

STATE OF TEXAS
OWNERS ACKNOWLEDGEMENT AND DEDICATION
COUNTY OF TARRANT

Whereas Matthew & Brittany Roach are the sole owners of a tract of land located in the S. Richardson Survey, Abstract 1266, City of North Richland Hills, Tarrant County, Texas, by deed D224003497, Deed Records of Tarant County, Texas, and being more particularly described by metes and bounds as follows:

Legal Description: Lots 3R1 and 3R2, being a replat of Lot 3 of Holder Smithfield Estates, recorded in Volume 388-34, Page 57, Plat Records of Tarrant County, Texas, plus that land recorded in Instrument D224003497, Deed Records of Tarrant County, Texas, being 2.403 acres situated in the S Richardson Survey, Abstract 1266, and being an Addition to the City of North Richland Hills, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 10" WOOD POST FOR THE SE CORNER OF THIS TRACT, BEING THE SW CORNER OF LOT 4 OF SAID SMITH HOLDER ESTATES, AND BEING IN THE NORTH LINE OF TIMBER DRIVE, A 60 FOOT RIGHT OF WAY;

THENCE NORTH 72° 42' 01" EAST, BY THE NW LINE OF SAID LOT 4, GENERALLY ALONG THE LINE OF A WIRE FENCE, FOR A DISTANCE OF 179.31 FEET TO A 2" METAL POST;

THENCE NORTH 84° 52' 52" EAST, BY THE NORTH LINE OF LOT 4, GENERALLY ALONG THE LINE OF A WIRE FENCE, FOR A DISTANCE OF 230.87 FEET, TO A 60D NAIL (FND);

THENCE NORTH 84° 52' 52" EAST, BY THE NORTH LINE OF LOT 4, FOR A DISTANCE OF 1.59 FEET TO A 2" METAL POST;

THENCE NORTH 6° 33' 56" WEST, BY THE WEST LINE OF LOTS 13, 12, AND 11, BLOCK 4 OF THORNBRIDGE PH 2, RECORDED IN CABINET A, SLIDE 373, PRCT, FOR A DISTANCE OF 209.91 FEET TO A RR TIE.;

THENCE NORTH 88° 53' 39" WEST, BY THE SOUTH LINE OF LOT 9, BLOCK 4 OF SAID THORNBRIDGE PH2, AND BY THE SOUTH LINE OF LAND OFLCT PROPERTIES, VOLUME 11656, PAGE 2064, DRTCT, FOR A DISTANCE OF 215.58 FEET TO A 1/2" CAPPED IR (FND IN A 10" WOOD POST);

THENCE NORTH 89° 18' 48" WEST, BY THE SOUTH LINE OF LAND OF SAID LCT PROPERTIES, FOR A DISTANCE OF 161.02 FEET TO A 6" WOOD POST;

THENCE SOUTH 20° 07' 44" WEST, BY THE EAST LINE OF LOT 2, BLOCK 4 OF SAID HOLDER SMITHFIELD ESTATES, FOR A DISTANCE OF 250.93 FEET TO A 2" METAL POST IN THE NORTH LINE OF TIMBER DRIVE;

THENCE EASTERLY BY THE NORTH LINE OF TIMBER DRIVE, ALONG A CURVE TO THE RIGHT, RADIUS OF 165.95FEET, FOR A DISTANCE OF 101.07 FEET (L.C. = SOUTH 57° 45' 50" EAST, 99.5FEET, TO THE 10" WOOD POST AT THE POINT OF BEGINNING, SAID PARCEL BEING 104667 SQFT OR 2.403 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT Matthew Roach and Brittany Roach do hereby accept this plat, designating the hereinabove described real property as Lots 3R1 and 3R2, Holder Smithfield Estates, an Addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public use the streets, alleys, rights-of-ways, and any other public places shown oin this plat.

Matthew Roach Date
Brittany Roach Date

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Matthew Roach, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2024

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Brittany Roach, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2024

Notary Public in and for the State of Texas

According to the FIRM map #48439C0090L, dated 03/21/2019, this property is not located in a special flood hazard area. It is located in zone "x".

Approved by the City Council of the City of North Richland Hills, Texas, on _____ (date)

Mayor, City of North Richlnd Hills

Attest: City Secretary

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date)

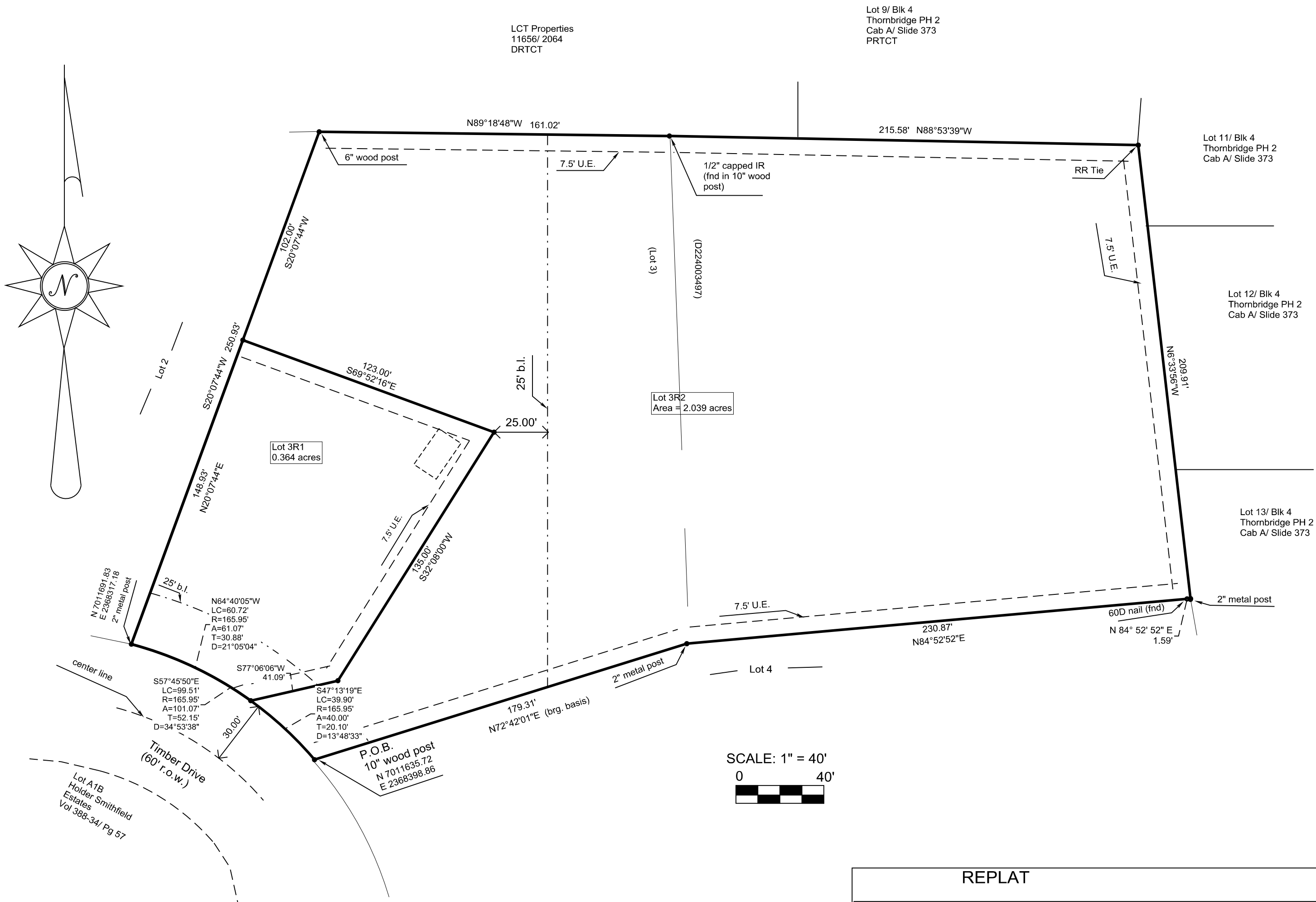
Chair, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

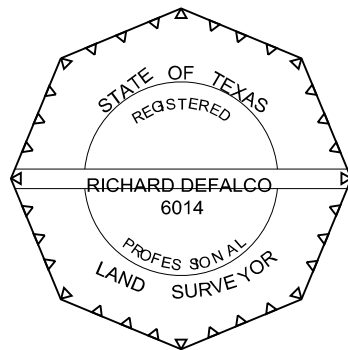


GENERAL NOTES:

- 1) The purpose of this plat is to divide the presently owned property into a different configuration.
- 2) No above ground franchise utility appurtenances are allowed in front of the lots.
- 3) u.e = utility easement
- 4) b.l. = building line.
- 5) DRTCT = Deed Records of Tarrant County, Texas.
- 6) This plat does not remove any existing covenants or restrictions, if any, on the property.
- 7) The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, vavves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to ooperate and maintain public utilities.
- 8) PRCT = Plat Records of Tarrant County, Texas.



I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Richard DeFalco RPLS #6014 Date

R. F. DeFalco

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: 06/04/2024
Updated: 07/07/2024

OWNERS:
Matthew & Brittany Roach
8609 Timber Drive
North Richland Hills, TX,
D224003497
469-226-7749

CASE: PLAT 24-0065

REPLAT

Lots 3R1 and 3R2, Holder Smithfield Estates, being a replat of Lot 3 of Holder Smithfield Estates, recorded in Volume 388-34, Page 57, Plat Records of Tarrant County, Texas, plus that land described in Instrument D224003497, Deed Records of Tarrant County, Texas, and being a total of 2.403 acres situated in the S. Richardson Survey, Abstract 1266, and being an Addition to the City of North Richland Hills, Tarrant County, Texas.