

JOSHUA MERRITT & DEANA MERRITT
INT. NO. D218110440

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, H LAMAR AND CINDY SLAY, are the owners of Lot 1R of Slay Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the Thomas Peck Abstract 1209 Tract 13A, Tarrant County, Texas, and being a tract of land conveyed to Lyle and Betty Varnes, as recorded in Instrument No. 79070001410, Vol 7907, Page 1410 of the Deed records of Tarrant County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEING a tract of land situated in the THOMAS PECK SURVEY, ABSTRACT NO. 1209, of Tarrant County, Texas, and being a tract of land conveyed to Lamar H. and Cindy E. Slay, as recorded in Volume 11086, Page 1521, of the Deed Records of Tarrant County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found for corner, being on the North right-of-way line of Shady Grove Road, and being the Southwest corner of lot 1, block 2, of Fresh Meadows Estates, an addition to the city of Fort Worth, Tarrant County, Texas, as recorded in Volume 2018, Page 9333, of the Plat Records of Tarrant County, and being the Southeast corner of said Slay tract, said corner being State Place coordinates, N: 7014925.5775, E: 2368392.7836;

THENCE South 88 degrees 51 minutes 16 seconds West, a distance of 219.87 feet to a point for corner, from which a 3/8 inch iron rod found for reference bears South 48 degrees 52 minutes 52 seconds East, a distance of 0.54 feet;

THENCE North 48 degrees 52 minutes 52 seconds West, a distance of 13.49 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 03 minutes 51 seconds West, a distance of 185.90 feet to a point for corner, being the Southwest corner of a tract of land conveyed to Joshua Merritt and Deana Merritt, as recorded in Instrument No. D218110440, of the Deed Records of Tarrant County, Texas, from which an "X" found for reference bears South 65 degrees 01 minutes 40 seconds East, a distance of 1.12 feet;

THENCE North 89 degrees 39 minutes 42 seconds East, a distance of 231.68 feet to a 5/8 inch yellow-capped iron rod found for corner, being the Northwest corner of lot 2, block 2, of said Fresh Meadows Estates;

THENCE South 00 degrees 31 minutes 30 seconds East, a distance of 191.72 feet to the PLACE OF BEGINNING and containing 1.02 acres of land.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That H LAMAR SLAY AND CINDY SLAY does hereby adopt this plat of SLAY ADDITION, an addition to the City of NORTH RICHLAND HILLS, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations, of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, and regulations of the City of NORTH RICHLAND HILLS, Texas.

WITNESS MY HAND at Tarrant County, Texas, this the _____ day of _____, 2021.

By: _____
H LAMAR AND CINDY SLAY

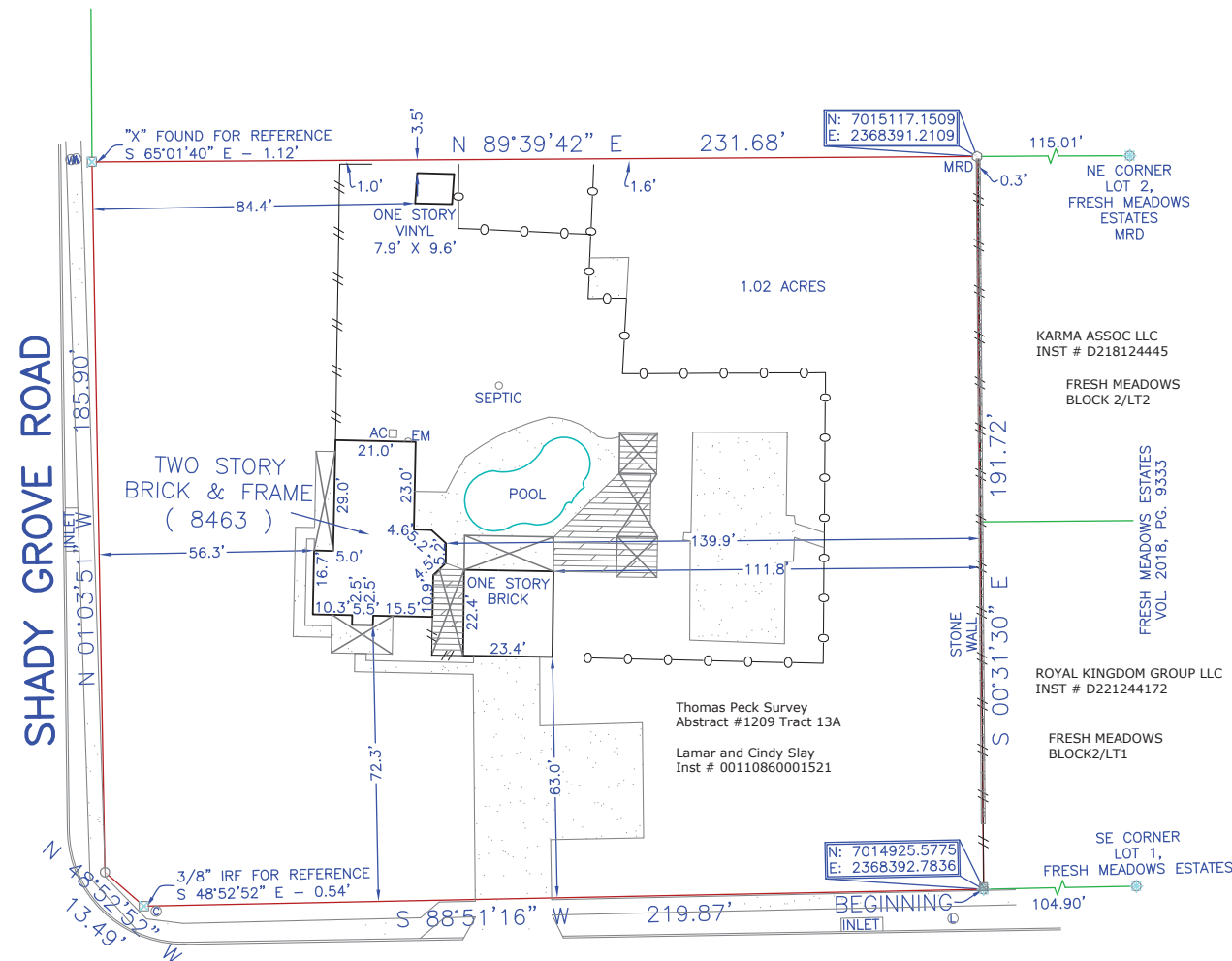
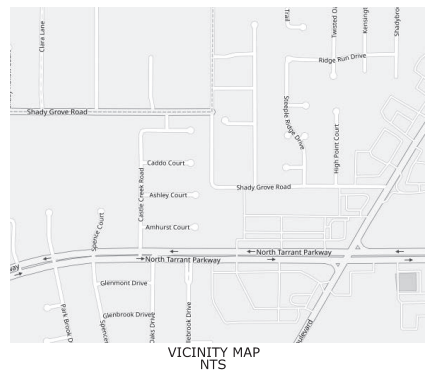
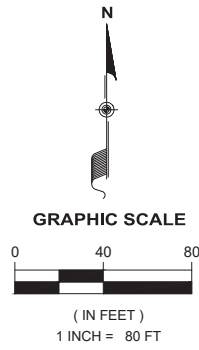
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H LAMAR AND CINDY SLAY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
My Commission Expires: _____

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 20____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission
Attest: Secretary, Planning and Zoning Commission



LEGEND	
●	1/2" IRF IRON ROD FOUND
■	1/2" CIRF YELLOW-CAPPED IRON ROD FOUND

GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. THE PURPOSE OF THIS PLAT IS TO PLAT AN AREA PREVIOUSLY UNPLATED PER ABSTRACT
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. ACCORDING TO FEMA MAP 48439C355L, ZONE X, EFFECTIVE MARCH 21, 2019, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Brian Rhodes, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting Rules and Regulations of the City of North Richland Hills, Texas.

Brian Rhodes
Registered Professional Land Surveyor No. 5962

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED PERSONALLY BRIAN RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____



OWNER/DEVELOPER
H LAMAR AND CINDY SLAY
8463 SHADY GROVE ROAD
FT WORTH, TEXAS
76182-8259
817-247-8386

SURVEYOR
RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972)475-8940
ATTN: BRIAN RHODES, RPLS

FINAL PLAT
SLAY ADDITION
LOT 1 BLOCK 1
An Addition to the City of North Richland Hills, Tarrant County,
Texas, being 1.02 acres of Land located in the Thomas Peck Survey,
Abstract #1209 Tract 13A, Tarrant County, Texas