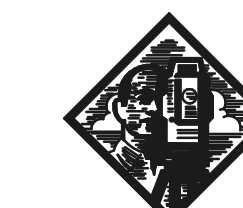
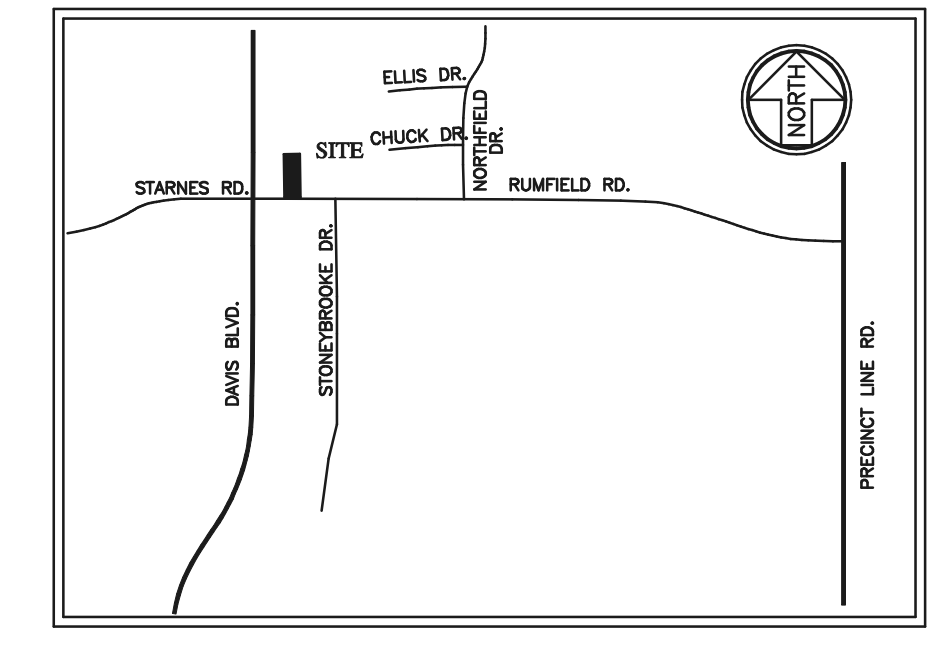


IRF DENOTES IRON ROD FOUND  
 IRS DENOTES IRON ROD SET  
 W/O RANGE PLASTIC CAP STAMPED  
 "R. W. COOMBS RPLS 5294"  
 C.M. DENOTES CONTROLLING MONUMENT



**Coombs Land Surveying, Inc.**  
 P.O. Box 11370 Fort Worth Texas 76110  
 (817) 920-7600 (817) 920-7617 FAX  
 T.B.P.L.S. FIRM No. 10111800  
 C.L.S. JOB No. 16-0018



VICINITY MAP  
 NOT TO SCALE

**OWNER'S DEDICATION  
 AND ACKNOWLEDGEMENT**

STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS, ROBERT D. ESPINOSA, is the sole owner of the following described property:

BEING all that certain tract of land located in the STEPHEN RICHARDSON SURVEY, ABSTRACT No. 1266, City of North Richland Hills, Tarrant County, Texas according to the deed recorded in Clerk's File No. D215248033 of the Real Property Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the Southwest corner of said Espinosa Tract lying in the North right-of-way line of Rumfield Road (a variable width right-of-way);

THENCE N 00° 39' 49" W, at 1.30 feet passing a 1/2-inch iron rod found at the Southeast corner of Lot 2R-2B, Block 13, Meadowview Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-199, Page 98 of the Plat Records of Tarrant County, Texas and continuing in all a total distance of 335.78 feet along the West boundary line of said Espinosa Tract to a 1/2-inch iron rod found at the Northwest corner thereof being the Northeast corner of Lot 2R-1, Block 13, Meadowview Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-180, Page 1 of the Plat Records of Tarrant County, Texas, and lying in the South boundary line of that certain tract of land described in deed to Emmett Dale Briggs and Erica Shane Briggs recorded in Clerk's File No. D206134234 of the Real Property Records of Tarrant County, Texas;

THENCE N 89° 20' 11" E, 125.58 feet along the common boundary line between said Espinosa Tract and said Briggs Tract to a 5/8-inch iron rod found with yellow plastic cap stamped "PROLINE" at the Northeast corner of said Espinosa Tract being the most Northerly Northwest corner of that certain tract of land described in deed to Daniel W. Langham recorded in Volume 13943, Page 238 of the Deed Records of Tarrant County, Texas;

THENCE S 00° 39' 49" E, at 107.70 feet passing a 1/2-inch iron rod found at the Northeast corner of Lot 1, Block 13, Meadowview Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-167, page 2 of the Plat Records of Tarrant County, Texas and continuing in all a total distance of 336.75 feet along the East boundary line of said Espinosa Tract to an "X" cut in concrete found at the Southeast corner thereof lying in the North right-of-way line of Rumfield Road;

THENCE S 89° 46' 44" W, 125.58 feet along the South boundary line of said Espinosa Tract with the said North right-of-way line of Rumfield Road to the PLACE OF BEGINNING, containing 0.969 acre (42,228 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROBERT D. ESPINOSA, does hereby adopt this plat designating the hereinabove described real property as LOT 3, BLOCK 13, MEADOWVIEW ESTATES, an addition to the City of North Richland Hills, Tarrant County, Texas and does hereby dedicate to the public's use forever all streets, alleys, rights-of-way, easements and other public areas shown on this plat.

WITNESS MY HAND at North Richland Hills, Tarrant County, Texas \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ROBERT D. ESPINOSA

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT D. ESPINOSA, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NOTARY PUBLIC  
 STATE OF TEXAS

**\* NOTES \***

1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, CORS96 ADJUSTMENT.
2. A COMBINED SCALE FACTOR OF 0.99987629\*89 IS USED TO CONVERT SURFACE DISTANCES TO GRID DISTANCES.
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.
4. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. 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.
7. SITE VISIBILITY TRIANGLE EASEMENTS SHALL BE KEPT CLEAR OF ANY OBSTRUCTION WHICH INTERFERES WITH AN CLEAR LINE OF SIGHT AT ELEVATION BETWEEN 30 INCHES AND NINE FEET ABOVE THE AVERAGE CURB GRADE.
8. CITY OF NORTH RICHLAND HILLS BENCHMARKS: BM 1 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS GPS No. 30" N 7011317.7137, E 2367277.5715, ELEV. = 635.730 (PUBLISHED). BM 2 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS GPS No. 31" N 7006656.1087 E 2371368.4348 ELEV. = 615.180 (PUBLISHED).
9. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN OR 500 YEAR FLOOD PLAIN, BUT APPEARS TO BE LOCATED WITHIN "ZONE X" (AREAS OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL No. 48439C0090 K, DATED SEPTEMBER 25, 2009.

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.  
 Texas Registration No. 5294

WHEREAS, The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 to approve this Preliminary Plat.

\_\_\_\_\_  
 Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

PRELIMINARY PLAT  
**LOT 3, BLOCK 13  
 MEADOWVIEW ESTATES**  
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
 TARRANT COUNTY, TEXAS

BEING 0.969 ACRE OF LAND LOCATED IN THE  
 STEPHEN RICHARDSON SURVEY, ABSTRACT No. 1266  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER:  
 ROBERT D. ESPINOSA  
 10216 CRAWFORD FARMS DRIVE  
 FORT WORTH, TEXAS 76244  
 PHONE (817) 600-6910

SURVEYOR:  
 COOMBS LAND SURVEYING, INC.  
 P. O. BOX 11370  
 FORT WORTH, TEXAS 76110  
 CONTACT: RON COOMBS  
 PHONE (817) 920-7600  
 FAX (817) 920-7617

APRIL 2016  
 1 LOT  
 NRH CASE No.  
 PP 2016-02

THIS PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_, O.P.R.T.C.T. DATE: \_\_\_\_\_

