

- LEGEND -**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - IPF IRON PIPE FOUND
 - ROW RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - CC# COUNTY CLERK'S FILE No.
 - PRTCT PLAT RECORDS, TARRANT COUNTY, TEXAS
 - DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS
 - () ACCORDING TO RECORD INSTRUMENT

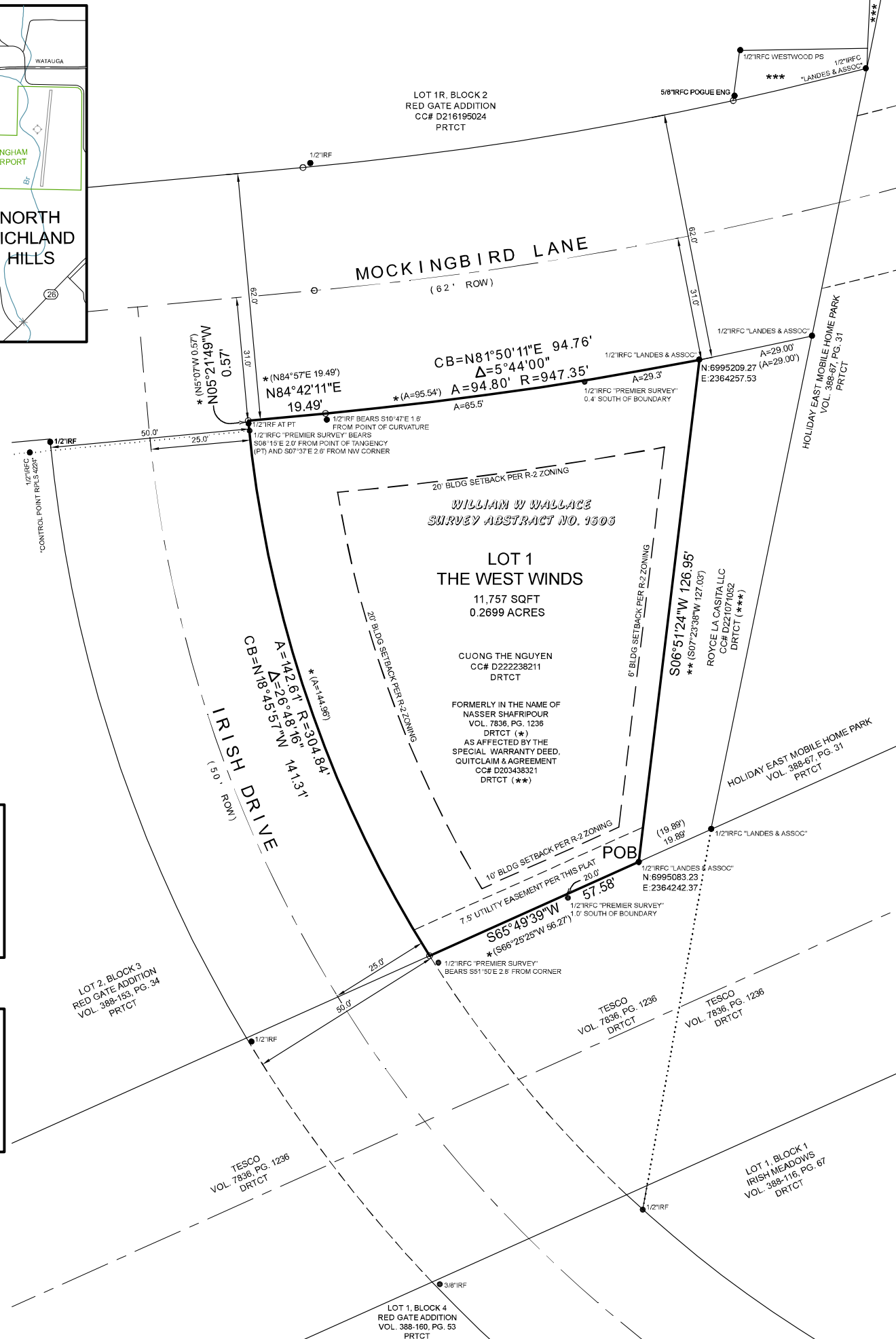
WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

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

OWNER:
 Charlie Nguyen (Coung The Nguyen)
 8225 Fenwick Drive
 North Richland Hills, TX 76182



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, COUNG THE NGUYEN, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D22238211, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED, "LANDES & ASSOC." FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROYCE LA CASITA, LLC., IN THE DEED RECORDED IN CC# D221071052, DRTCT, AND IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY (TESCO) IN THE DEED RECORDED IN VOLUME 7836, PAGE 1236, DRTCT.

THENCE SOUTH 65°49'39" WEST DEPARTING SAID ROYCE LA CASITA, LLC. TRACT AND WITH SAID NORTH LINE, A DISTANCE OF 57.58 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING IN THE EASTERLY RIGHT OF WAY (ROW) LINE OF IRISH DRIVE, A 50 FEET WIDE ROW, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "PREMIER SURVEYING" BEARS SOUTH 51°50' EAST 2.8 FEET, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 304.84 FEET, WHOSE LONG CHORD BEARS NORTH 18°45'57" WEST, A CHORD LENGTH OF 141.31 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AND SAID ROW LINE, THROUGH A CENTRAL ANGLE OF 26°48'16", AN ARC LENGTH OF 142.61 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE CORNER BEING THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "PREMIER SURVEYING" BEARS SOUTH 08°15' EAST 2.0 FEET;

THENCE NORTH 05°21'49" WEST CONTINUING WITH SAID ROW LINE, A DISTANCE OF 0.57 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT THE SOUTHEAST INTERSECTION OF SAID IRISH DRIVE AND MOCKINGBIRD LANE, A 62 FEET WIDE ROW;

THENCE NORTH 84°42'11" EAST WITH THE SOUTHERLY ROW LINE OF SAID MOCKINGBIRD LANE, A DISTANCE OF 19.49 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 947.35 FEET, WHOSE LONG CHORD BEARS NORTH 81°50'11" EAST, A CHORD LENGTH OF 94.76 FEET;

THENCE WITH SAID CURVE TO THE LEFT AND SAID ROW LINE, THROUGH A CENTRAL ANGLE OF 05°44'00", AN ARC LENGTH OF 84.80 FEET, TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED, "LANDES & ASSOC." FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHWEST CORNER OF A TRACT OF LAND;

THENCE SOUTH 06°51'24" WEST A DISTANCE OF 126.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11,757 SQUARE FEET, OR 0.2699 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
 COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, COUNG THE NGUYEN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, (ADDITION NAME), AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DEDICATES HEREBY TO THE PUBLICS' USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

OWNER'S SIGNATURE _____

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **COUNG THE NGUYEN**, 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 CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF _____, 2023.
 NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC, STATE OF TEXAS NOTARY NAME (PRINTED) _____

MY COMMISSION EXPIRES: _____

I, WAYNE BARTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR RECOVERED UNDER MY DIRECT SUPERVISION.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

WAYNE BARTON, R.P.L.S.
 TEXAS REGISTRATION NO. 6138

DATE _____

**A FINAL PLAT OF
 LOT 1
 THE WEST WINDS**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS
 BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS CONVEYED TO COUNG THE NGUYEN IN THE DEED RECORDED IN CC# D22238211, DRTCT.
 MARCH 7, 2023

Barton Surveying & Laser Scanning, LLC.
 2333 Minnis Drive, Suite G,
 Haltom City, TX 76117
 FIRM No.: 10194160
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RS

SHEET No. **1** of **1**

Tarrant County, Texas

Project No.: **230104-FP**

Bearings are based on NAD 83 Grid,
 North Central Zone, 4202
 Texas State Plane Coordinate System.

DATE: **03/07/2023**

SCALE: 1" = 20'

DWN: **WB** C/HKD: **WB**

THIS PLAT FILED AS INSTRUMENT No. D _____, 2023
 DATED _____