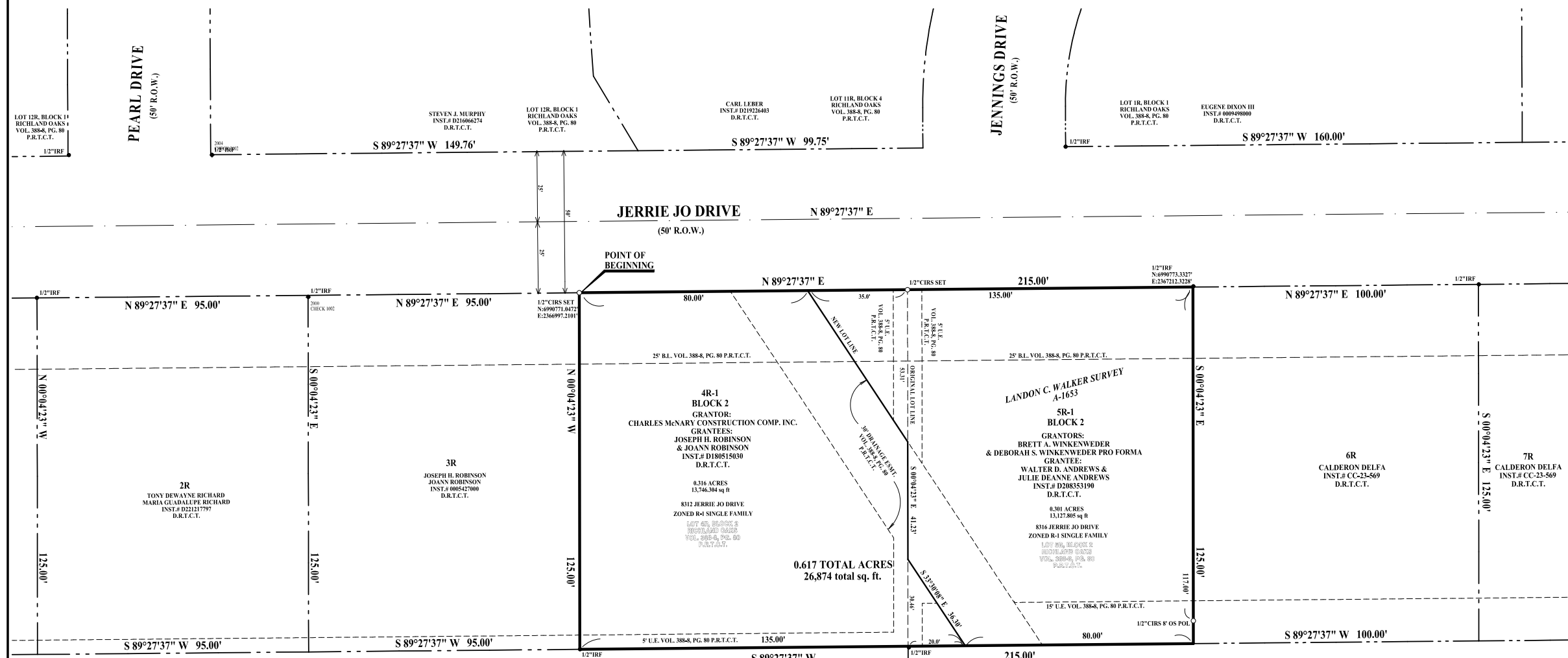


LEGEND

- IRON ROD END
- "IN CONC.
- CAPPED IR. SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELEC. MANHOLE
- SAN. S.W. MAN.
- GAS RISER
- TEL. PED.
- FENCE CORNER
- UNDERG. CABLE
- FIRE HYDRANT



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Joseph H. Robinson and Joann Robinson are the sole owners of a tract of land located in the Landon C. Walker Survey, Abstract Number 1653, City of North Richland Hills, Tarrant County, Texas, and described as Lot 4R-1 according to the deed recorded in Instrument Number D180515030 and Walter D. Andrews and Julie A. Andrews are the sole owners of a tract of land located in the Landon C. Walker Survey, Abstract Number 1653, City of North Richland Hills, Tarrant County, Texas, and described as Lot 5R-1 according to the deed recorded in Instrument Number D20835190, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEING all of Lots 4R AND 5R, Richland Oaks, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Volume 388-8, Page 80, of the Plat Records of Tarrant County, Texas.

BEING a 0.617 acre tract of land in the Landon C. Walker Survey, Abstract Number 1653, situated in Tarrant County, Texas, and being all of that certain tract of land described as Lot 4R, Block 2, Richland Oaks, an addition to the City of North Richland Hills, Tarrant County, Texas, as recorded in Volume 388-8, Page 80, Plat Records, Tarrant County, Texas and in deed conveyed by Charles McNary Construction Company, Inc. to Joseph H. Robinson and Joann Robinson, recorded in Instrument Number D180515030, Deed Records, Tarrant County, Texas and being all of that certain tract of land described as Lot 5R, of said Block 2 and in deed conveyed by Brett A. Winkenweder and Deborah S. Winkenweder Pro Forma, to Walter D. Andrews and Julie A. Andrews, recorded in Instrument Number D20835190, Deed Records, Tarrant County, Texas. The bearings for this description are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, as derived from static observation and NOAA/NGS OPUS calculations performed on September 5, 2023. Said 0.617 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic stamped "RPLS 4818" set for the northwest corner of said Lot 4R, the northeast corner of that certain tract of land described as Lot 3R, of said Block 2, and the south right of way line of Jerric Jo Drive, a 50' wide right of way;

THENCE North 89°27'37" East, along the north lines of said Lots 4R and 5R and the said south right of way line, a distance of 215.00 Feet to a 1/2" iron rod found for the northeast corner of said Lot 5R and the northwest corner of Lot 6R, of said Block 2;

THENCE South 09°04'23" East, departing said north line and said south right of way line and continuing along the common line of said Lot 4R and 5R, at a distance of 117.00 Feet pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for reference, for a total distance of 125.00 Feet;

THENCE South 89°27'37" West, departing said common line and continuing along the south lines of said Lots 4R and 5R, a distance of 215.00 Feet to a 1/2" iron rod found for the southwest corner of said Lot 4R and the southeast corner of said Lot 3R;

THENCE North 09°04'23" West, departing said south line and continuing along the common line of said Lots 3R and 4R, a distance of 125.00 Feet to the POINT OF BEGINNING and containing a computed area of 0.617 Acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Joseph H. Robinson and Joann Robinson and Walter D. Andrews and Julie A. Andrews do adopt this plat designating the hereinabove described real property as Lots 4R-1 and 5R-1, Block 2, Richland Oaks, an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby dedicate to the public's use the streets, alleys, right-of-way, and any other public areas shown on this plat.

Joseph H. Robinson (Lot 4R) Joann Robinson (Lot 4R)

Walter D. Andrews (Lot 5R) Julie A. Andrews (Lot 5R)

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Joseph H. Robinson, 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 _____, 2023

Notary Public in _____ County, Texas
My commission expires: _____

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Joann Robinson, 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, 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 _____, 2023

Notary Public in _____ County, Texas
My commission expires: _____

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Walter D. Andrews, 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 _____, 2023

Notary Public in _____ County, Texas
My commission expires: _____

STATE OF TEXAS)
COUNTY OF)

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Julie D. Andrews, 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, 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 _____, 2023

Notary Public in _____ County, Texas
My commission expires: _____

WHEREAS the City Council 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.

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 _____, 2023, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF TARRANT:

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

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPELS Firm Reg. No. 10138500
Date: October 17, 2023

- NOTES:
1. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 2. THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
 3. BEARINGS FOR THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, AS DERIVED FROM STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS PERFORMED ON SEPTEMBER 5, 2023.
 4. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

SHORT FORM FINAL PLAT
RICHLAND OAKS
LOTS 4R-1 AND 5R-1, BLOCK 2;

BEING A REPLAT OF LOTS 4R AND 5R, BLOCK 2, RICHLAND OAKS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-8, PAGE 80, PLAT RECORDS, TARRANT COUNTY, TEXAS, SITUATED IN THE LANDON C. WALKER SURVEY, ABSTRACT NUMBER 1653, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS.

Case No. _____
0.617 ACRES
26,874 SQ. FT.

DATE: OCTOBER 17, 2023

SURVEYOR: WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
8559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 568-2916

OWNER: JOSEPH H. ROBINSON
JO ANN ROBINSON
8316 JERRIE JO DRIVE
NORTH RICHLAND HILLS
TEXAS 76180-2746
(817) 994-7143

OWNER: WALTER D. ANDREWS
JULIE A. ANDREWS
8316 JERRIE JO DRIVE
NORTH RICHLAND HILLS
TEXAS 76180-2746
(817) 994-7143

PCS 20231017-1711A-FRONTIERAUG2417-PH1-PLAT.PCS