

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Rushi Enterprises, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Thomas Peck Survey, Abstract Number 1210, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document Number D219294461, of the Deed Records of Tarrant County, Texas, and being all of Lot 3R, Block 1 of the D.J. Anderson Addition, as recorded in Document Number D214062520 of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "W.A.I." found for the most easterly and northeast corner of said Lot 3R, said corner being on the northwesterly right-of-way line of Davis Boulevard (aka F.M. 1938, a variable width right-of-way);

THENCE South 31 degrees 21 minutes 54 seconds West, along the common southeast line of said Lot 3R and said northwesterly right-of-way line, a distance of 90.45 feet to a 1/2-inch iron rod with cap stamped "W.A.I." found for corner;

THENCE South 30 degrees 05 minutes 54 seconds West, continuing along said common line, a distance of 167.65 feet to a 1/2-inch iron rod with cap stamped "W.A.I." found for corner;

THENCE South 59 degrees 54 minutes 06 seconds East, continuing along said common line, a distance of 6.00 feet to a 1/2-inch iron rod stamped "W.A.I.;"

THENCE South 30 degrees 05 minutes 54 seconds West, continuing along said common line, a distance of 17.47 feet to a 1/2-inch iron rod with cap stamped "W.A.I." found for corner;

THENCE South 30 degrees 22 minutes 33 seconds West, continuing along said common line, a distance of 48.31 feet to a 1/2-inch iron rod with an illegible cap found for the most southerly southeast corner of said Lot 3R;

THENCE North 01 degree 30 minutes 28 seconds West, along the southwest line of said Lot 3R, a distance of 37.87 feet to a 1/2-inch iron rod with cap stamped "W.A.I." found for corner;

THENCE North 52 degrees 51 minutes 25 seconds West, continuing along said southwest line of Lot 3R, a distance of 250.01 feet to a 1/2-inch iron rod with caps stamped "Landes and Assoc." found for the most westerly northwest corner of said Lot 3R;

THENCE North 30 degrees 05 minutes 54 seconds East, along the northwest line of said Lot 2R, a distance of 262.17 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONA" (hereinafter referred to as "with cap") set for the most northerly corner of said Lot 3R;

THENCE South 59 degrees 38 minutes 01 seconds East, along the northeast line of said Lot 3R, a distance of 264.21 feet to the POINT OF BEGINNING AND CONTAINING 73,432 square feet or 1.686 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rushi Enterprises, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 3R1 AND 3R2, Block 1, D.J. ANDERSON addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

When the property owner is a corporation, the agent signing for the corporation should sign their name and include their title.

Rushi Enterprises, LLC-Owner

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BEFORE ME, the undersigned authority, on this day personally appeared Dashmir Rushi, of Rushi Enterprises, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership or individual, as applicable.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____ 2022.

Notary Public, State of Texas

My Commission expires: _____

NOTARY SEAL

SURVEYOR'S CERTIFICATION STATEMENT

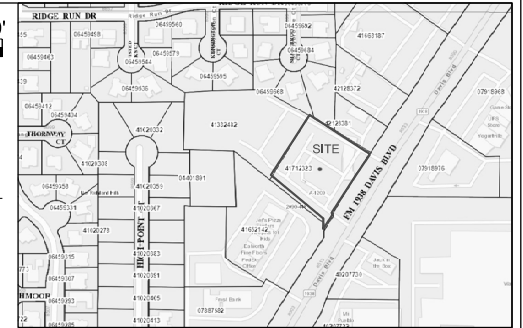
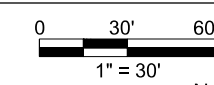
The following surveyor certification statement is used for all plats. A surveyor certification is not required to be notarized. I, Joel C. Howard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Joel C. Howard,
RPLS No. 6267



LEGEND:

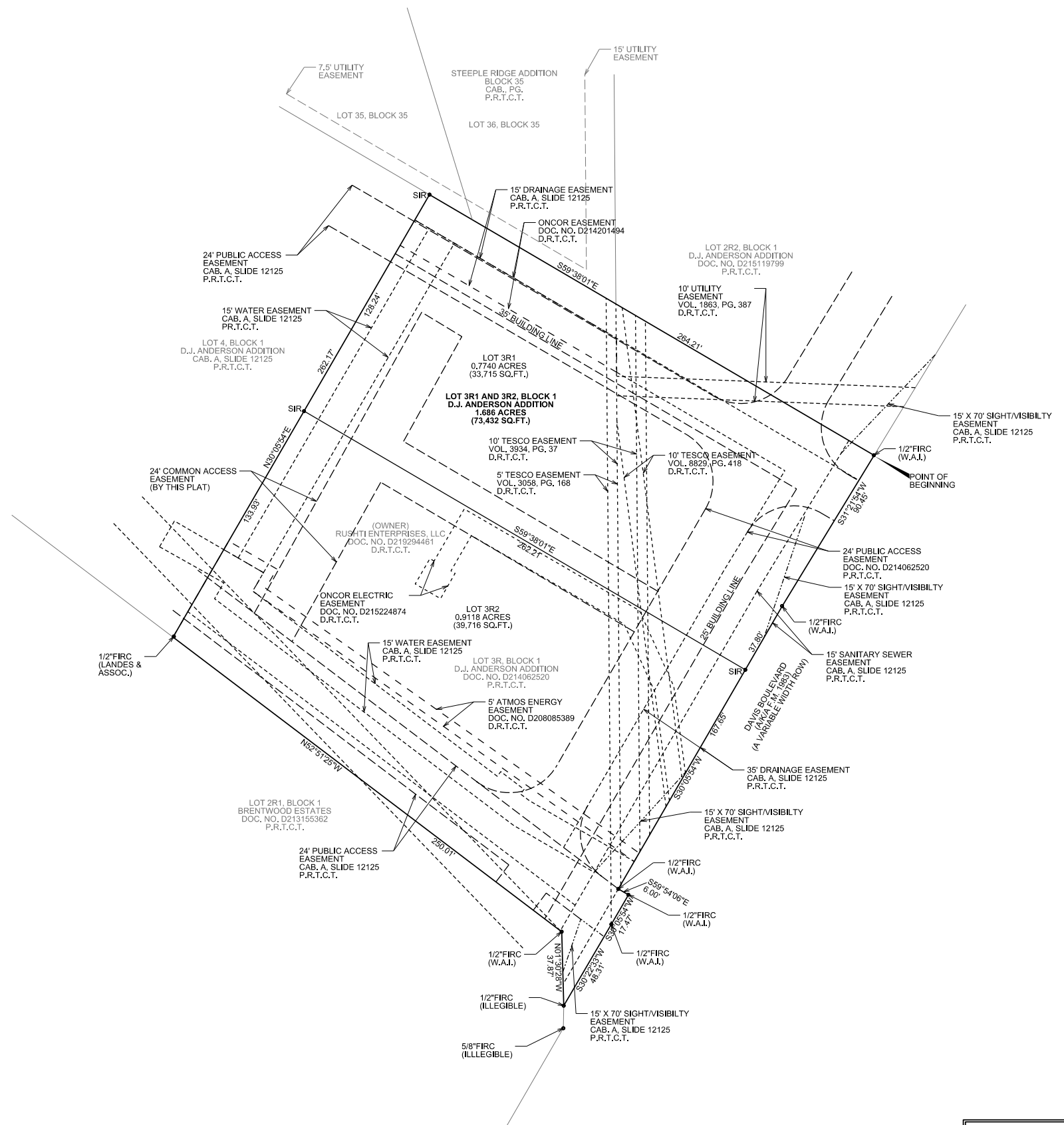
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
SIR	SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
SQ.FT.	SQUARE FEET



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
2. This plat was prepared without the benefit of a title commitment.
3. The purpose of this plat is to subdivide Lot 3R into 2 lots.
4. By graphical plotting of FEMA Flood Insurance Rate Map Number 48439C0090L, dated March 21, 2019, the subject property is located within Zone "X" (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
5. This plat does not remove any existing covenants or restrictions, if any, on the property.
6. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
7. The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.



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

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of ____, 20__ to approve this plat for filing of record,

Mayor, City of North Richland Hills



GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
PH: 972-243-2409 / EMAIL: CHRIS.HOWARD@GEONAV.COM
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 2650
TBPLS FIRM NO. 10194205

REPLAT
D.J. ANDERSON ADDITION
LOTS 3R1 AND 3R2, BLOCK 1,
BEING A REVISION OF LOT 3R, BLOCK 1,
D.J. ANDERSON ADDITION,
ACCORDING TO THE PLAT RECORDED
IN DOC. NO. D214062520,
PLAT RECORDS OF
TARRANT COUNTY, TEXAS
APRIL 19, 2022

OWNER/DEVELOPER:
RUSHI ENTERPRISES, LLC
13170 CLARENDON DR.
FRISCO, TX 75035

DATED: JUNE 06, 2022 DRAWN BY: JCH