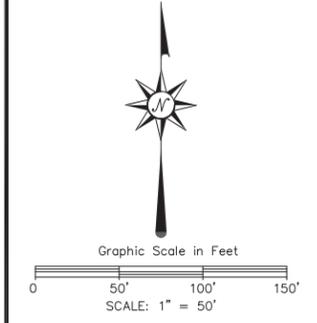




VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE

LEGEND NOT TO SCALE

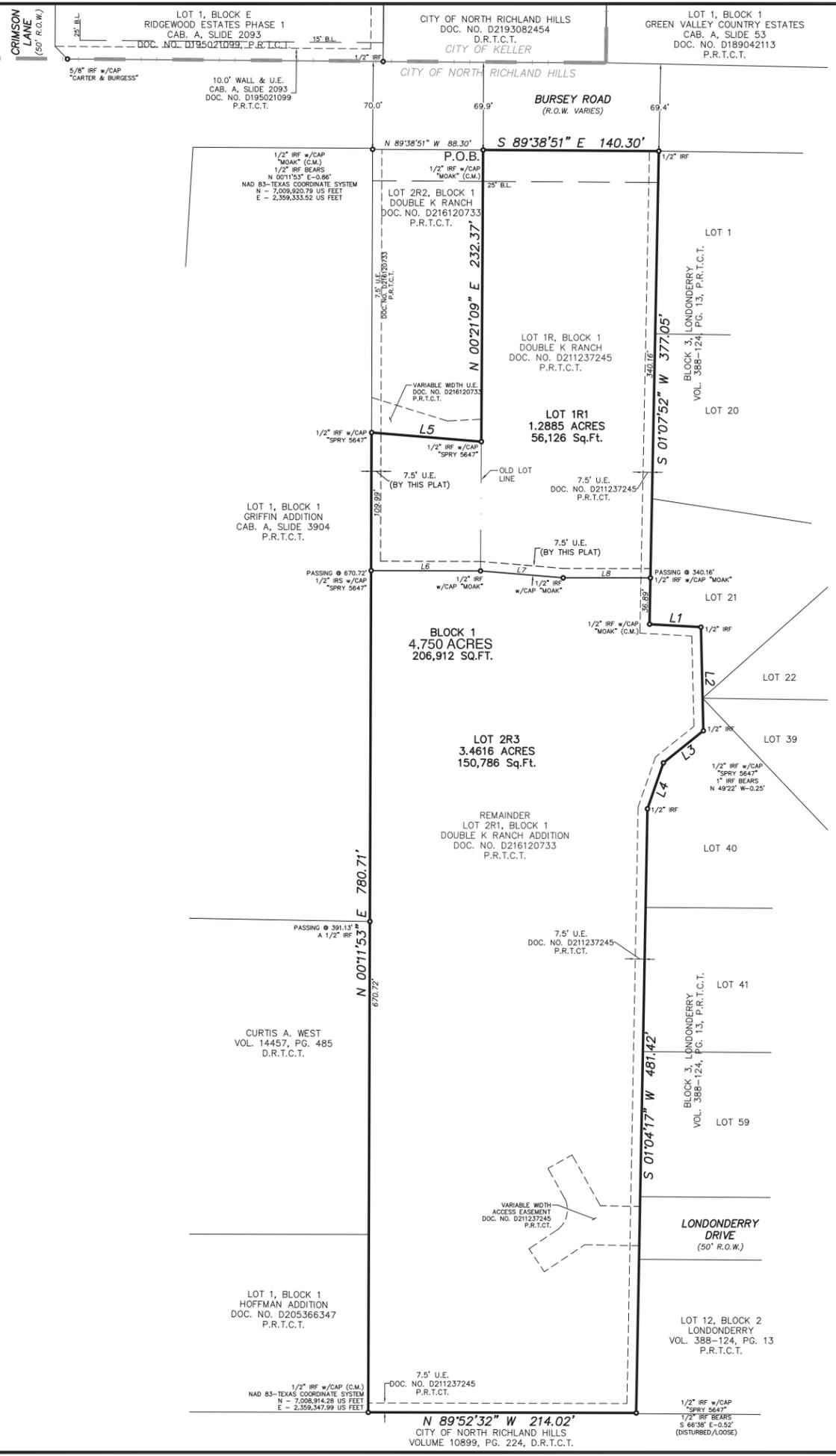
- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

LINETYPES

---	CITY LIMITS LINE
-----	------------------

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°46'10" E	41.21'
L2	S 01°20'05" E	82.60'
L3	S 51°21'35" W	40.90'
L4	S 19°09'42" W	38.80'
L5	S 85°15'48" E	87.95'
L6	S 89°48'07" E	87.40'
L7	S 85°14'11" E	66.19'
L8	S 89°56'39" E	69.68'



SURVEYOR CERTIFICATE
That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.
This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY



David Carlton Lewis
R.P.L.S. No. 5647
Date: January 7, 2019
David Carlton Lewis, R.P.L.S., Texas Registration No. 5647
Spry Surveyors, L.L.C.
8241 Mid-Cities Blvd Ste 102
N. Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 considerations expressed herein.
Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Signature _____ Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2019, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

Statement of Adoption by Council

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2019, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

NOTES
This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
All bearings shown hereon are based on the Plat of Double K Ranch Addition, recorded in Document Number D216120733, in the Public Records of Tarrant County, Texas.
Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
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 withholding of utilities and building permits.
According to the Flood Insurance Rate Map No. 48439C0090K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
On the issue date of this exhibit the property shown hereon is zoned "R-1-S" according to the zoning map of the City of North Richland Hills. Refer to said zoning ordinance for minimum and maximum setback requirements. Surveyor is only showing setback lines per the recorded Plat of Double K Ranch Addition, recorded in Document Number D216120733, in the Public Records of Tarrant County, Texas.
This plat does not remove any existing covenants or restrictions, if any, on the property.
The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Bob E. Griggs and Marc Trevino, are the owners of all that certain 4.750 acres of land, which is all of Lot 2R1, Block 1, Double K Ranch Addition, recorded in Document Number D216120733 and Lot 1R, Double K Ranch Addition, recorded in Document Number D216120733, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the John Condra Survey, A-310, City of North Richland Hills, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the said Double K Ranch Addition Plat(D216120733)).
BEGINNING at a 1/2" iron rod with a cap stamped "MOAK" found for the northern most northwest corner of the herein described tract, common to the northwest corner of said Lot 1R, Block 1, Double K Ranch Addition (D216120733), in the south right-of-way line of Bursey Road (right-of-way line of Bursey Road, from which a 1/2" iron rod with a cap stamped "MOAK" found for the northwest corner of Lot 2R2, of said Block 1, Double K Ranch Addition (D216120733), bears North 89° 51' West - 88.30', along the south right-of-way line of said Bursey Road; THENCE South 89° 38' 51" East - 140.30' along the south right-of-way line of said Bursey Road, to a 1/2" iron rod found for the northeast corner of the herein described tract, common to the northwest corner of Lot 1, Block 3, Londerderry, recorded in Volume 388-124, Page 13, P.R.T.C.T.;

THENCE South 01° 07' 52" West passing at a distance of 340.16' a 1/2" iron rod with a cap stamped "MOAK" found for the southeast corner of said Lot 1R, Block 1, Double K Ranch Addition (D216120733), continuing for a total distance of 377.05' to a point for corner of the herein described tract;
THENCE continuing along the common boundary line of the herein described tract and said Londerderry plat the following bearings and distances;
South 86° 46' 10" East - 41.21' to a 1/2" iron rod found for a point for a corner of the herein described tract;
South 01° 20' 05" East - 82.60' to a 1/2" iron rod found for a point for a corner of the herein described tract;
South 51° 21' 35" West - 40.90' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for a point for a corner of the herein described tract, from which a 1" iron rod found bears North 49° 22' 00" West - 0.25';
South 19° 09' 42" West - 38.80' to a 1/2" iron rod found for a point for a corner of the herein described tract;
South 01° 04' 17" West - 481.42' (Called 481.85') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to a point in the north line of a tract of land deeded to City of North Richland Hills in the deed recorded in Volume 10899, Page 224 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), from which a 1/2" iron rod (Disturbed/Loose) found bears South 65° 38' 00" East - 0.52';
THENCE North 89° 52' 32" West - 214.02' leaving the common boundary line of the herein described tract and said Londerderry plat, along the north line of said City of North Richland Hills tract, to a 1/2" iron rod with a cap found for the southwest corner of the herein described tract, common to the southeast corner of Lot 1, Block 1, Hoffman Addition recorded in Document Number D205366347 P.R.T.C.T.;

THENCE North 00° 11' 53" East - passing at 391.13' a 1/2" iron rod found for the common corner of a tract of land conveyed to Curtis A. West in the deed recorded in Volume 14457, Page 485 P.R.T.C.T., and Lot 1, Block 1, Griffin Addition, recorded in Cabinet A, Slide 3904, P.R.T.C.T., Then passing at a distance of 670.72' a 1/2" iron rod with a cap stamped "SPRY 5647" set in the east line of said Lot 1, Block 1, Griffin Addition, and continuing for a total distance of 780.71' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of said Lot 2R1, Block 1, Double K Ranch Addition (D216120733);
THENCE South 85° 15' 48" East - 87.95' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southeast corner of said Lot 2R1, Block 1, Double K Ranch Addition (D216120733);
THENCE North 00° 21' 09" East - 232.37' to the POINT OF BEGINNING and containing 4.750 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Bob E. Griggs & Marc Trevino, the Owners, do hereby adopt this plat designating the herein before described property as **Lots 2R3 and 1R, Block 1, Double K Ranch Addition**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills, Texas.

Witness our hands this _____ day of _____

Bob E. Griggs - Owner _____ Marc Trevino - Owner _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bob Griggs, 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 considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____

Notary Signature _____ Notary Stamp: _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Marc Trevino, 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 considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____

Notary Signature _____ Notary Stamp: _____

AN AMENDED PLAT OF
LOTS 1R1 & 2R3, BLOCK 1
DOUBLE K RANCH ADDITION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1R, BLOCK 1, DOUBLE K RANCH ADDITION, RECORDED IN DOCUMENT NUMBER D216120733, AND LOT 2R1, BLOCK 1, DOUBLE K RANCH ADDITION, RECORDED IN DOCUMENT NUMBER D216120733, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 4.750 ACRES IN THE JOHN CONDRAS SURVEY, A - 310 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Bob E. Griggs 7229 Londerderry Dr. North Richland Hills, TX 76182
Marc Trevino 7300 Bursey Rd. North Richland Hills, TX 76182
SURVEYOR: Spry Surveyors 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 034-083-31
DATE: NOVEMBER 2018
NRR CASE NUMBER: AP 2018-08
THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____