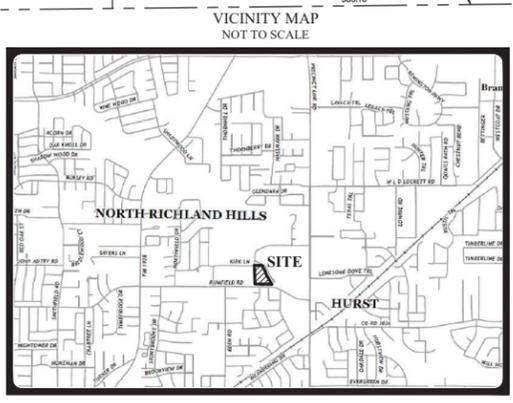


- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
 - This property lies within Zone "X" Unshaded and "X" Shaded of the Flood Insurance 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 tract of land and create two recorded lots.



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 planned 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 7/19/2019

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

- 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

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 _____

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 _____

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS James and Lina Pierson are the owners of a 5.935 acre tract of land situated in the Stephen Richardson Survey, Abstract Number 1266, same being a tract of land conveyed to James and Lina Pierson by deed recorded in Volume 6078, Page 805, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northwest corner of said Pierson tract, same being the southwest corner of Lot 1, Block A Blue Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 12351, Plat Records, Tarrant County, Texas and lying on the east right of way line of Kirk Lane (50 foot right of way);

North 89 degrees 52 minutes 24 seconds East departing the east right of way line of said Kirk Lane, with the south line of said Lot 1, a distance of 244.27 feet to a 1/2 inch rebar capped "ASC" set for an interior "ell" corner of said Lot 1;

THENCE South 66 degrees 23 minutes 12 seconds East with a south line of said Lot 1, a distance of 22.35 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of a tract of land conveyed to DDJET Limited LLP, 222 Benmar, Houston, Texas 77060, by deed recorded in Instrument Number D20842763, Deed Records, Tarrant County, Texas, same being the southwest corner of Lot 2, Block 1 of said Blue Addition;

THENCE the following calls following the west line of said DDJET tract:

South 61 degrees 31 minutes 18 seconds West, a distance of 4.61 feet to a 1/2 inch rebar capped "ASC" set for corner;
 South 28 degrees 59 minutes 31 seconds East, a distance of 238.92 feet to a 1/2 inch rebar capped "ASC" set for corner;
 South 06 degrees 00 minutes 00 seconds East, a distance of 50.97 feet to a 1/2 inch rebar capped "ASC" set for corner;
 South 28 degrees 58 minutes 03 seconds East, a distance of 404.88 feet to a 1/2 inch rebar capped "ASC" set 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" set for the southwest corner of said DDJET tract and lying on the north right of way line of Rumfield Road (60 foot right of way) and being the beginning of a curve to the left with a central angle of 9 degrees 46 minutes 07 seconds, a radius of 830.00 feet and a chord bearing and distance of North 85 degrees 48 minutes 21 seconds West, 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 central angle of 2 degrees 00 minutes 00 seconds, a radius of 970.00 feet and a chord bearing and distance of North 89 degrees 40 minutes 48 seconds West, 33.86 feet;

THENCE with said curve to the right, 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 southeast corner 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 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 Lot 2, and continuing with the east line of a tract of land conveyed to Joe R. and Mary A. Flores by deed recorded in Volume 12069, Page 50, Deed Records, Tarrant County, Texas, passing a 1 inch rebar found for the northeast corner of said Flores tract, a distance of 590.98 feet and continuing with the east right of way line of said Kirk Lane, a total distance of 629.75 feet to THE POINT OF BEGINNING and containing 258,546 square feet or 5.935 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
 THAT James and Lina Pierson, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lots 1 and 2, 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: _____ Title/Date _____
 James Pierson

By: _____ Title/Date _____
 Lina Pierson

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 _____, 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 _____, 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

FINAL PLAT
PIERSON ADDITION
LOTS 1 AND 2, BLOCK 1
 Being a 5.935 Acre tract of Land
 Situated in the Stephen Richardson Survey,
 Abstract Number 1266
 City of North Richland Hills, Tarrant County, Texas

WINDROSE
 LAND SURVEYING | PLATTING
 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
 FRM REGISTRATION NO. 10114331 | WINDROSESERVICES.COM

ARTHUR
 LAND SURVEYING
 220 Elm St., # 200 - Lewisville, TX 75057
 Ph. 214.217.2544 - TFRN# 10063800
 arthursurveying.com Established 1986

OWNER/DEVELOPER
 JAMES AND LINA PIERSON
 9000 KIRK LANE,
 NORTH RICHLAND HILLS,
 TARRANT COUNTY, TEXAS

DRAWN BY: G.L.C. DATE: 06/20/2019 CHECKED BY: T.M. JOB NO.: 2019.6.261 CITY JOB NO.: FP2019-08