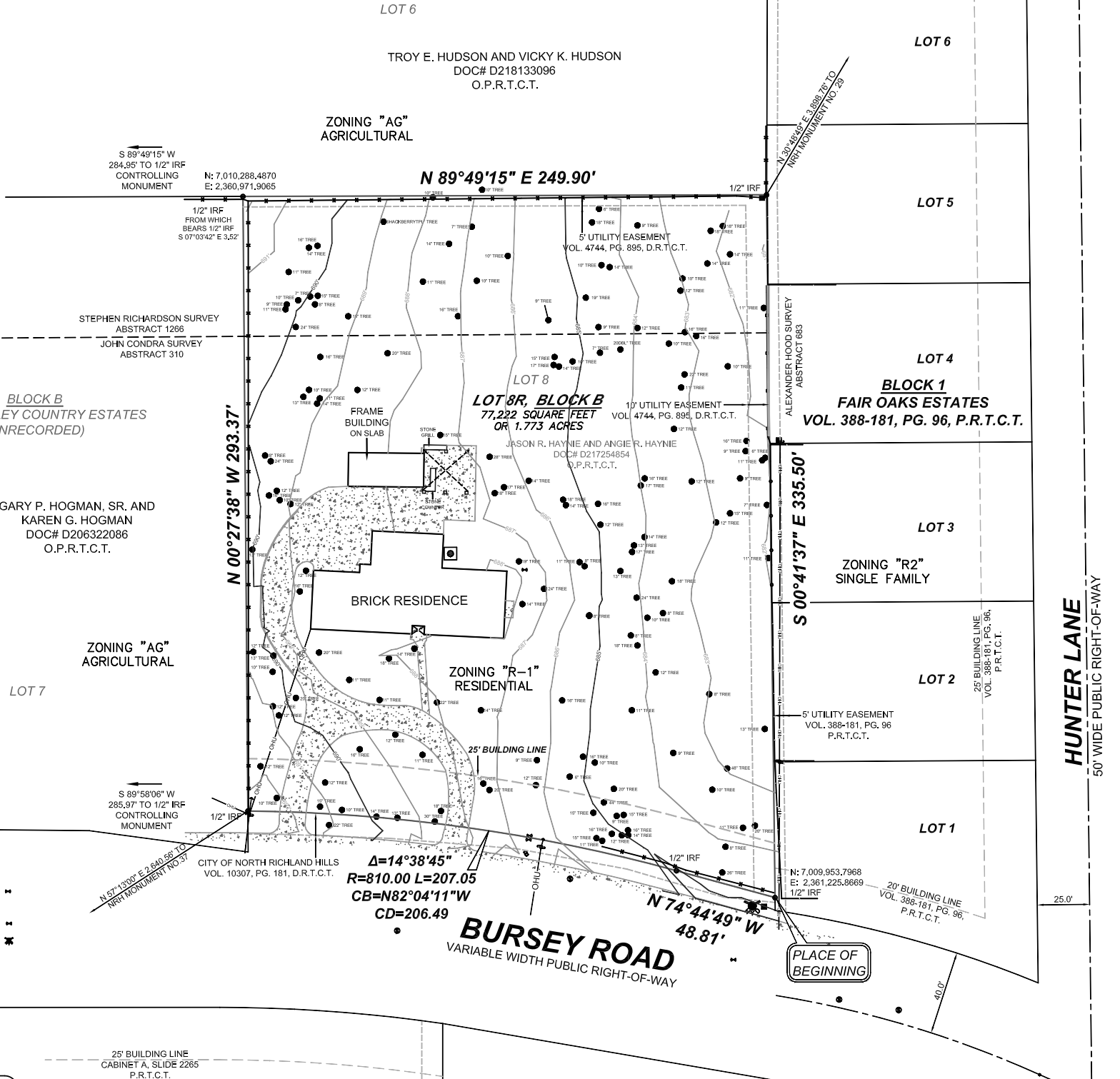
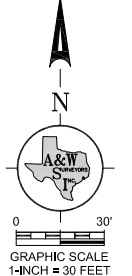


LEGEND			
1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE
1/2" IR SET	X-SET	CABLE BOX	WATER METER
5/8" IR FOUND	SAN. SEW. MH.	ELECTRIC BOX	GAS METER
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD
5/8" D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.	POOL EQUIP.
1/2" IR FOUND	LIGHT POLE	SAN. SEW. CO.	
			OHU - OVERHEAD UTILITY LINE
			CLY WIRE ANCHOR
			BARBED WIRE FENCE
			IRON FENCE
			CHAINLINK FENCE
			WOOD FENCE
			BOUNDARY
			HIGH BANK LINE
			COVERED AREA
			BRICK RET. WALL
			STONE RET. WALL
			CONCRETE
			GRAVEL
			BRICK
			STONE
			WOOD DECK
			BUILDING WALL
			TILE



SURVEYOR'S NOTES

- ALL SHOWN "1/2" IR'S ARE 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
- THIS REPLAT DOES NOT REMOVE ANY COVENANTS OR DEED RESTRICTIONS ON THE PROPERTY, IF ANY.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Jason R. Haynie and Angie R. Haynie are the sole owners of a tract of land located in the JOHN CONDRA SURVEY, ABSTRACT NO. 310 and the STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, North Richland Hills, Tarrant County, Texas, and being called Lot 8, Block B of Green Valley Country Estates, an unrecorded Addition in the City of North Richland Hills, Tarrant County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien to Jason R. Haynie and Angie R. Haynie, recorded in Document Number D217254854, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the North line of Bursey Road, a variable width public right-of-way, in the West line of Lot 1, Block 1 of Fair Oaks Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-181, Page 96, Plat Records, Tarrant County, Texas;

Thence North 74°44'49" West, along said North line of Bursey Road, a distance of 48.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found at the beginning of a curve to the left having a central angle of 14°38'45", a radius of 810.00' and a chord bearing and distance of North 82°04'11" West, 206.49';

Thence Westerly along said curve to the left and said North line of Bursey Road, an arc distance of 207.05' to a 1/2" iron rod found in the East line of a tract of land described in deed to Gary P. Hogman, Sr. and Karen F. Hogman, recorded in Document No. D206322086, Official Public Records, Tarrant County, Texas, same being called Lot 7, Block B of said Green Valley Country Estates;

Thence North 00°27'38" West, a distance of 293.37' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found in the South line of a tract of land described in deed to Troy E. Hudson and Vicky K. Hudson, recorded in Document Number D218133096, Official Public Records, Tarrant County, Texas, same called Lot 6, Block B of Green Valley Country Estates, and being the Northeast corner of said Hogman tract, called Lot 7, Block B of Green Valley Country Estates;

Thence North 89°49'15" East, a distance of 249.90' to a 1/2" iron rod found in the West line of Lot 5 of said Block 1, Fair Oaks Estates, same being the Southeast corner of said Hudson tract, called Lot 6;

Thence South 00°41'37" East, along the West line of said Block 1 of Fair Oaks Estates, a distance of 335.50' to the PLACE OF BEGINNING and containing 77,222 square feet or 1.773 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jason R. Haynie and Angie R. Haynie, do hereby adopt this plat designating the hereinabove described real property as **GREEN VALLEY ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Jason R. Haynie, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Jason R. Haynie, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 20__.

Notary Public, State of Texas
My Commission expires:

Angie R. Haynie, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Angie R. Haynie, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 20__.

Notary Public, State of Texas
My Commission expires:

CERTIFICATE OF APPROVAL

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

THIS PLAT FILED AS INSTRUMENT NO. D _____ DATE _____

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 7409 BURSEY ROAD ~
Owner: Jason R. Haynie and Angie R. Haynie
~ 8212 Oak Knoll Drive, North Richland Hills, TX 76182 ~
~ 682-223-6201 ~

Job Number 19-0956 | Drawn by: 543 | Date: 08-28-2019 | Revised:
"A professional company operating in your best interest"

PRELIMINARY PLAT
GREEN VALLEY ADDITION
LOT 8R, BLOCK B

77,222 SQUARE FEET OR 1.773 ACRES OF LAND

OUT OF THE
STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266
JOHN CONDRA SURVEY, ABSTRACT NO. 310
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

PREPARED 8-28-2019
CITY CASE NO. _____