

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 of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0205L, 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 two existing tracts and create three 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 platted 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 11/26/2019

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

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS G.O.O. Property Development is the owner of two tracts of land, a total acreage of 1.831 acres, situated in the John H. Barlough Survey, Abstract Number 130, as conveyed to G.O.O. Property Development by deed recorded in Instrument Number D213004187, Deed Records, Tarrant County, Texas also being conveyed to G.O.O. Property Development by deed recorded in Instrument Number D213003956, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

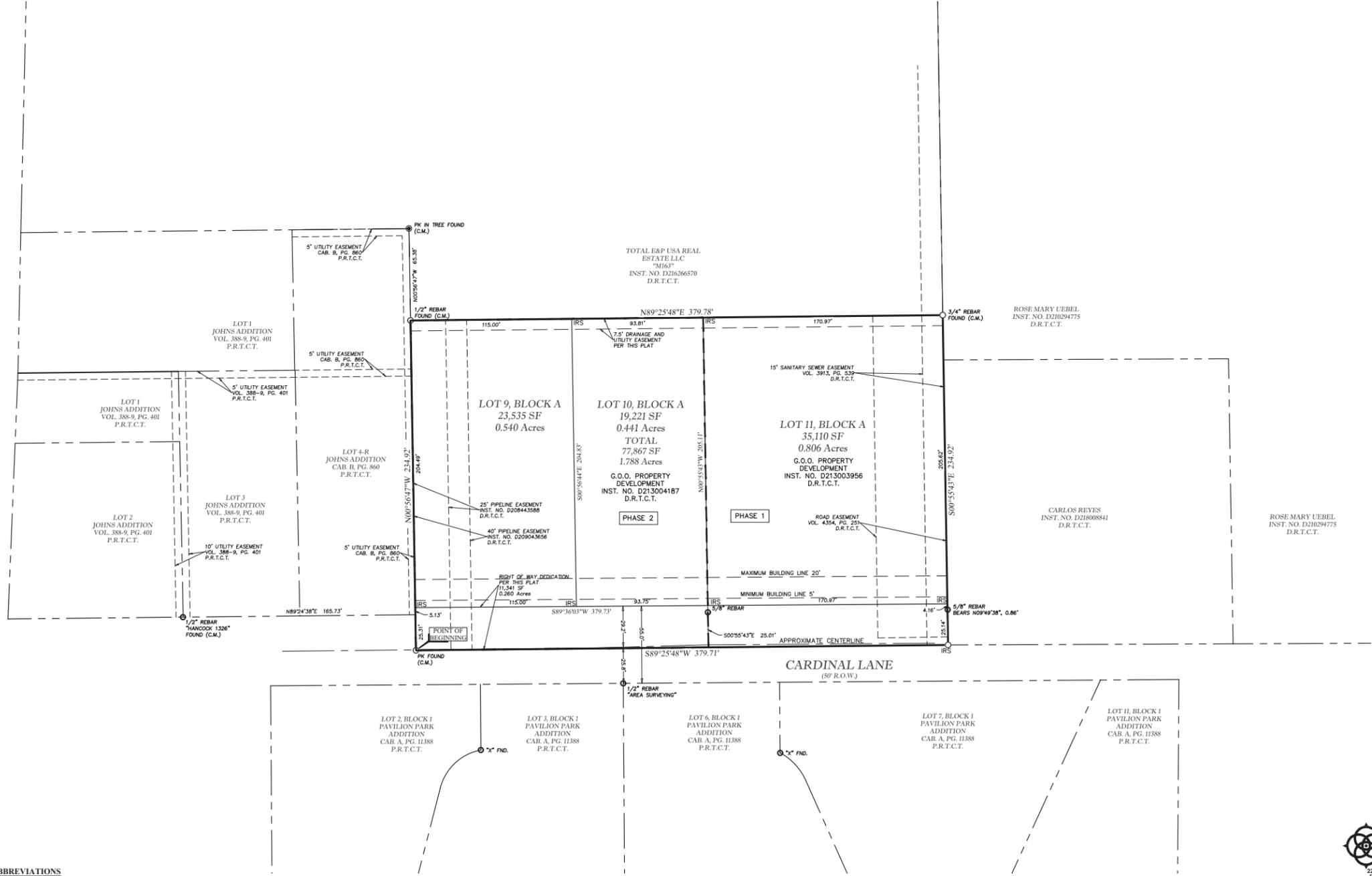
BEGINNING at a PK Nail found for the southwest corner of said first referenced G.O.O. tract, also being a point in the centerline of Cardinal Lane (50 foot right of way);

THENCE North 00 degrees 56 minutes 47 seconds West departing the centerline of said Cardinal Lane, passing the southeast corner of Lot 4-R, Johns Addition, an addition to the City of North Richland Hills, as recorded in Cabinet B, Page 860, Plat Records, Tarrant County, Texas and continuing with the east line of said Lot 4-R, a distance of 234.92 feet to a 1/2 inch rebar found for the northwest corner of said first referenced G.O.O. tract, same being the southernmost southwest corner of a tract of land conveyed to Total E&P USA Real Estate, L.L.C. by deed recorded in Instrument Number D216266570, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 25 minutes 48 seconds East departing the east line of said Lot 4-R, with the south line of said Total E&P tract, a distance of 379.78 feet to a 3/4 inch rebar found for the southernmost southeast corner of said Total E&P tract, and lying on the west line of a tract of land conveyed to Rose Mary Uebel by deed recorded in Instrument Number D210294775, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 55 minutes 43 seconds East with the west line of said Uebel tract, continuing with the west line of a tract of land conveyed to Carlos Reyes by deed recorded in Instrument Number D218008841, Deed Records, Tarrant County, Texas and continuing a total distance of 234.92 feet to a PK Nail set for the southwest corner of said Reyes tract, same being the centerline of said Cardinal Lane;

THENCE South 89 degrees 25 minutes 48 seconds West with the centerline of said Cardinal Lane, a distance of 379.71 feet to THE POINT OF BEGINNING and containing 89,207 square feet or 2.048 acres of land, more or less.



- 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

PRELIMINARY PLAT NOT TO BE USED FOR FINAL SUBMITTAL - PRELIMINARY ONLY

PRELIMINARY PLAT
JOHN'S ADDITION
LOTS 9, 10 AND 11, BLOCK A
 Being 2.048 Acres situated in the
 John H. Barlough Survey, Abstract No. 130
 City of North Richland Hills, Tarrant County, Texas



OWNER/DEVELOPER
 G.O.O. PROPERTY DEVELOPMENT
 PO Box 92879
 Southlake, Texas 75092-0879

DRAWN BY: G.L.C. DATE: 10/17/2019 CHECKED BY: J.M. JOB NO.: 2019.10.377

2019
 CITY JOB NO: FP2019-_____