

LINE	BEARING	DISTANCE
L1	S 00°09'10" E	121.64'

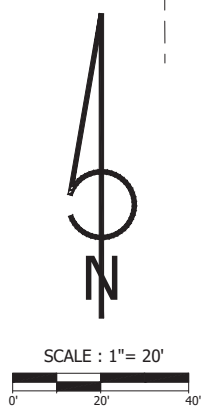
  

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	67.66'	62.61'	S 21°20'44" E	77°31'51"
C2	50.00'	89.52'	78.03'	S 68°26'25" W	102°34'50"
C3	50.00'	37.18'	36.33'	N 38°29'06" W	42°36'32"

**LEGEND**  
 D.R.T.C.T. = Deed Records, Tarrant County, Texas  
 P.R.T.C.T. = Plat Records, Tarrant County, Texas  
 CCF# = County Clerk's File Number  
 IRF = Iron Rod Found  
 IRS = 5/8" Capped Iron Rod Set Stamped "REALSEARCH"

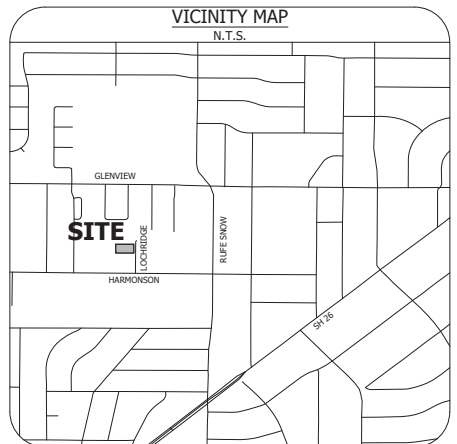
**REALSEARCH OF TEXAS, LLC**  
 P.O. Box 1006, Godley, Texas 76044  
 Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org  
 \*You shall not remove thy neighbor's landmark\* Deut. 19:14  
 IRS - Firm Registration # 1003009    TIRE Firm Registration # 17968

Owner:  
 Brian Birmingham and  
 Melanie Birmingham  
 3921 Lochridge Court  
 North Richland Hills, Tx 76180



**Flood Statement**  
 According to Community Panel Number 48439C0205L, dated March 21, 2019, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

**Surveyor's Certification**  
 STATE OF TEXAS \*  
 COUNTY OF JOHNSON \*  
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
 Executed this the \_\_\_ day of May, in the year of our Lord 2020.  
 \_\_\_\_\_  
 Jeremy Luke Deal  
 Registered Professional Land Surveyor  
 Texas Registration No. 5696  
 BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEREMY LUKE DEAL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2020  
 \_\_\_\_\_  
 Notary Public in and for the State of Texas



WHEREAS The City Council of the City of North Richland Hills, Texas voted affirmatively on this the \_\_\_ day of \_\_\_\_\_, 2020, 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 the \_\_\_ day of \_\_\_\_\_, 2020, to recommend approval of this Plat by the City Council.  
 \_\_\_\_\_  
 Chairman, Planning and Zoning Commission  
 \_\_\_\_\_  
 Attest: Secretary, Planning and Zoning Commission

Project Number: 200103      Date: July 6, 2020  
 Revised Date:  
 Revision Notes:  
 Sheet 1 of 1

This Plat filed as Instrument No. D \_\_\_\_\_  
 Date \_\_\_\_\_

**Owner's Certification**  
 WHEREAS Brian and Melanie Birmingham are the sole owners of a 0.341 acre tract of land situated in the M. Lynch Survey, Abstract Number, 953, City of North Richland Hills, Tarrant County, Texas, and being all of Lot 6, Block 1, Glenwyck Villas Addition, Phase II, an addition to the City of North Richland Hills, according to the plat recorded in Cabinet A, Slide 7973, Plat Records, Tarrant County, Texas, and being all of a called 0.165 acre tract of land described by deed to Brian Birmingham and wife, Melanie Birmingham, recorded in County Clerk's File Number D208457982, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;  
 BEGINNING at an "X" CUT SET at the northeast corner of said Lot 6, same being the southeast corner of Lot 7, Block 1, said Glenwyck Villas Addition, Phase II, and being on the West right-of-way line of Lochridge Court, a 50' right-of-way, and being at the beginning of a curve to the left;  
 THENCE 67.66 feet, along said West right-of-way line and with said curve to the left, having a radius of 50.00 feet, through a central angle of 77 Degrees 31 Minutes 51 Seconds, whose long chord bears South 21 Degrees 20 Minutes 44 Seconds East, a chord length of 62.61 feet, to an "X" CUT SET;  
 THENCE South 00 Degrees 09 Minutes 10 Seconds East, continuing along said West right-of-way line, a distance of 21.64 feet, to a 1/2" IRON ROD FOUND at the southeast corner of said Lot 6, same being the northeast corner of Lot 5, said Glenwyck Villas Addition, Phase II;  
 THENCE South 89 Degrees 53 Minutes 31 Seconds West, departing said West right-of-way line and along the South line of said Lot 6 and the South line of said called 0.165 acre tract, being common with the North line of said Lot 5 and the North line of a called 0.145 acre tract of land described by deed to HPA US1 LLC, recorded in County Clerk's File Number D219103705, Deed Records, Tarrant County, Texas, at a distance of 110.02 feet, passing a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said Lot 5, same being the southeast corner of said called 0.165 acre tract, and continuing in all 200.02 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said called 0.165 acre tract, same being the northwest corner of said called 0.145 acre tract, and being on the East line of Lot 2, Block 1, Dowdy Addition, an addition to the City of North Richland Hills according to the plat recorded in County Clerk's File Number D213207722, Plat Records, Tarrant County, Texas;  
 THENCE North 00 Degrees 06 Minutes 30 Seconds West, departing said common line and along the West line of said called 0.165 acre tract, being common with the East line of said Lot 2, a distance of 80.00 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said called 0.165 acre tract, being on the West line of a called 0.757 acre tract (remaining portion) described by deed to Ryan McMickle and wife Sarah McMickle, Brian Birmingham and wife Melanie Birmingham and Richard Curtis, recorded in County Clerk's File Number D208435479, Deed Records, Tarrant County, Texas, from which a 5/8" IRON ROD FOUND at the northwest corner of said called 0.757 acre tract bears North 00 Degrees 14 Minutes 02 Seconds West, a distance of 146.32 feet;  
 THENCE North 89 Degrees 53 Minutes 31 Seconds East, departing said common line and along the North line of said called 0.165 acre tract and the North line said Lot 6, at a distance of 89.98 feet, passing a 5/8" IRON ROD FOUND at the northeast corner of said called 0.165 acre tract, same being the northwest corner of said Lot 6, and continuing in all 177.32 feet, to the POINT OF BEGINNING, and containing 0.341 acres or 14,867 square feet of land, more or less.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**  
 Brian Birmingham and Melanie Birmingham, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOT 6R, BLOCK 1, GLENWYCK VILLAS ADDITION, PHASE II, an addition to the City of North Richland Hills, Tarrant County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

\_\_\_\_\_  
 Brian Birmingham  
 Date: \_\_\_/\_\_\_/\_\_\_  
 \_\_\_\_\_  
 Date: \_\_\_\_\_  
 SWORN AND SUBSCRIBED BEFORE ME BY \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
 Melanie Birmingham  
 Date: \_\_\_/\_\_\_/\_\_\_  
 \_\_\_\_\_  
 Date: \_\_\_\_\_  
 SWORN AND SUBSCRIBED BEFORE ME BY \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

- Notes**
- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
  - The sole purpose of this plat is to combine Lot 6 and adjacent acreage tract into a single lot.
  - This plat does not alter or remove any deed restrictions, if any, that affect the subject property.

**REPLAT**  
**GLENWYCK VILLAS ADDITION,**  
**PHASE II**  
**LOT 6R, BLOCK 1**  
**BEING A REVISION OF LOT 6, BLOCK 1, GLENWYCK VILLAS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 7973 PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D214009589, PLAT RECORDS, TARRANT COUNTY, TEXAS.**  
**PREPARED: APRIL 27, 2020**  
 Case: RP-2020-09