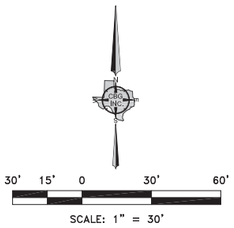
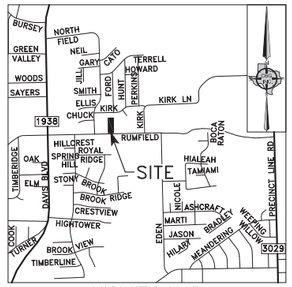




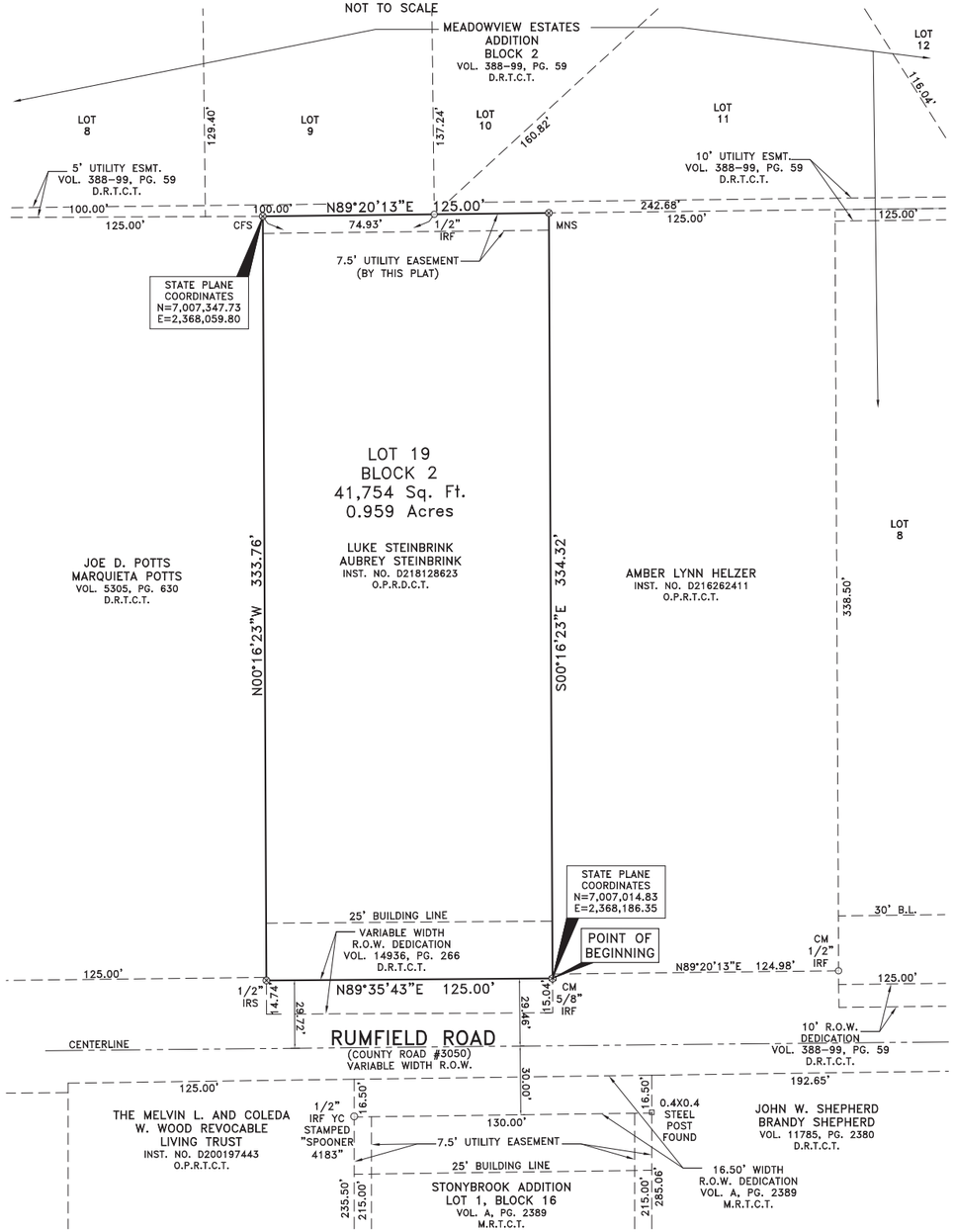
VICINITY MAP
NOT TO SCALE

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH A PLASTIC YELLOW CAP
MNS	MAG NAIL SET ON BOTTOM RAIL WOOD FENCE
CFS	CROWS FOOT SET ON TOP RAIL OF FENCE
1/2 IRS	1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

1) 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.2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE NEW LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.



SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.
RELEASED FOR REVIEW 01/03/2019 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appears Bryan Connally, 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, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the ___ day of _____, 2019.

_____
Notary Public, State of Texas
My Commission expires:

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

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this_____day of_____, 2019, to approve this plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary

THIS PLAT FILED AS INSTRUMENT NO. _____, DATED_____.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Luke Steinbrink and Aubrey Steinbrink, are the sole owners of a tract of land situated in the Stephen Richardson Survey, Abstract No. 1266, City of North Richland Hills, Tarrant County, Texas, and being all of a tract of land conveyed to Luke Steinbrink and Aubrey Steinbrink by General Warranty Deed recorded in Instrument Number D218128623, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Amber Lynn Helzer in deed recorded in Instrument Number D216262411, Official Public Records, Tarrant County, Texas, same being the North Right-of-Way line of Rumfield Road (County Road #3050) (a Variable Width Right-of-Way);

THENCE North 89 degrees 35 minutes 43 seconds East, along the North Right-of-Way line of said Rumfield Road (County Road #3050), a distance of 125.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner; said corner being the North Right-of-Way line of said Rumfield Road (County Road #3050), same being the Southeast corner of a tract of land conveyed to Joe D. Potts and Marquieta Potts in deed recorded in Volume 5305, Page 630, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 16 minutes 23 seconds West, along the East line of said Joe D. Potts and Marquieta Potts tract, a distance of 333.76 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner; said corner being the Northeast corner of said Joe D. Potts and Marquieta Potts tract, same being on the South line of Lot 9, Block 2, of the Meadowview Estates Addition, an addition to the city of North Richland Hills, Texas, according to the plat thereof recorded in Volume 388-99, Page 59, Deed Records, Tarrant County, Texas.

THENCE North 89 degrees 20 minutes 13 seconds East, along the South line of said Lot 9, passing by a distance of 74.93 feet by a 1/2 inch iron rod found for witness, said corner being in the Southeast corner of said Lot 9, being in the Southwest corner of Lot 10, Block 2, of said Meadowview Estates Addition, and also being in the Southwest corner of Lot 11, Block 2, of said Meadowview Estates Addition, continuing along the South line of said Lot 11 for a total distance of 125.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner, said corner being in the South line of said Lot 11, and also being in the Northwest corner of said Amber Lynn Helzer tract;

THENCE South 00 degrees 16 minutes 23 seconds East, along the East line of said Amber Lynn Helzer tract, a distance of 334.32 feet to the POINT OF BEGINNING and containing 41,754 square feet or 0.959 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Luke Steinbrink and Aubrey Steinbrink, do hereby adopt this plat designating the hereinabove described real property as Lot 19, Block 2, MEADOWVIEW ESTATES ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

_____ _____
Luke Steinbrink, Owner

_____
Aubrey Steinbrink, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appears Luke Steinbrink, 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, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the ___ day of _____, 2019.

_____
Notary Public, State of Texas
My Commission expires:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appears Aubrey Steinbrink, 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, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the ___ day of _____, 2019.

_____
Notary Public, State of Texas
My Commission expires:

CITY CASE NUMBER: FP 2018-09

OWNER: LUKE STEINBRINK &
AUBREY STEINBRINK
8541 SMITH DRIVE
NORTH RICHLAND HILLS, TX 76182
PHONE: 682-521-4790

FINAL PLAT
MEADOWVIEW ESTATES ADDITION
LOT 19, BLOCK 2
An addition to the City of North Richland Hills,
Tarrant County, Texas,
being 0.959 acres of land located in the
Stephen Richardson Survey, Abstract No. 1266,
Tarrant County, Texas
October 5, 2018

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW · Houston · East Texas · Austin · San Antonio
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgintctx.com

SCALE: 1"=30' / DATE: OCTOBER 02, 2018 / JOB NO. 1811788 / DRAWN BY: YP