



JOHN W. ALBURY  
AND DONNA M. ALBURY,  
VOL. 11273, PG. 1273,  
D.R.T.C.T.

TROY HUDSON  
AND VICKY K. HUDSON,  
INST. NO. D210031563,  
O.P.R.T.C.T.

CHARLES K. JENDEL, SR.  
AND VIRGINIA G. JENDEL,  
VOL. 5669, PG. 192,  
D.R.T.C.T.

DALE D. EDDY  
AND SANDRA L. EDDY,  
VOL. 5514, PG. 758,  
D.R.T.C.T.

TAMMY LOCASHIO  
AND PAUL D'ADAMO,  
INST. NO. D218134010,  
O.P.R.T.C.T.

GARY P. HOGMAN, SR.  
AND KAREN G. HOGMAN,  
INST. NO. D206322086,  
O.P.R.T.C.T.

LOT 1  
BLOCK 1,  
LONDONDERRY ADDITION,  
VOL. 388-124, PG. 98  
P.R.T.C.T.

LOT 11, BLOCK 1,  
OAK RIDGE ESTATES,  
CAB. A, SLD. 2265,  
P.R.T.C.T.

ROBERT L. HESCH  
AND CLORIA HESCH,  
INST. NO. D213144272,  
O.P.R.T.C.T.

JAMES SCOTT  
AND KIMBERLEE SCOTT,  
O.P.R.T.C.T.

BLOCK 1,  
FAIR OAKS ESTATES,  
VOL. 388-181, PG. 96,  
P.R.T.C.T.

BLOCK 2,  
FAIR OAKS ESTATES,  
VOL. 388-181, PG. 96,  
P.R.T.C.T.

BURSEY ROAD  
VARIABLE WIDTH RIGHT-OF-WAY

LONDONDERRY DRIVE  
50' RIGHT-OF-WAY

HUNTER LANE  
50' RIGHT-OF-WAY

**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. D219277421, 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 6, 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 public's 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 \_\_\_\_\_

**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



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

**REPLAT**  
**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

- SURVEYOR'S NOTES**
- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
  - 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.
  - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
  - 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.
  - 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. 48490C0090L, DATED 03/21/2019, ZONE X.
  - THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.
  - NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
  - THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, USING, AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUBLIC UTILITIES.

**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
	TEXAS CONTROLLING MONUMENT
C.M.	VOLUME
VOL.	PAGE
PG.	CABINET
CAB.	SLIDE
SLD.	INSTRUMENT NUMBER
INST. NO.	IRON ROD FOUND
IRF	IRON PIPE FOUND
IPF	IRON ROD SET WITH A YELLOW PLASTIC CAP
IRS	STAMPED "RPLS 3691"