

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being a tract of land out of the S. Richardson Survey, Abstract No. 499 and being all of Lot 49, Block 2, Stonybrooke Addition per the plat recorded in Volume 388-87, Page 5, Plat Records, Tarrant County, Texas (PRTCT); and being all of the tracts of land sold to Mark A. Dunn per the deed recorded as D204331921, Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described by the metes and bounds as follows:

BEGINNING at a MAG Nail found on the southwest corner of said Lot 49, and being on East of Davis Boulevard (FM 1938) for the Southwest corner of Tract I of said Mark A. Dunn tract;

THENCE North 0° 05' 39" West, with the east of Davis Boulevard, a distance of 100.00 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner from which a 1/2" iron rod bears North 4° 15' East at distance of 0.40 feet;

THENCE North 89° 54' 21" East, with the common line between Lots 48 & 49, Block 2, Stonybrooke Addition, passing a 1/2" iron rod at a distance of 119.45 feet, in all, a total distance of 120.00 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner on the west line of Lot 13, Block 2, Stonybrooke Addition;

THENCE South 0° 05' 39" East, with the common line between Lots 13 & 49, Block 2, Stonybrooke Addition, a distance of 100.00 feet to a 1/2" iron rod with a yellow cap stamped VOGT found at the southeast corner of said Lot 49, Block 2;

THENCE South 89° 54' 21" West, with the common line between Lots 49 & 50, Block 2, Stonybrooke Addition, a distance of 120.00 feet to the POINT OF BEGINNING and containing a calculated area of 0.2755 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____ & _____, being the owners, do hereby adopt this plat designating the hereinabove described property as Lots 49A & 49B, Block 2, STONYBROOKE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2023.

Owner

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, State of Texas



GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

Davis Blvd - FM 1938

120' ROW

POINT OF BEGINNING

Grid Coords
X=2366538.0
Y=7005930.0

CM:Controlling Monument

Lot 48 Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

S 89°10' E 120.0' plat
S 89°50'53" E 119.45' meas.
N 89°54'21" E 120.00'

Lot 49,Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

Lot 49A, Block 2
Stonybrooke Addition

S 89°54'21"W Gross Area: 120.00'
New Lot Line 12,000 Sq. Ft. =
0.2755 Acres

Lot 49B, Block 2
Stonybrooke Addition

5'TESCO Esmt. Vol.5739,Pg.432 DRTCT
S 89°54'21" W 120.00' meas.
N 89°10' W 120.0' plat

Lot 50
Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

5/8"IRF

N 0°21'27" E 50.00'

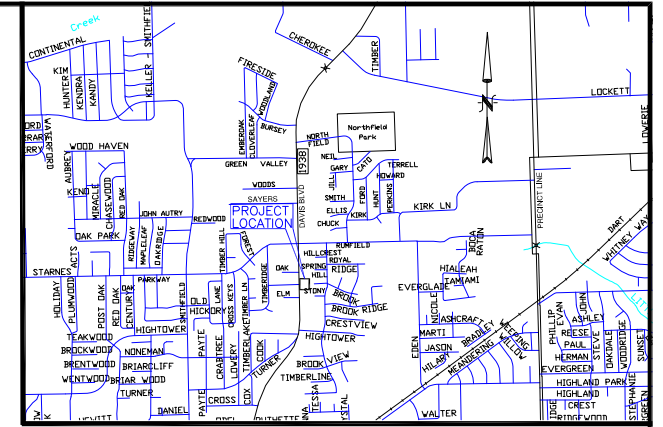
Grid Coords
X=2366657.6
Y=7006030.0

1/2"IRF

Lot 13 Block 2
Stonybrooke
Addition
Vol'388-87,Pg.5
PRTCT

S 00°50' W 100.0' plat
S 0°13'10" W 49.62' meas.

Lot 12 Block 2
Stonybrooke
Addition
Vol'388-87,Pg.5
PRTCT



LOCATION MAP
1" = 2000'

NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Central Texas Zone.

5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

This replat does not amend or remove any covenants or restrictions.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2023, 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 _____, 2023, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Preliminary, for review only.

REPLAT

Lots 49A & 49B, Block 2, STONYBROOKE ADDITION
Being a replat of Lot 49, Block 23, Stonybrooke Addition, an addition to North Richland Hills, Tarrant County, Texas, according to plat recorded in Volume 388-87, Page 5, Plat Records, Tarrant County, Texas.

0.2755 Acres out of the S. Richardson Survey, Abstract No. 499

December 28, 2022 / 2 LOTS

PLAT FILED AS INST. NO. D _____, DATE _____

NRH CASE NO. RP 2023- _____

SURVEYOR'S CERTIFICATION:

That I, Michael B Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE 8663.18:
Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Registered Professional Land Surveyor 5094
Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor
Texas Firm Registration Certificate Number: 10135300

OWNER:

Mark Dunn
7312 Davis Blvd
North Richland Hills Texas 76182
Phone: 817-614-8017
Phone: 817-675-6785

Alpha Land Surveying, Inc.

969 Elkin Lane
Keller, Texas 76262-4941
Phone: 817-614-8017
Fax - 817-370-5696
mbd7@gte.net