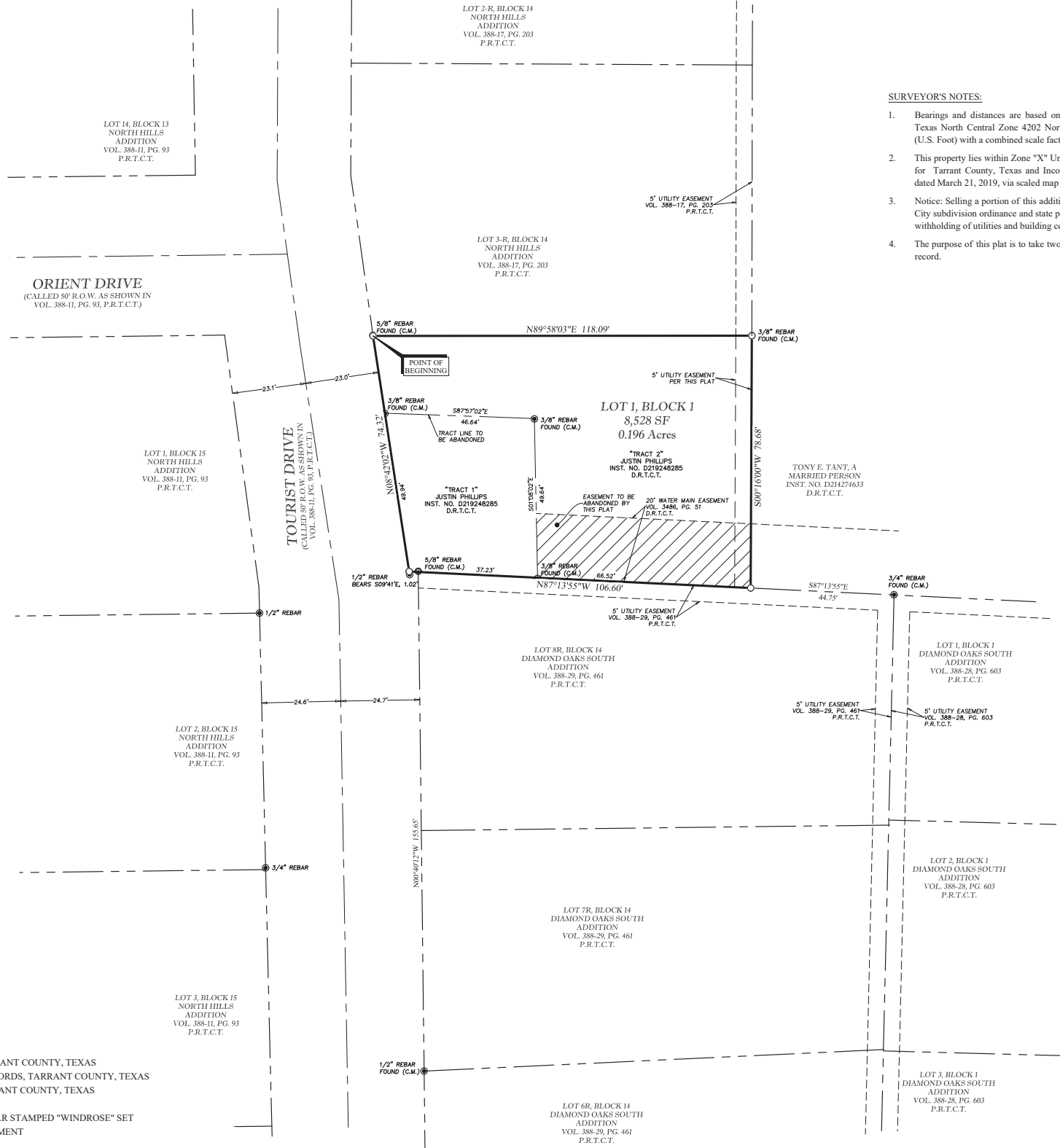
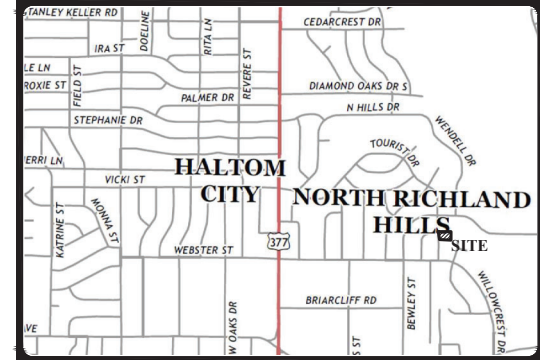


VICINITY MAP  
NOT TO SCALE



- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT

STATE OF TEXAS §  
 COUNTY OF DENTON §

This is to certify that I, Mark N. Peebles, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 9/16/2020

Mark N. Peebles, R.P.L.S.  
 No. 6443

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peebles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**SURVEYOR'S NOTES:**

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0185L, dated March 21, 2019, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to take two tracts of land and create one legal lot of record.

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS Justin Phillips is the owner of a 0.196 Acre tract of land situated in the Mahala Lynch Survey, Abstract Number 953, being all of "TRACT 1" and "TRACT 2" as described to Justin Phillips by Warranty Deed recorded in Instrument Number D219248285, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00012);

BEGINNING at a 5/8 inch rebar found for the southwest corner of Lot 3-R, Block 14 of North Hills Addition, an addition to the City of North Richland Hills, as recorded in Volume 388-17, Page 203, Plat Records, Tarrant County, Texas, same being a point on the east right-of-way line of Tourist Drive (Called a 50 foot right-of-way as shown in Volume 388-11, Page 93, P.R.T.C.T.);

THENCE North 89 degrees 58 minutes 03 seconds East, departing the east line of said Tourist Drive, with the south line of said Lot 3-R, a distance of 118.09 feet to a 3/8 inch rebar found for the southeast corner of said Lot 3-R, same being a point on the west line of a tract of land described to Tony E. Tant, a Married Person, by Warranty Deed With a Vendors Lien recorded in Instrument Number D214274633, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 16 minutes 00 seconds West, with the west line of said Tant tract, a distance of 78.68 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of said Tant tract, same being a point on the north line of Lot 8R, Block 14 of Diamond Oaks South Addition, an addition to the City of North Richland Hills, as recorded in Volume 388-29, Page 461, Plat Records, Tarrant County, Texas;

THENCE North 87 degrees 13 minutes 55 seconds West, with the north line of said Lot 8R, passing at a distance of 66.52 feet, a 3/8 inch rebar found for the southernmost southwest corner of said "TRACT 2", same being the southeast corner of said "TRACT 1" and continuing with the north line of said Lot 8R, passing at a distance of 103.75 feet, a 5/8 inch rebar found for the northwest corner of said Lot 8R, and continuing with an east right-of-way line of said Tourist Drive, a total distance of 106.60 feet to a point for corner from which a 1/2 inch rebar found bears South 09 degrees 41 minutes, a distance of 1.02 feet;

THENCE North 08 degrees 42 minutes 02 seconds West, with the east right-of-way line of said Tourist Drive, passing at a distance of 49.94 feet, a 3/8 inch rebar found for the northwest corner of said "TRACT 1" and continuing with the east right-of-way line of said Tourist Drive, a total distance of 74.32 feet to the POINT OF BEGINNING and containing 8,528 square feet or 0.196 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT Justin Phillips, does hereby adopt this plat designating the herein above described real property as Lot 1, Block 1, Phillips Addition, an addition to the City of North Richland Hills, Tarrant County, Texas and does hereby dedicate to the public's use the streets, alleys, rights-of-way and any other public areas shown on this plat.

By: \_\_\_\_\_  
 Justin Phillips Title/Date

Printed Name

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin Phillips, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

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

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



**WINDROSE**  
 LAND SURVEYING | PLATTING  
 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 09/16/2020 CHECKED BY: M.P. JOB NO.: D56185  
 POINT OF CONTACT:  
 GRAYSON CEBALLOS  
 972-370-5871  
 grayson.ceballos@windroseservices.com

**FINAL PLAT**  
**PHILLIPS ADDITION**  
**LOT 1, BLOCK 1**  
 Being a 0.196 Acre Tract of Land  
 Situated in the Mahala Lynch Survey  
 Abstract Number 953  
 City of North Richland Hills,  
 Tarrant County, Texas

-- 2020 --  
 CITY JOB NO: FP \_\_\_\_\_

**OWNER/DEVELOPER**  
 Justin Phillips  
 3823 Bluebonnet Trail,  
 Princeton, Texas 75407