

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Jeffrey M. Walker and Heather M. Minton are the owners of a 13,422 square foot (0.308 acre) tract of land situated in the Stephen Richardson Survey, Abstract No. 1266, Tarrant County, Texas; said tract being all of Lot 26, Block 9, Forest Glenn East Addition Phase II, an addition to the City of North Richland Hills, Texas according to the plat recorded in Instrument No. D203063563 of the Official Public Records of Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed with Vendor's Lien to Jeffrey M. Walker and Heather M. Minton recorded in Instrument No. D215201740 of said Official Public Records; and being all of that tract of land described in Warranty Deed to Jeffrey M. Walker and Heather M. Minton recorded in Instrument No. D219157077 of said Official Public Records; said 13,422 square foot tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 13, 2018 with a combined scale factor of 1.00012):

BEGINNING, at a "+-cut set in concrete in the northwest right-of-way line of Westwind Court (a 50-foot wide right-of-way), said point being the southeast corner of said Lot 26 and the southwest corner of Lot 25 of said Forest Glenn East Addition Phase II;

THENCE, South 69 degrees 15 minutes 19 seconds West, along the said northwest line of Westwind Court and the southeast line of said Lot 26, a distance of 14.50 feet to a "+-cut in concrete set for the beginning of a tangent curve to the left;

THENCE, in a southwesterly direction, along the said northwest line of Westwind Court and the said southeast line of Lot 26 and said curve to the left, having a central angle of 56 degrees 00 minutes 03 seconds, a radius of 50.00 feet, a chord bearing and distance of South 41 degrees 15 minutes 17 seconds West, 46.95 feet, an arc distance of 48.87 feet to a "V-cut set in the south corner of said Lot 26;

THENCE, North 64 degrees 52 minutes 57 seconds West, along the southwest line of said Lot 26, a distance of 90.32 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southwest corner of said Lot 26 and the southeast corner of said Jeffrey M. Walker and Heather M. Minton tract recorded in Instrument No. D219157077;

THENCE, North 64 degrees 47 minutes 00 seconds West, along the southwest line of said Jeffrey M. Walker and Heather M. Minton tract recorded in Instrument No. D219157077, a distance of 0.39 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southwest corner of said Jeffrey M. Walker and Heather M. Minton tract recorded in Instrument No. D219157077; said point being the southeast corner of that tract of land described in Special Warranty Deed to James B. Beck recorded in Instrument No. D219157076 of said Official Public Records;

THENCE, North 11 degrees 33 minutes 00 seconds West along the west line of said Jeffrey M. Walker and Heather M. Minton tract recorded in Instrument No. D219157077 and the east line of said James B. Beck tract, a distance of 77.94 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northwest corner of the Jeffrey M. Walker and Heather M. Minton tract recorded in Instrument No. D219157077 and the northeast corner of said James B. Beck tract; said point also being in the southeast line of Block 9, Forest Glenn Addition, an addition to the City of North Richland Hills, Texas according to the plat recorded in Instrument No. D195066042 of said Official Public Records;

THENCE, North 69 degrees 15 minutes 19 seconds East, along the said southeast line of Block 9, Forest Glenn Addition, a distance of 106.66 feet to a "P-K" nail set for the northeast corner of said Lot 26;

THENCE, South 20 degrees 44 minutes 44 seconds East, departing the said southeast line of Block 9, Forest Glenn Addition and along the northeast line of said Lot 26 and the southwest line of said Lot 25, a distance of 120.00 feet to the POINT OF BEGINNING;

CONTAINING: 13,422 square feet or 0.308 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JEFFREY M. WALKER AND HEATHER M. MINTON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 26, BLOCK 9, FOREST GLENN EAST ADDITION PHASE II, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS' USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

JEFFREY M. WALKER

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Jeffrey M. Walker, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Jeffrey M. Walker and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2019.

Notary Public in and for the State of Texas
My Commission Expires: _____

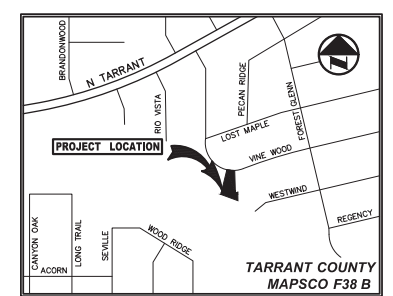
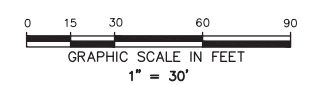
HEATHER M. MINTON

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Heather M. Minton, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Heather M. Minton and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2019.

Notary Public in and for the State of Texas
My Commission Expires: _____



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on December 11, 2018 and that all corners are shown hereon.



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 10/7/19.
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 5773

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2019.

Notary Public in and for the 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 _____, 20____, 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 _____, 20____, to approve this plat for filing of record.

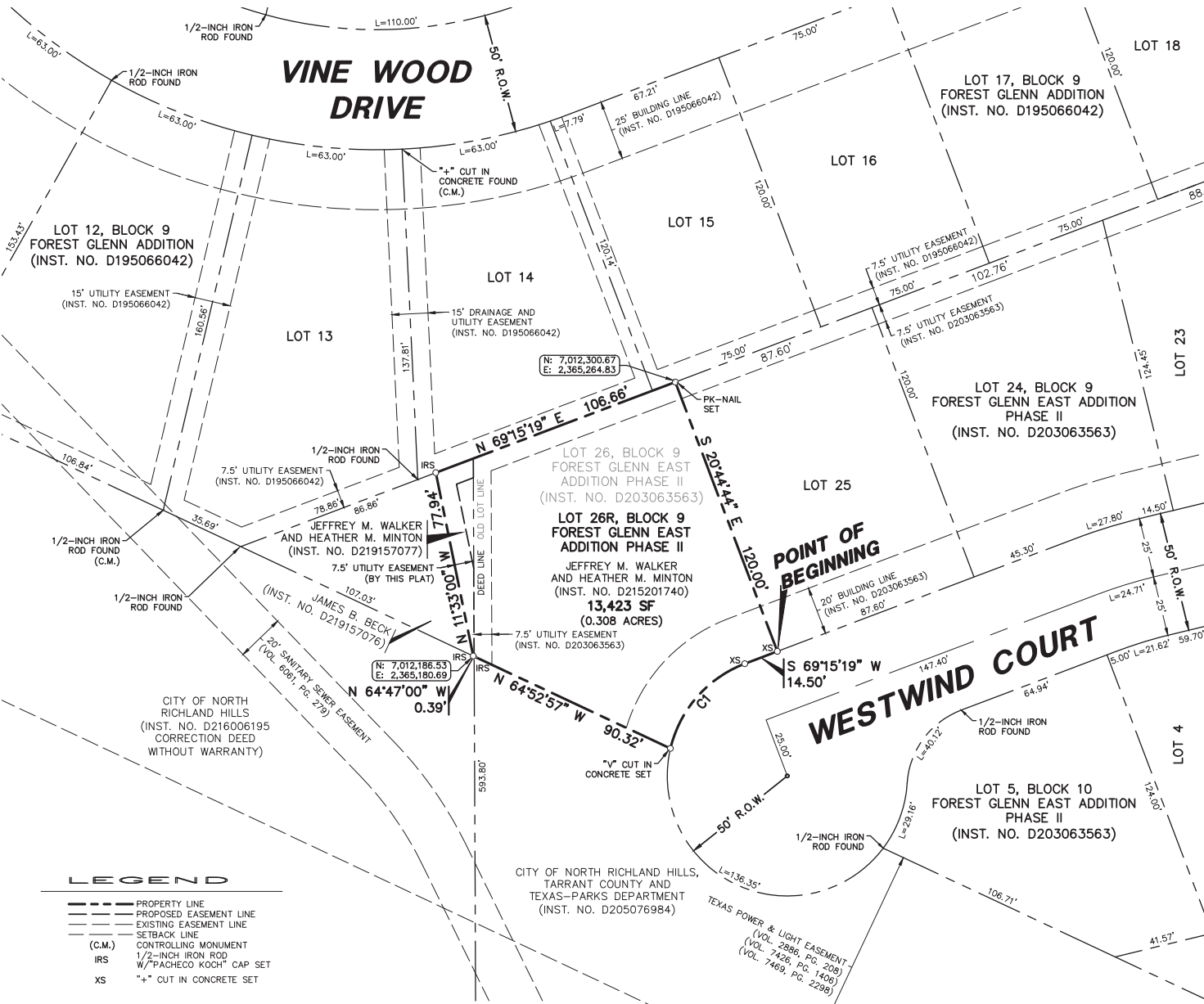
Mayor, City of North Richland Hills

Attest: City Secretary

This plat filed as Instrument No. D _____ Date _____

REPLAT
FOREST GLENN EAST ADDITION PHASE II, LOT 26, BLOCK 9
BEING A REVISION OF LOT 26, BLOCK 9, FOREST GLENN EAST ADDITION PHASE II, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AND BEING 0.308 ACRES LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D203063563, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
AUGUST 28, 2019
CASE RP 2019-08

Pacheco Koch	4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10080601			
DRAWN BY RMT	CHECKED BY MLL	SCALE 1"=30'	DATE AUG. 2019	JOB NUMBER 2396-18.239



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	056°00'03"	50.00'	48.87'	26.59'	S 41°15'17" W	46.95'

- NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 13, 2018 with a combined scale factor of 1.00012.
 - Coordinates shown hereon are grid coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0090L, Community-Panel No. 480607 0090 L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

10/7/2019 3:11 PM
M:\DWG-2\2396-18.239\F2.DWG SURVEY C30 2015\2396-18.239\F2.DWG

REPLAT - FOREST GLENN EAST ADDITION PHASE II, LOT 13R, BLOCK 9