

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being a tract of land out of the William Cox Survey, Abstract Number 321, Tarrant County, Texas; and being the same property sold to Shamrock Custom Homes, LLC, per the deed recorded as County Clerk Document D225218092, Official Public Records, Tarrant County, Texas (OPRTCT) and Lot A, Block 3, Briarwood Estates Addition per the plat recorded in Volume 388-84, Page 9, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped MOAK SURVEYING found for the present northeast corner of said Lot A, Block 3 per the Dedication recorded in Volume 9290, Page 1559, Deed Records, Tarrant County, Texas (DRTCT), and being at the intersection of the southerly line of Noneman Street and the west line of Smithfield Road:

THENCE South 0° 05' 21" East with the west line of Smithfield Road, passing at 42.6 feet a 1/2" iron rod with a yellow cap stamped MOAK SURVEYING found for the southeast corner of said Lot A, Block 3 and the northeast corner of Tract 2 as sold to Shamrock Custom, Homes, LLC; continuing with the west line of Smithfield Road a total distance of 142.60 feet to a 1/2" iron rod found for the most easterly northeast corner of Lot 1, Block 1, Boatman Addition as recorded in Cabinet A, Slide 7540, PRTCT:

THENCE North 89° 32' 44" West, departing the west line of Smithfield Road and with the common line between said Shamrock Homes tract and Lot 1, Block 1, Boatman Addition, a distance of 133.73 feet to a MAG Nail with a washer stamped RPLS 5094 set for the southwest corner of said Tract 2;

THENCE North 0° 03' 20" West, with the common line between said Shamrock Homes tracts and Lot 1, Block 1, Boatman Addition, a distance of 134.53 feet to a 1/2" iron rod found for the northeast corner of Lot 1, Block 3, Briarwood Estates as recorded in Volume 388-84, Page 9, PRTCT and being on the curved southerly line of Noneman Street having a Radius of 294.00 feet with a Chord Bearing South 88° 53' 31" East for a Chord Length of 69.81 feet;

THENCE Southeasterly with said curve an Arc Distance of 69.81 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for the end of said curve;

THENCE North 82° 32' 21" East, with the southerly line of Noneman Street, a distance of 64.38 feet to the POINT OF BEGINNING and containing a calculated area of 18,093 square feet or 0.4154 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Shamrock Custom Homes, LLC, being the owner, does hereby adopt this plat designating the hereinabove described property as Lots AR-1 & AR-2, Block 3, BRIARWOOD ESTATES ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ___ day of ___, 2026.

Signature

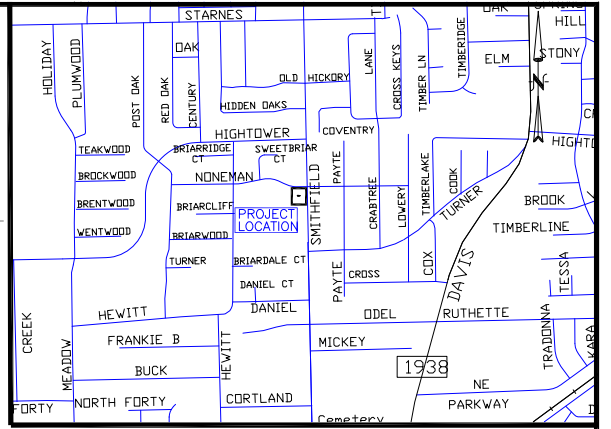
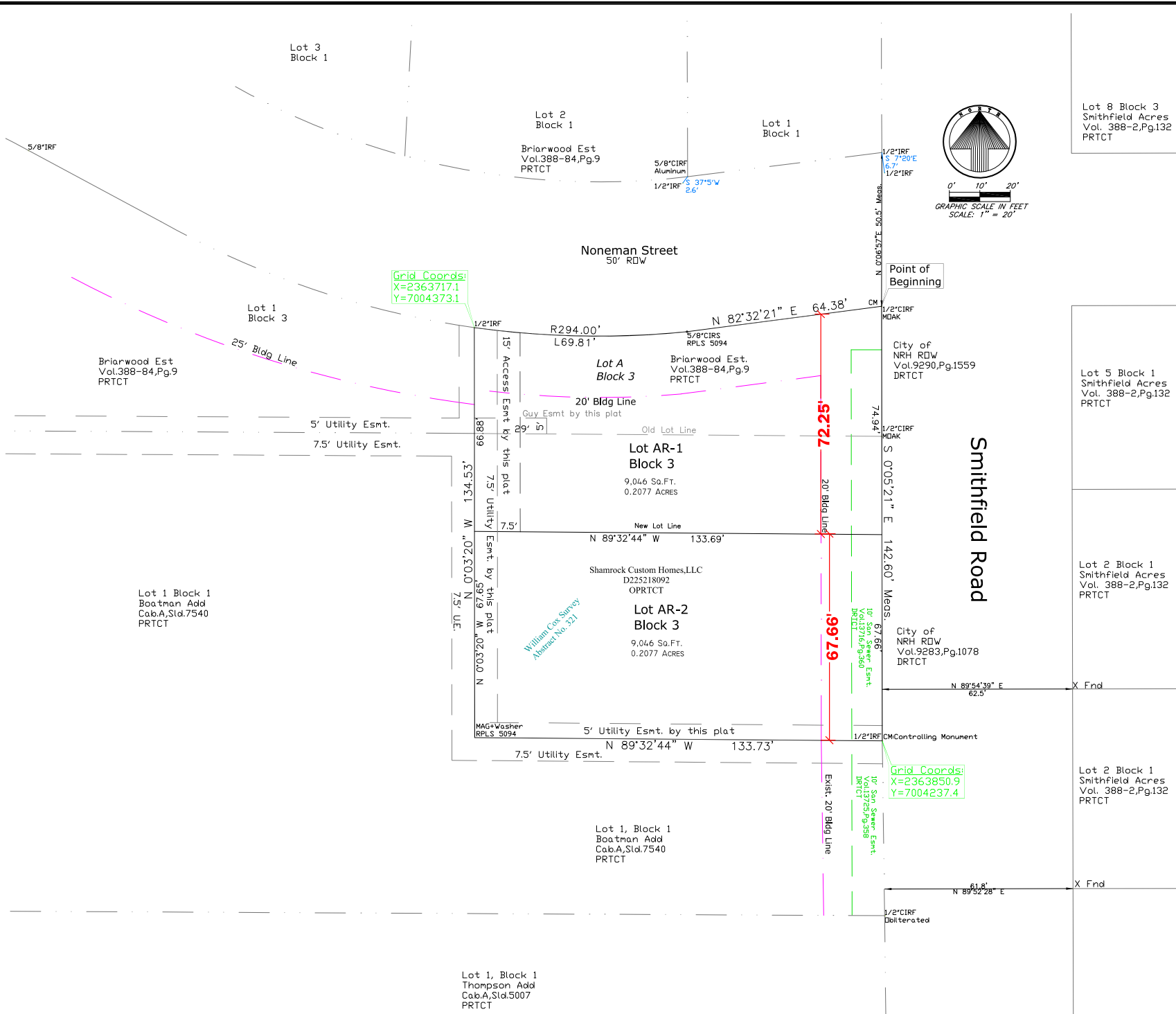
Printed Name & Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared ___ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of ___, 2026.

Notary Public, State of Texas



LOCATION MAP
1" = 1000'

NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Central Texas Zone.

5/8" iron rods with a blue cap stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

Above ground franchise utility appurtenances are not allowed in the fronts of the properties.

The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires, or a combination thereof, together with the right of ingress and egress to operate and maintain the public utilities.

Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone 4202.

This certifies that this plat conforms to all requirements of the Subdivision Regulations of the City of North Richland Hills, Texas, and is authorized to be filed for record.

Planning Director, City of North Richland Hills

Date

SURVEYOR'S CERTIFICATION:

That I, Michael B H Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPPLS RULE §663.18: Certification - 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.

FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor
Texas Firm Registration Certificate Number: 10135300

OWNER:
Shamrock Custom Homes, LLC
P.O. Box 820856
North Richland Hills Texas 76182-0856
Phone: 817-937-9920

Alpha Land Surveying, Inc.
941 Freedom Lane
Aubrey Texas 76227-2135
Phone: 817-614-8017
mbd7@gte.net

Preliminary, for review only.

FINAL PLAT

Lots AR-1 & AR-2, Block 3, BRIARWOOD ESTATES ADDITION
Being Lot A, Block 3, Briarwood Estates Addition and a 0.3065 acre tract out of the William Cox Survey, Abstract Number 321, City of North Richland Hills, Tarrant County, Texas,

May 13, 2026 / 2 LOTS

NRH CASE NO. PLAT 2026-0106

Revised: May 13, 2026

SHEET 1 of 1

C:\MBD\RPLS\7007 Smithfield Rd\7007 Smithfield Rd Working Replat2.dwg modified by mbd7 at May 13, 2026 - 12:02pm