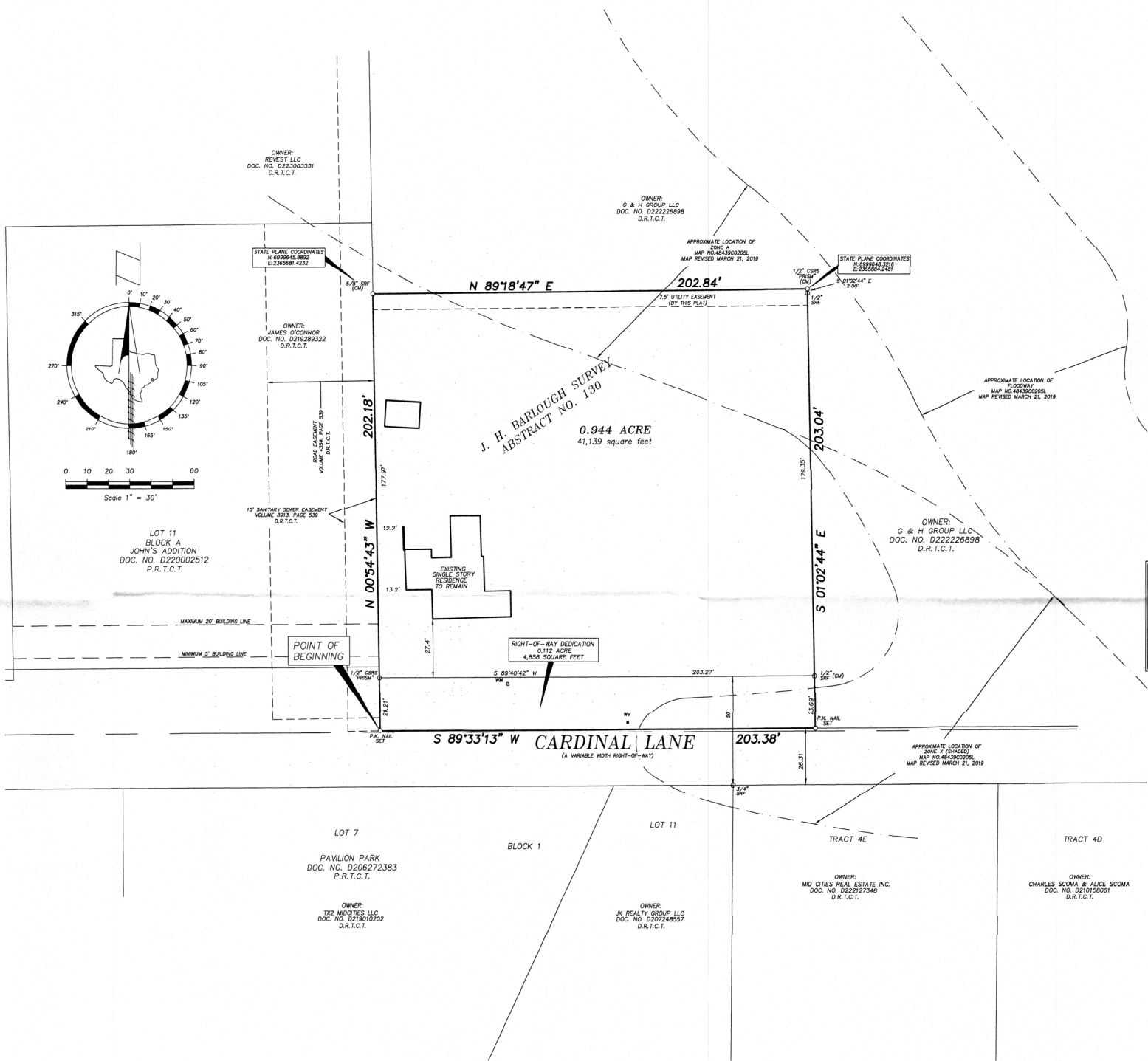


SCALE 1" = 2000'



ADDITIONAL NOTES:

- 1) CM—Indicates controlling monument.
- 2) Elevations and bearings shown hereon are based on GPS Observations made on December 21, 2021, using National Geodetic Survey OPUS: Online positioning Service. (4202) Texas North Central positioning information.
- 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.

**FLOOD STATEMENT:**  
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and incorporated Areas, portions of this property are shown in special flood hazard areas. The property is shown in Zone A (shaded) and Zone AE. Map No. 48439C0205L, Map Revised: March 21, 2019.

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Carlos Reyes and Ofilia Reyes, are the sole owners of a tract of land located in the J. H. BARLOUGH SURVEY, ABSTRACT NO. 130, in the City of North Richland Hills, Tarrant County, Texas according to the deed recorded under Document No. D218008841 of the Deed Records of Tarrant County, Texas, and being more fully described as follows:

BEGINNING at the southwest corner of that same tract or parcel of land conveyed to Carlos Reyes as evidenced by the Deed recorded under Document No. D218008841 of the Deed records of Tarrant County, Texas being in Cardinal Lane (a variable width right-of-way);

THENCE North 00 deg. 55 min. 43 sec. West, a distance of 202.18 feet to a 5/8-inch steel rod found for corner;

THENCE North 89 deg. 18 min. 47 sec. East, a distance of 202.84 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 01 deg. 02 min. 44 sec. East, a distance of 179.48 feet to a P.I.C. Nail set in asphalt of Cardinal Lane;

THENCE South 89 deg. 33 min. 13 sec. West, along said Cardinal Lane, a distance of 203.38 feet to the POINT OF BEGINNING and containing 0.944 acre or 41,139 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Carlos Reyes and Ofilia Reyes, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block A Reyes Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Carlos Reyes (owner)

Ofilia Reyes (owner)

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Carlos Reyes, 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 \_\_\_\_\_, 2024.

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Ofilia Reyes, 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 \_\_\_\_\_, 2024.

SURVEYOR'S CERTIFICATE

I, Michael Dale Link, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Michael Dale Link  
Registered Professional Land Surveyor  
No. 4508

Date

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

SHORT FORM FINAL PLAT  
of

LOT 1, BLOCK A  
REYES ADDITION  
AN ADDITION TO THE CITY OF  
NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS

0.944 ACRE SITUATED IN THE J. BARLOUGH  
SURVEY, ABSTRACT NO. 130,  
IN THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS.

1 (ONE) RESIDENTIAL LOT  
CASE NO. \_\_\_\_\_

PREPARED: JANUARY 25, 2024

SURVEYOR:  
PRISM SURVEYS, INC.  
FIRM NO. 101325-00



COMMERCIAL, RESIDENTIAL,  
BOUNDARY, TOPOGRAPHIC,  
TITLE & CONSTRUCTION SURVEYS  
3533 BELL DRIVE  
HURST, TEXAS 76053  
(817) 540-8048  
(817) 268-2211

OWNER:  
CARLOS AND OFILIA REYES  
6801 CURTIS ROAD  
COLLEYVILLE, TEXAS 76034  
PHONE: 817-538-6355  
CONTACT: MR. CARLOS REYES  
EMAIL: REYESCARLOS95@YAHOO.COM

THIS PLAT FILED FOR RECORD UNDER DOCUMENT NO. \_\_\_\_\_, DATED: \_\_\_\_\_

PROJECT NO. 23-1396 SCALE 1" = 30' DRAWN BY: MDL DATE: JANUARY 25, 2024

SHEET 1 of 1