

NOTES:

- 1) Basis of bearing for this plat is referenced to the Texas Coordinate System, NAD-83, North Central Texas Zone 4202, as derived from GPS vectors obtained from Western Data Systems RTK Network.
- 2) This property lies inside the City of North Richland Hills, Tarrant County, Texas.
- 3) The sole purpose of this replat is to create Lots 1 and 2 from a 2.0 acre tract of land.

OWNER:

STUART WAYNE THREADGOLD
CATARINA ABIGAIL THREADGOLD
7540 BURSEY ROAD
NORTH RICHLAND HILLS, TEXAS 76182

Whereas The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 20____, to approve this Preliminary Plat.

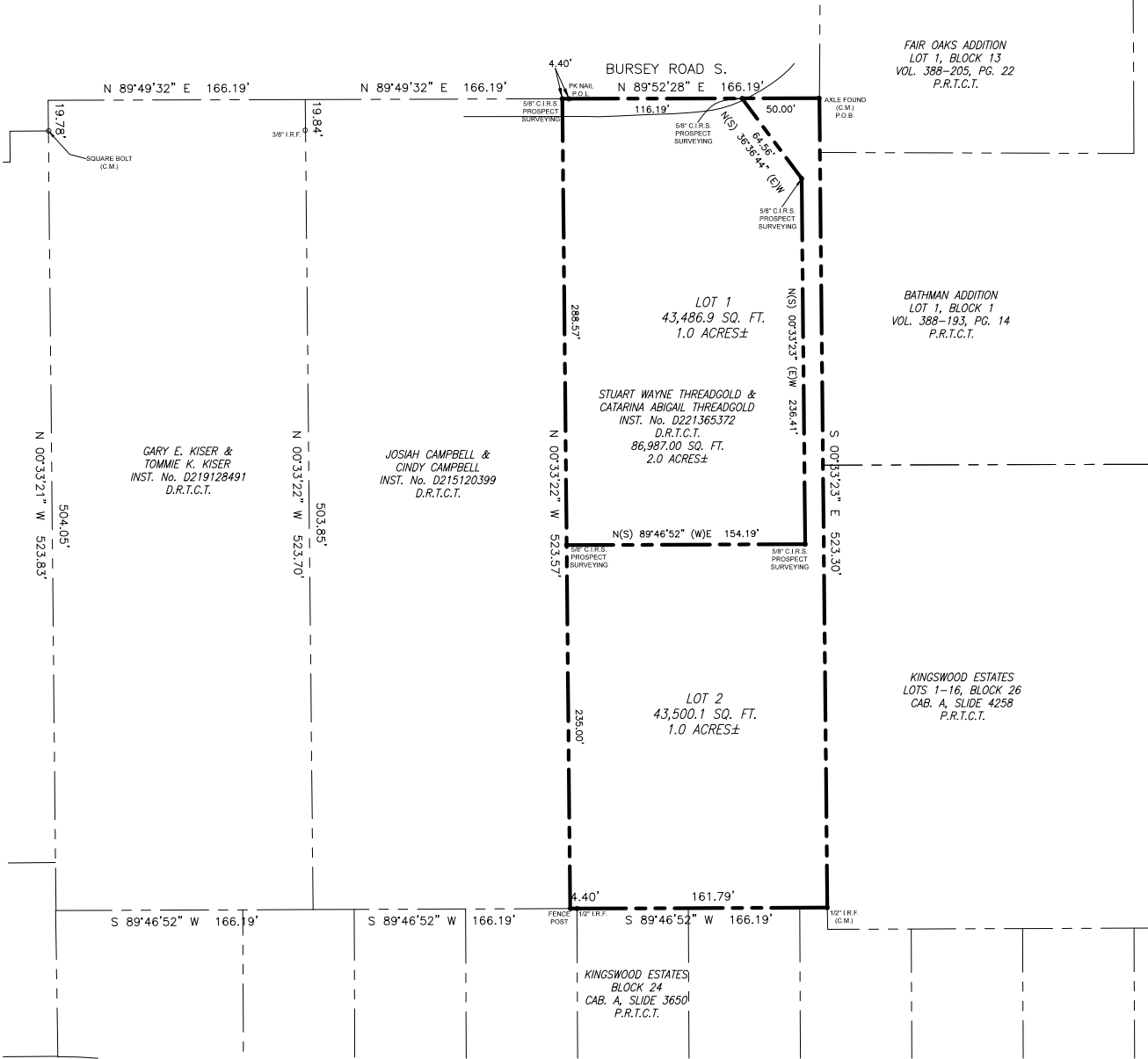
Chariman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this ____ day _____, 20____, to approve this Plat for Filing of record.

Mayor, City of North Richland Hills

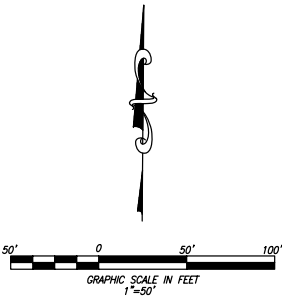
Attest: City Secretary



LEGEND

BM	BENCHMARK
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
X-CUT	"X" CUT IN CONCRETE
(C.M.)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
No.	NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE

8231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-999-7385 FIRM NO. 10194267



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

PRELIMINARY

Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 12/16/22

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

LEGAL DESCRIPTION

WHEREAS, STUART WAYNE THREADGOLD & CATARINA ABIGAIL THREADGOLD, are the owners of a 2.0 acre tract of land situated out of the ALEXANDER HOOD SURVEY, ABSTRACT No. 683, in the City of North Richland Hills, Tarrant County, Texas and being recorded in Instrument No. D221365372, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows;

BEGINNING AT A AXLE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH BURSEY ROAD AND BEING THE NORTHEAST CORNER DEED TO STUART WAYNE THREADGOLD & CATARINA ABIGAIL THREADGOLD RECORDED IN INSTRUMENT No. D221365372, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID AXLE BEING A POINT FOR CORNER OF LOT 1, BLOCK 13 OF FAIR OAKS ADDITION RECORDED IN VOLUME 388-205, PAGE 22, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00°33'23" EAST ALONG THE COMMON LINE OF SAID THREADGOLD TRACT AND SAID FAIR OAKS ADDITION A DISTANCE OF 523.30 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID IRON ROD BEING A POINT FOR CORNER IN THE WESTERLY BOUNDARY LINE OF BLOCK 26 OF KINGSWOOD ESTATES, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 4258, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING IN THE NORTHERLY BOUNDARY LINE OF BLOCK 24 OF KINGSWOOD ESTATES, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3650, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89°46'52" WEST ALONG THE COMMON LINE OF SAID THREADGOLD TRACT AND SAID BLOCK 24 OF KINGSWOOD ESTATES, PASSING A 1/2" IRON ROD AT 161.79 FEET, IN TOTAL A DISTANCE OF 166.19 FEET TO A FENCE POST FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID FENCE POST BEING THE SOUTHEAST CORNER DEED TO JOSIAH CAMPBELL & CINDY CAMPBELL RECORDED IN INSTRUMENT No. D215120399, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00°33'22" WEST ALONG THE COMMON LINE OF SAID THREADGOLD TRACT AND SAID CAMPBELL TRACT, PASSING A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET AT 235.00 FEET, IN TOTAL A DISTANCE OF 523.57 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID CAPPED IRON ROD SET BEING IN THE CENTERLINE OF SAID SOUTH BURSEY ROAD AND BEING THE NORTHEAST CORNER DEED TO SAID CAMPBELL TRACT;

THENCE NORTH 89°52'28" EAST ALONG THE CENTERLINE OF SAID SOUTH BURSEY ROAD, PASSING A PK NAIL FOUND AT 4.40 FEET AND PASSING A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET AT 116.19 FEET, IN TOTAL A DISTANCE OF 166.19 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 86,987.00 SQUARE FEET OR 2.0 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

That, I, (Owners name) do hereby certify that I am the legal owner of the above described tract of land and so hereby convey to the public for public use; the streets, alleys, right-of-ways, and any other public areas shown on this plat.

STUART WAYNE THREADGOLD

CATARINA ABIGAIL THREADGOLD

STATE OF TEXAS}}
COUNTY OF TARRANT}}

Before me, the undersigned Notary Public in and for said county and state 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 he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for Tarrant County

My commission expires:

MINOR PLAT
LOTS 1 & 2
BEING A REPLAT OF A 2.0 ACRE
TRACT OF LAND SITUATED OUT OF
THE ALEXANDER HOOD SURVEY,
ABSTRACT No. 683, TARRANT
COUNTY
DECEMBER 2022

THIS PLAT IS FILED IN CABINET _____, SLIDE _____, DATE

DRAWN BY: VAF JOB NO: 22-1629