

SURVEYOR'S NOTES

1. ALL SHOWN "1/2" IRS" ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
4. THIS REPLAT DOES NOT REMOVE ANY COVENANTS OR DEED RESTRICTIONS ON THE PROPERTY, IF ANY.
5. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE PLATTED LOT INTO 2 PLATTED LOTS.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS JBP Pain Management, PLLC, a Texas Professional Limited Liability Company is the sole owner of a tract of land located in the T. PECK SURVEY, Abstract No. 1209, North Richland Hills, Tarrant County, Texas, and being Lot 2R-2, Block 5, of Replat, Lots 2R-1, 2R-2 and 2R-3, Block 5, Brentwood Estates Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11066, Plat Records, Tarrant County, Texas, and being the same tract of land described in Special Warranty Deed with Vendor's Lien to JBP Pain Management, PLLC, a Texas Professional Limited Liability Company, recorded in Instrument No. D209134140, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of North Tarrant Parkway, a 200' wide public right-of-way, at the South common corner of said Lot 2R-1 and 2R-2, Block 5 of Replat of Brentwood Estates Addition;

Thence North 89°52'29" West, along said North line of North Tarrant Parkway, a distance of 364.23' to a 1/2" iron rod found at the Southeast corner of Lot 1R1, Block 5 of Replat, Lot 1R1 & 1R2, Block 5 of Brentwood Estates Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D214185784, Plat Records, Tarrant County, Texas;

Thence North 00°07'31" East, along the East line of said Lot 1R1, a distance of 268.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of Lot 5, Block 5 of Lots 5, 6 and 7, Block 5, Brentwood Estates Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218125931, Plat Records, Tarrant County, Texas;

Thence South 89°52'29" East, a distance of 364.23' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South common corner of said Lot 5 and Lot 6 of said Lots 5, 6 and 7, Block 5, Brentwood Estates Addition;

Thence South 00°07'31" West, a distance of 268.27' to the PLACE OF BEGINNING and containing 97,712 square feet or 2.243 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JBP Pain Management, PLLC, a Texas Professional Limited Liability Company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **REPLAT, LOTS 2R2R1 AND 2R2R2, BLOCK 5, BRENTWOOD ESTATES ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

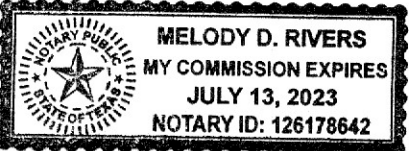
Jeffrey Phelps
Jeffrey Phelps, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey Phelps, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said JBP Pain Management, PLLC, a Texas Professional Limited Liability Company

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12 day of Dec, 2019.

Melody D. Rivers
Notary Public, State of Texas
My Commission expires: 7/13/23



SURVEYOR'S CERTIFICATE

I, John S. Turner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Witness my hand at Mesquite, Texas,
This 5TH day of DECEMBER, 2019.

John S. Turner
John S. Turner
Registered Professional Land Surveyor #5310

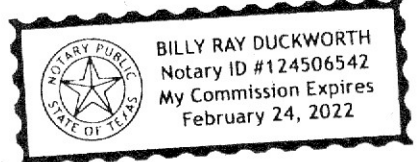


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This 5TH day of DECEMBER, 2019.

Billy Ray Duckworth
Notary Public in and for the State of Texas



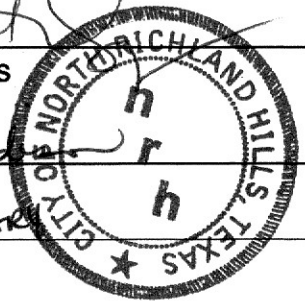
CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this 19TH day of SEPT, 2019, to recommend approval of this plat by the City Council.

Julie Smith
Chairman, Planning and Zoning Commission
Kathy Luper
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this 14TH day of October, 2019, to approve this plat for filing of record.

Robert W. Smith
Mayor, City of North Richland Hills
Gregory A. Smith
Attest: City Secretary
ASSISTANT CITY SECRETARY



D220036894
THIS PLAT FILED AS Filing Date: 02/14/20

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 8801-8821 North Tarrant Parkway ~

Owner: JBP Pain Management, PLLC
~ 8801 North Tarrant Parkway, North Richland Hills, TX 76182 ~
~ 817-616-0700 ~

Job No. 19-0958 Drawn by: 543 Date: 06-19-2019 Revised:

"A professional company operating in your best interest"

REPLAT
LOTS 2R2R1 AND 2R2R2, BLOCK 5
BRENTWOOD ESTATES ADDITION

BEING A REVISION OF
LOT 2R-2, BLOCK 5
BRENTWOOD ESTATES ADDITION, AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET A, SLIDE 11066, PLAT RECORDS, TARRANT COUNTY, TEXAS
JUNE 19, 2019
Case RP 2019-07