



**ABBREVIATIONS**

N.T.S. NOT TO SCALE  
 U.N.O. UNLESS NOTED OTHERWISE  
 P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS  
 VOL. VOLUME  
 PG. PAGE  
 DOC. NO. DOCUMENT NUMBER  
 P.O.B. POINT OF BEGINNING  
 C.M. CONTROLLING MONUMENT  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET  
 R.O.W. RIGHT-OF-WAY  
 B.L. BUILDING LINE  
 U.E. UTILITY EASEMENT  
 CONC. CONCRETE  
 NG NATURAL GROUND  
 ASPH. ASPHALT

**LEGEND** NOT TO SCALE  
 ● BOUNDARY CORNER

**SURVEYOR CERTIFICATE**

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

**REVIEW PURPOSES ONLY**

David Carlton Lewis  
 R.P.L.S. No. 5647

Date: January 9, 2020

David Carlton Lewis, R.P.L.S.  
 Texas Registration No. 5647  
 Spry Surveyors, LLC  
 8241 Mid Cities Blvd Ste 102  
 North Richland Hills, TX 76182



**NOTARY CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Notary Signature \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

**NOTES**

- All bearings and northing and easting coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

**OWNERS DEDICATION:**

WHEREAS, Linda Burkett is the owner of all that certain 1.290 acres of land, as described in the deed recorded in Document Number D219137165 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.) BEGINNING at a Railroad Spike found for the southeast corner of the herein described tract, common to the southwest corner of Right-of-Way Parcel 13, recorded in Document Number D202013189, P.R.T.C.T., the northwest corner of Right-of-Way Parcel 12, recorded in Document Number D201270346, P.R.T.C.T., and in the north line of Lot 1R, Block 1, Coulson Addition, recorded in Volume 388-109, Page 26, P.R.T.C.T., in the west right-of-way line of Crane Road (variable width right-of-way), from which a 1/2" iron rod with a cap stamped "Landes & Assoc." found for the southwest corner of Right-of-Way Parcel 11, recorded in Document Number D201283601, P.R.T.C.T. bears South 00° 28' 48" West - 152.21'; THENCE South 89° 21' 01" West - 201.70' along the north line of said Lot 1R, Block 1, Coulson Addition, to a 1/2" iron rod set for the southwest corner of the herein described tract; THENCE North 02° 26' 59" West passing at a distance of 57.12' a 1/2" iron rod found for the northernmost northeast corner of said Lot 1R, block 1, Coulson Addition, and the southeast corner of Lot 2, Block 1, Coulson Addition, recorded in Volume 388-174, Page 82, P.R.T.C.T., continuing for a total distance of 254.02' to a 2" Steel Post found at the northwest corner of the herein described tract, common to the southwest corner of the 1.0 acre tract, described in the deed to David & Ginna Sauerwein, recorded in Volume 8317, Page 785, P.R.T.C.T.; THENCE North 79° 25' 32" East - 213.74' to a Power Pole found at the northeast corner of the herein described tract, common to the northwest corner of said Right-of-Way Parcel 13, and the southwest corner of Right-of-Way Parcel 14, recorded in Document Number D202265596, P.R.T.C.T., in the west right-of-way line of said Crane Road, from which a 1/2" iron rod with a cap found for the northwest corner of said Right-of-Way Parcel 14 bears North 00° 28' 48" West - 197.48' (called 196.35'); THENCE South 00° 28' 48" East - 290.73' along the west right-of-way line of said Crane Road to the POINT OF BEGINNING and containing 1.290 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, LINDA BURKET, does hereby adopt this plat designating the herein before described real property as **LOTS 3-5, BLOCK 1, COULSON ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
 Linda Burkett - Owner

**NOTARY CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Linda Burkett, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020

My Printed Name \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

My Commission Expires \_\_\_\_\_

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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 North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, to approve this Plat for filing of record.

\_\_\_\_\_  
 Mayor, City of North Richland Hills

Attest: City Secretary

**PLAT PURPOSE:**  
 The purpose of this plat is to subdivide an unplatted tract of land into three lots.

**A FINAL PLAT OF**  
**LOTS 3-5, BLOCK 1**  
**COULSON ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A TRACT OF LAND DESCRIBED IN THE DEED TO LINDA F BURKET, RECORDED IN DOCUMENT NUMBER D219137165, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 1.290 ACRES IN THE T. MARTIN SURVEY, A - 1055 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

**SURVEYOR:** Spry Surveyors, LLC  
 8241 Mid-Cities Blvd., Ste.102  
 North Richland Hills, TX 76182  
 Phone: 817-776-4049  
 Firm Reg. No. 10112000

**OWNER:** Linda F. Burkett  
 2416 Cameron Court  
 Irving, TX 75060

**ENGINEER:** Kelle Engineering, Inc  
 P.O. Box 471836  
 Fort Worth, TX 76147  
 Phone: 817-455-1396  
 Firm No.: F-7585

SPRY PROJECT NO. 023-131-30  
 DATE: DECEMBER 2019

this plat filed as instrument no. \_\_\_\_\_ dated \_\_\_\_\_

Jan 09, 2020 - 10:16am  
 S:\023 Tarrant County Residential\023-131-6809 Crane Rd - NRH\30-Plat\ spry-6809CraneRd-Plat.dwg