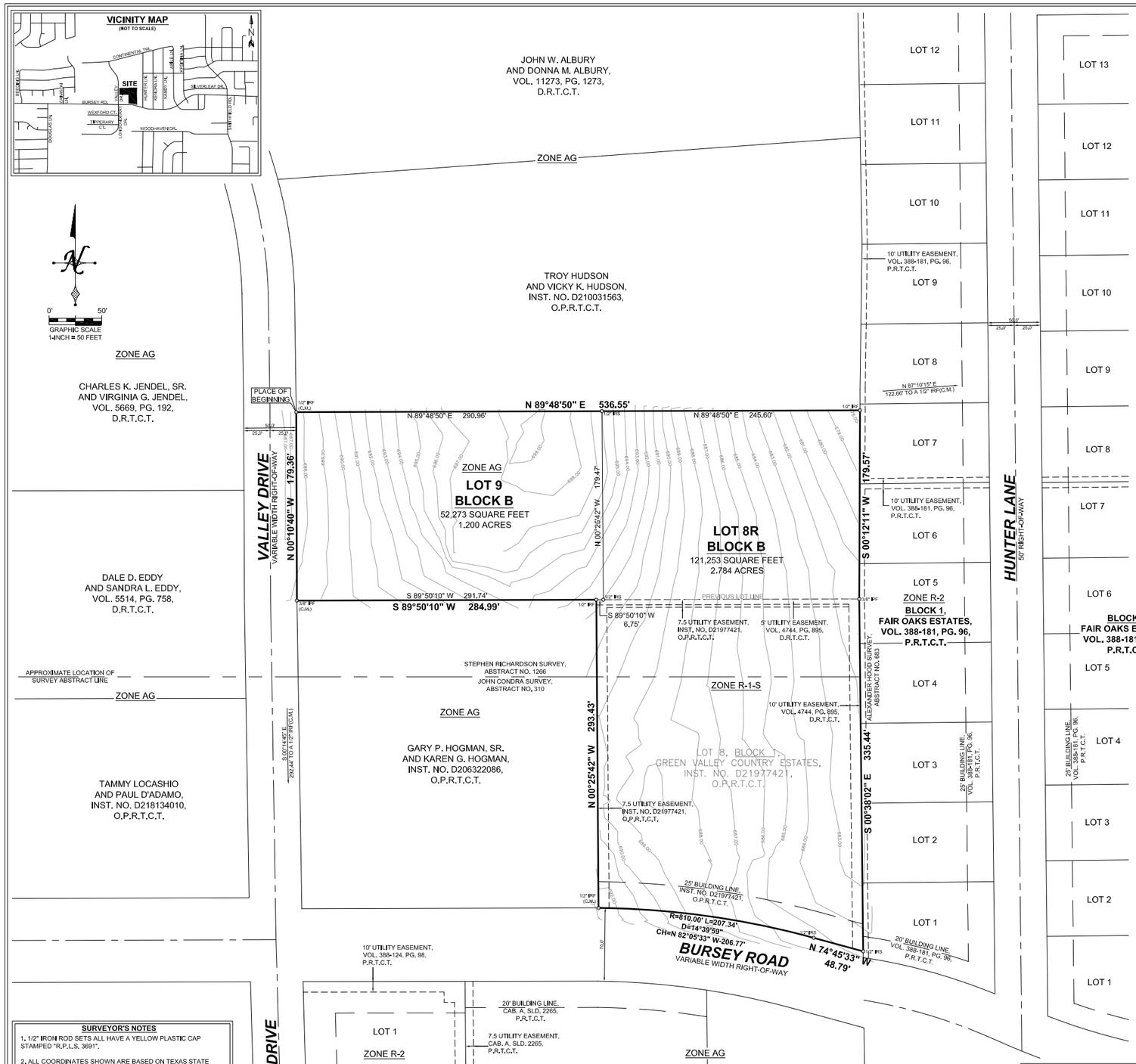

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Jason Haynie and Angie Haynie, are the sole owners of a tract of land located in the STEPHEN RICHARDSON SURVEY, Abstract No. 1266 and the JOHN CONDRA SURVEY, Abstract No. 310, City of North Richland Hills, Tarrant County, Texas, and being Lot 8, Block B, of Green Valley Country Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D21977421, Official Public Records, Tarrant County, Texas, and being the same tract of land described in deed to Jason Haynie and Angie Haynie, recorded in Instrument No. D221272219, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the East line of Valley Drive, at the Southwest corner of a tract of land described in deed to Troy Hudson and Vicky K. Hudson, recorded in Instrument No. D210031563, Official Public Records, Tarrant County, Texas, and being the Northeast corner of said Haynie tract;

Thence North 89 deg. 48 min. 50 sec. East, a distance of 536.55 feet to a 1/2 inch iron rod found in the West line of Lot 7, Block 1, of Fair Oak Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-181, Page 96, Plat Records, Tarrant County, Texas, being the Southeast corner of said Hudson tract, same being the Northeast corner of said Haynie tract;

Thence South 00 deg. 12 min. 11 sec. West, along said West line of Block 1, a distance of 179.57 feet to a 3/8 inch iron pipe found for corner;

Thence South 00 deg. 38 min. 02 sec. East, along said West line, a distance of 335.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the North line of Bursey Road, at the Southwest corner of said Lot 8, Block B;

Thence North 74 deg. 45 min. 33 sec. West, along said North line, a distance of 48.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner at the beginning of a curve to the left, having a central angle of 14 deg. 39 min. 59 sec., a radius of 810.00 feet, and a chord bearing and distance of North 82 deg. 05 min. 33 sec. West, 206.77 feet;

Thence Northwesterly, along said North line and said curve to the left, an arc distance of 207.34 feet to a 1/2 inch iron rod found at the Southeast corner of a tract of land described in deed to Gary P. Hogman, Sr. and Karen G. Hogman, recorded in Instrument No. D206322086, Official Public Records, Tarrant County, Texas, same being the Southwest corner of said Lot 8, Block B;

Thence North 00 deg. 25 min. 42 sec. West, a distance of 293.43 feet to a 1/2 inch iron rod found at the Northeast corner of said Hogman tract, same being the Northwest corner of said Lot 8, Block B;

Thence South 89 deg. 50 min. 10 sec. West, a distance of 284.99 feet to a 3/8 inch iron pipe found in the said East line of Valley Drive, at the Northwest corner of said Hogman tract;

Thence North 00 deg. 10 min. 40 sec. West, along said East line, a distance of 179.36 feet to the PLACE OF BEGINNING and containing 173,526 square feet or 3.984 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found or placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jason Haynie and Angie Haynie, do hereby adopt this plat designating the hereinabove described real property as LOTS 8R & 9, *BLOCK B, GREEN VALLEY COUNTRY ESTATES NO. 2*, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

_____ _____
Name: Jason Haynie Name: Angie Haynie

Title: Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, 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 therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, 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 therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

CERTIFICATE OF APPROVAL

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

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM ONE (1) EXISTING PLATTED LOT AND ONE (1) EXISTING TRACT OF LAND.

5. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0090L, DATED 03/21/2019. ZONE X.

LEGEND

D,R,T,C,T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P,R,T,C,T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O,P,R,T,C,T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS:
8008 VALLEY DR. & 7409 BURSEY, NORTH RICHLAND HILLS, TX 76182
OWNER: JASON HAYNIE AND ANGELA HAYNIE
ADDRESS: 7409 BURSEY RD., NORTH RICHLAND HILLS, TX 76182
PHONE: 817-271-9733

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202108147-01 PREPARATION DATE: 01/19/2021 DRAWN BY: TD

PRELIMINARY PLAT
GREEN VALLEY COUNTRY ESTATES NO. 2
LOTS 8R & 9, BLOCK B,

BEING LOT 8, BLOCK B, GREEN VALLEY COUNTRY ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY,TEXAS, AND BEING 3.984 ACRES OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, AND JOHN CONDRA SURVEY, ABSTRACT NO. 310, TARRANT COUNTY, TEXAS

INSTRUMENT NO. _____, DATE _____