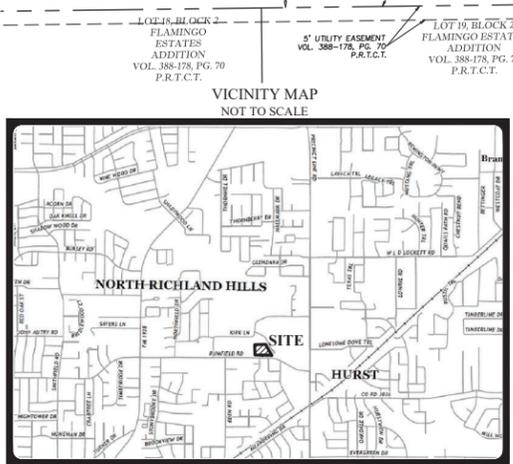
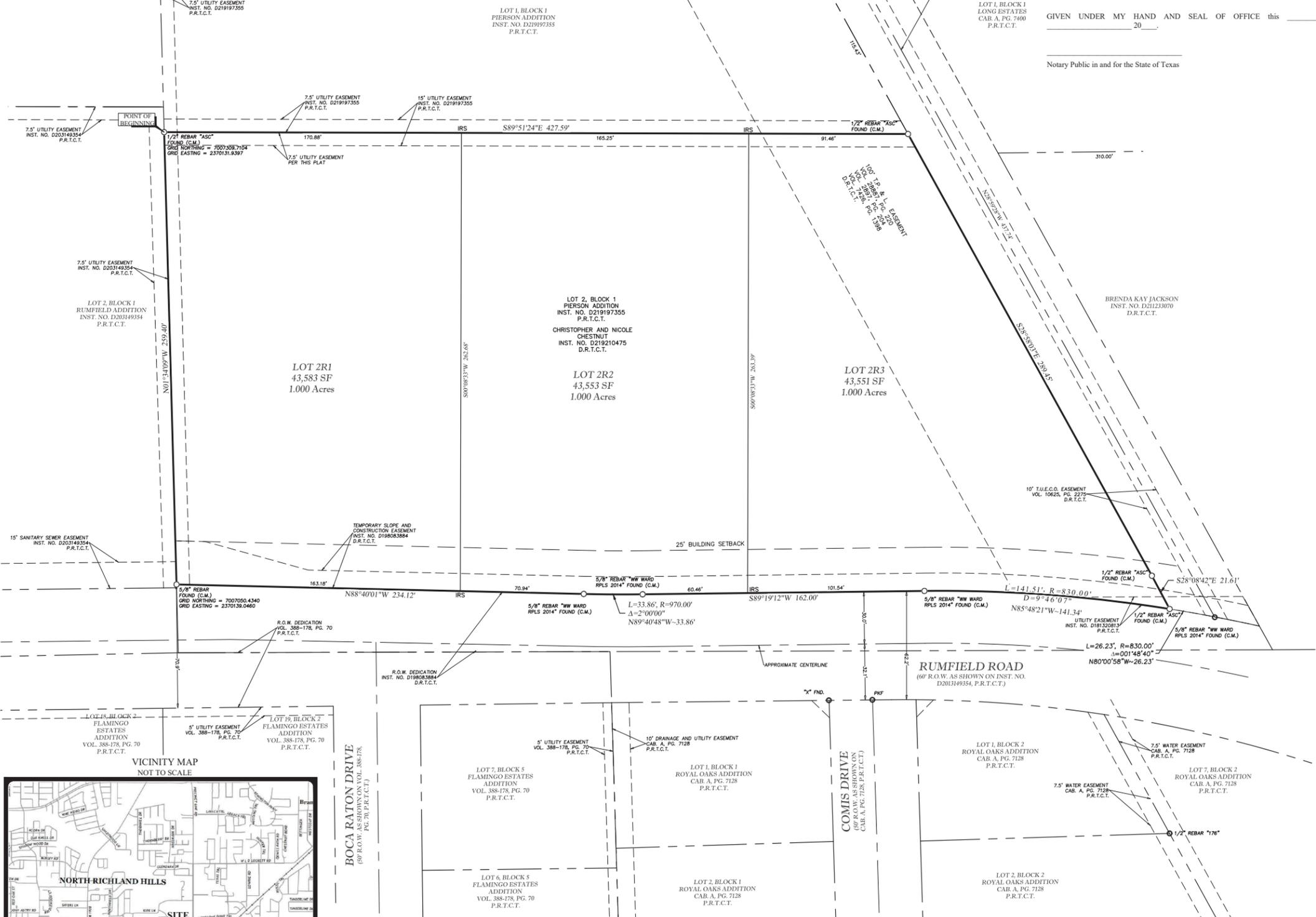


**SURVEYOR'S NOTES:**

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded and "X" Shaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090L, dated March 21, 2019, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take one recorded lot and create three recorded lots.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- Each lot must provide adequate turn-around space on the lot so that vehicles do not back onto Rumfield Road



- LEGEND OF ABBREVIATIONS**
- 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
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT

STATE OF TEXAS §  
 COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 3/25/2020

Thomas W. Mauk, R.P.L.S.  
 No. 5119

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_ 20\_\_

Notary Public in and for the State of Texas

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS Christopher and Nicole Chestnut are the owners of a 3.000 acre tract of land situated in the Stephen Richardson Survey, Abstract Number 1266, same being a tract of land conveyed to Christopher and Nicole Chestnut by deed recorded in Instrument Number D219210475, Deed Records, Tarrant County, Texas, also being all of Lot 2, Block 1 of Pierson Addition, an addition to the City of North Richland Hills, as recorded in Instrument Number D219197355, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "ASC" found for the southwest corner of Lot 1, Block 1, of said Pierson Addition, also lying on the east line of Lot 2, Block 1, Rumfield Addition, an addition to the City of North Richland Hills, as recorded in Instrument Number D203149354, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 51 minutes 24 seconds East, departing the east line of said second referenced Lot 2, with the south line of said Lot 1, a distance of 427.59 feet to a 1/2 inch rebar capped "ASC" found for the southeast corner of said Lot 1, also being a point on the west line of a tract of land conveyed to DDJET Limited LLP, 222 Benmar, Houston, Texas 77060 tract, as recorded in Instrument Number D20842763, Deed Records, Tarrant County, Texas;

THENCE South 28 degrees 58 minutes 03 seconds East, with the west line of said DDJET tract, a distance of 289.45 feet to a 1/2 inch rebar capped "ASC" found for corner;

THENCE South 28 degrees 08 minutes 42 seconds East, with the west line of said DDJET tract, a distance of 21.61 feet to a 1/2 inch rebar capped "ASC" found for the southwest corner of said DDJET tract, also being a point on the north right of way line of Rumfield Road (60 foot right of way as shown on Instrument Number D2013149354, P.R.T.C.T.) and being the beginning of a curve to the left with a radius of 830.00 feet, a central angle of 09 degrees 46 minutes 07 seconds, a chord bearing and distance of North 85 degrees 48 minutes 21 seconds West, a distance of 141.34 feet;

THENCE with said curve to the left, with the north right of way line of said Rumfield Road, an arc length of 141.51 feet to a 5/8 inch rebar capped "WW Ward RPLS 2014" found for corner;

THENCE South 89 degrees 19 minutes 12 seconds West, with the north right of way line of said Rumfield Road, a distance of 162.00 feet to a 5/8 inch rebar capped "WW Ward RPLS 2014" found for corner and being the beginning of a curve to the right, with a radius of 970.00 feet, a central angle of 02 degrees 00 minutes 00 seconds and a chord bearing and distance of North 89 degrees 40 minutes 48 seconds West, a distance of 33.86 feet;

THENCE with the north right of way line of said Rumfield Road, an arc length of 33.86 feet to a 5/8 inch rebar capped "WW Ward RPLS 2014" found for corner;

THENCE North 88 degrees 40 minutes 01 seconds West, with the north right of way line of said Rumfield Road, a distance of 234.12 feet to a 5/8 inch rebar found for the southwest corner of said first referenced Lot 2, also being a point on the east line of said second referenced Lot 2;

THENCE North 01 degrees 34 minutes 09 seconds West, departing the north right of way line of said Rumfield Road, with the east line of said second referenced Lot 2, a distance of 259.40 feet to THE POINT OF BEGINNING and containing 130,687 square feet or 3.000 Acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT Christopher P. Chestnut and Nicole Chestnut, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lots 2R1, 2R2 and 2R3, Block 1, Pierson Addition, 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.

By: \_\_\_\_\_  
 Christopher P. Chestnut Title/Date

By: \_\_\_\_\_  
 Nicole Chestnut Title/Date

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher P. Chestnut, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_ 20\_\_

Notary Public in and for the State of Texas

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Nicole Chestnut, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_ 20\_\_

Notary Public in and for the State of Texas

**REPLAT**  
**PIERSON ADDITION**  
**LOTS 2R1, 2R2 AND 2R3, BLOCK 1**  
 Being a Replat of Lot 2, Block 1  
 Pierson Addition, an addition to  
 The City of North Richland Hills  
 as recorded in Inst. No. D219197355, P.R.T.C.T.  
 City of North Richland Hills, Tarrant County, Texas  
 -- 2020 --



**OWNER/DEVELOPER**  
 Christopher and Nicole Chestnut  
 9104 Belaire Drive  
 North Richland Hills, Texas 76182

DRAWN BY: G.L.C. DATE: 01/31/2019 CHECKED BY: T.M. JOB NO.: WR2001.4339-01

CITY JOB NO.: RP 2020-06

This Plat Filed as Instrument Number \_\_\_\_\_, Dated \_\_\_\_\_