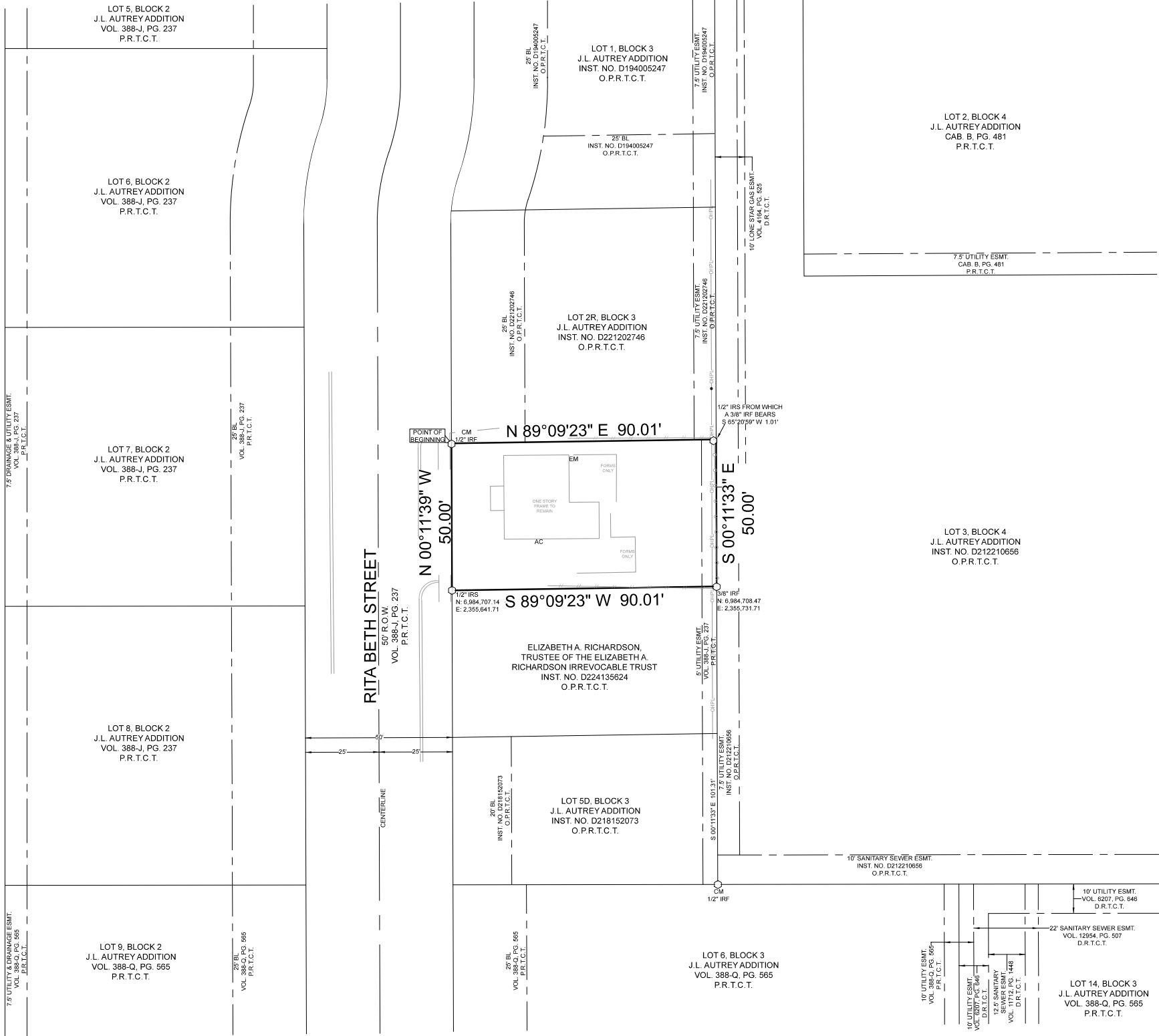


LEGEND	
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
BL	BUILDING LINE
VOL	VOLUME
PG.	PAGE
CAB.	CABINET
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

- SURVEYOR'S NOTES**
- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
 - ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A PORTION OF AN EXISTING BLOCK.
 - NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0205L, DATED 03/21/2019, ZONE X.
 - THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS DFW Home Solutions, LLC is the owner of a 0.103 acre tract of land situated in the Mahaly Lynch Survey, Abstract Number 953, Tarrant County, Texas, same being a portion of Block 3, of J.L. Autrey Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-J, Page 237, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to DFW Home Solutions, LLC by Special Warranty Deed recorded in Instrument Number D225046264, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of Rita Beth Street (a 50 foot Right-of-Way), same lying along the Southwest corner of Lot 2R, Block 3, J.L. Autrey Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D221202748, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 09 minutes 23 seconds East, a distance of 90.01 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southeast corner of said Lot 2R, same lying along the West line of Lot 3, Block 4, J.L. Autrey Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D212210656, Official Public Records, Tarrant County, Texas, from which a 3/8 inch iron rod found bears South 65 degrees 20 minutes 59 seconds West a distance of 1.01 feet for reference;

THENCE South 00 degrees 11 minutes 33 seconds East, a distance of 50.00 feet to a 3/8 inch iron rod found for corner, said corner lying along the West line of said Lot 3, same being the Northeast corner of a tract of land conveyed to Elizabeth A. Richardson, Trustee of the Elizabeth A. Richardson Irrevocable Trust by deed recorded in Instrument Number D224135624, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 09 minutes 23 seconds West, a distance of 90.01 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northwest corner of said Richardson tract, same lying along the East Right-of-Way line of said Rita Beth Street;

THENCE North 00 degrees 11 minutes 39 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING and containing 4,500 square feet or 0.103 acres of land

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFW Home Solutions, LLC, acting by and through their duly authorized agent, Brandon Elias, do hereby adopt this plat designating the hereinabove described real property as LOT 3, BLOCK 3, J.L. AUTREY ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness my hand at _____, Texas, This _____ day of _____, 2025.

Name: Brandon Elias
Title: Agent

STATE OF TEXAS
COUNTY OF
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Brandon Elias, 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 therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 2025.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
That I, Barry S. Rhodes, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found or placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2025.

"Preliminary, this document shall
not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2025, 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 _____, 2025, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

PROPERTY ADDRESS:
8008 VALLEY DR. & 7409 BURSEY, NORTH RICHLAND HILLS, TX 76182

OWNER: JASON HAYNIE AND ANGELA HAYNIE
ADDRESS: 7409 BURSEY RD., NORTH RICHLAND HILLS, TX 76182
PHONE: 817-271-9733

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

REPLAT
J.L. AUTREY ADDITION
LOT 3, BLOCK 3,
BEING A PORTION OF BLOCK 3, J.L. AUTREY ADDITION,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS,
AND BEING 0.103 ACRES OF LAND LOCATED IN THE
MAHALY LYNCH SURVEY, ABSTRACT NO. 953
TARRANT COUNTY, TEXAS