day of SEPTEMBER, 2019, to recommend approval of this Plat by City Council.

Jullie White
Chairman, Planning and Zoning Commission

Kathy Luppy
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this 23rd day of September, 2019, to approve this plat for filing of record.

Debra Swain
Mayor, City of North Richland Hills

David J. De Weirdt
Attest: City Secretary/Asst. City Secretary

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	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SRD	DJD	JULY 2019	064549600	1 OF 1

THIS PLAT FILED AS D1
D219243179
Filing Date: 10/23/19