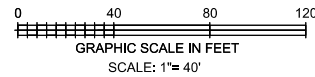


VICINITY MAP

N.T.S.



NOTES:

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. ALL LOT CORNERS MONUMENTS WILL BE SET AFTER CONSTRUCTION.
5. BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM, 1983 (NAD '83), TEXAS NORTH CENTRAL ZONE.
6. 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.

GENERAL NOTES:

1. 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
2. THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
3. NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
4. 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.

BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO OUTSIDE 500-YEAR FLOODPLAIN) PARTIALLY ZONE AE REGULATORY FLOODWAY, ZONE AE (1% ANNUAL CHANCE FLOOD HAZARD) AND ZONE X SHADED (0.2 ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO.48439C0205L, EFF MARCH 21, 2019.

I, EDWARD KHALIL, 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.



NAME _____
TEXAS REGISTRATION NO. 5951

PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2022 TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

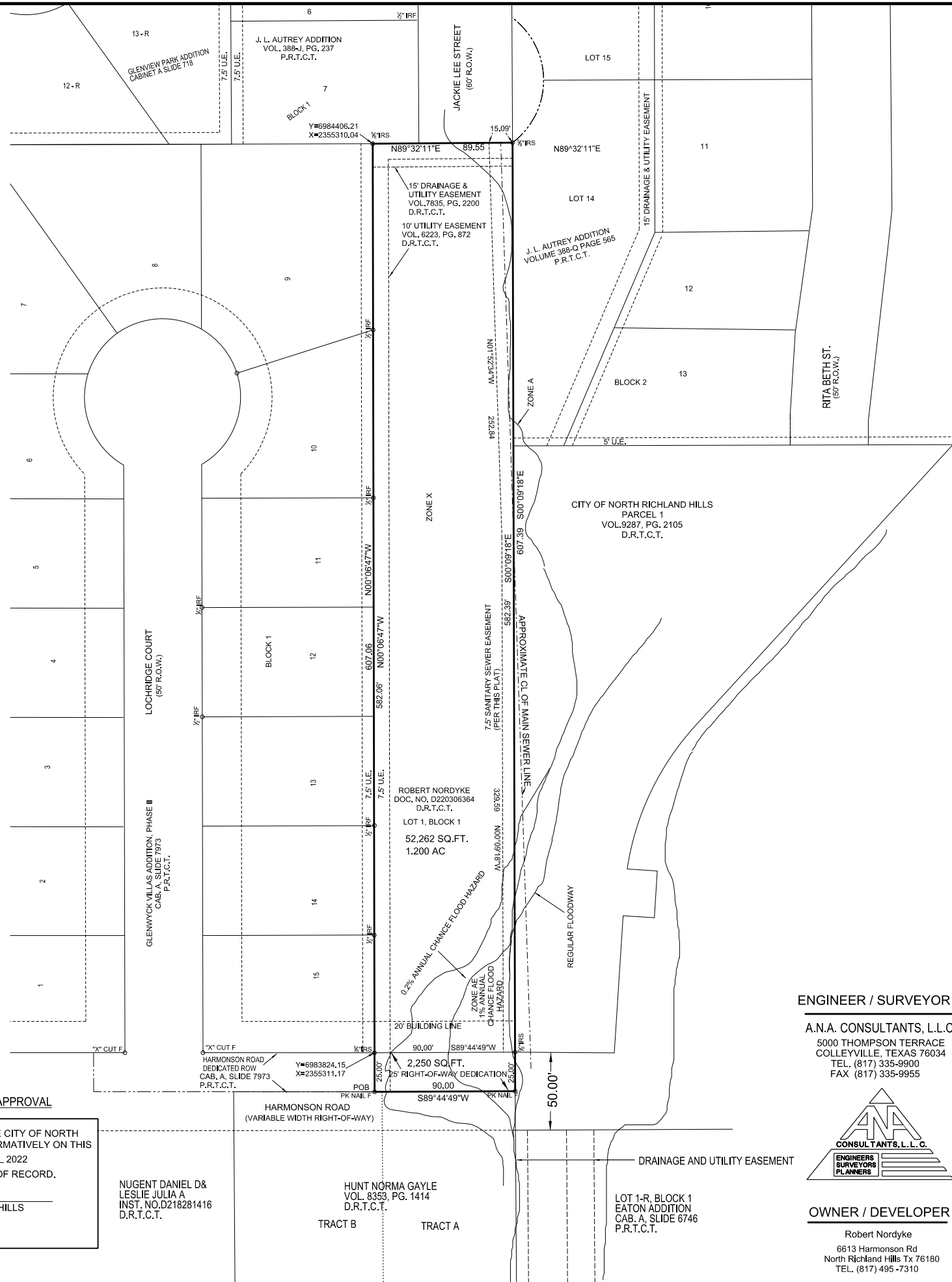
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL CERTIFICATE OF APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2022 TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY



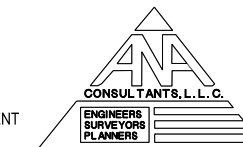
NUGENT DANIEL D & LESLIE JULIA A
VOL. 8353, PG. 1414
D.R.T.C.T.

HUNT NORMA GAYLE
VOL. 8353, PG. 1414
D.R.T.C.T.

LOT 1-R, BLOCK 1
EATON ADDITION
CAB. A, SLIDE 6746
P.R.T.C.T.

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955



OWNER / DEVELOPER

Robert Nordyke
6613 Harmonson Rd
North Richland Hills Tx 76180
TEL. (817) 495-7310

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Robert Nordyke, is the sole owner of a tract of land located in the MAHALY LYNCH SURVEY, ABSTRACT NUMBER 953, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document Number D220306364, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEING A TRACT OF LAND SITUATED IN MAHALY LYNCH SURVEY, ABSTRACT NUMBER 953, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED 1.249 ACRE OF LAND IN DEED TO ROBERT NORDYKE, AS RECORDED IN DOCUMENT NUMBER D220306364, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 1.249 ACRE TRACT, IN THE CENTER OF HARMONSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 06 MINUTES 47 SECONDS WEST, AT 25.00 FEET PASSING A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHEAST CORNER OF LOT 15, BLOCK 1, GLENWYCK VILLAS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS AS RECORDED IN CABINET A, SLIDE 7973, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, CONTINUE FOR TOTAL DISTANCE OF 607.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND AND THE NORTHEAST CORNER OF LOT 9, OF SAID BLOCK 1, IN THE SOUTH LINE OF LOT 7, BLOCK 1, J. L. AUTREY ADDITION AS RECORDED IN VOLUME 388-J, PAGE 237;

THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST, 89.55 FEET WITH THE SOUTH LINE OF SAID LOT 7, AND SOUTH LINE OF JACKIE LEE STREET (60 FOOT RIGHT-OF-WAY) TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT IN THE WEST LINE OF LOT 14, BLOCK 2, J. L. AUTREY ADDITION AS RECORDED IN VOLUME 388-Q, PAGE 565, OF SAID PLAT RECORDS.

THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, AT 194.14 FEET BASSING THE SOUTHWEST CORNER OF SAID LOT 14 AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1, IN DEED TO THE CITY OF NORTH RICHLAND HILLS AS RECORDED IN VOLUME 9287, PAGE 2105, OF SAID DEED RECORDS, CONTINUE WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID CITY TRACT, AT 582.39 FEET PASSING A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID CITY TRACT IN THE NORTH LINE OF SAID HARMONSON ROAD, CONTINUE IN ALL FOR 607.39 TO A PK NAIL FOUND IN THE CENTERLINE OF SAID HARMONSON ROAD;

THENCE SOUTH 89 DEGREES 44 MINUTES 49 SECONDS WEST, 90.00 FEET WITH SAID CENTERLINE TO THE POINT OF BEGINNING AND CONTAINING 54,512 SQUARE FEET OR 1.2514 ACRE OF LAND MORE OR LESS, INCLUDING 2,250 SQUARE FEET IN THE HARMONSON ROAD RIGHT-OF-WAY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Robert Nordyke, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, Nordyke Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Signature _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mr. Robert Nordyke 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, in the capacity therein stated, and as the act and deed of said individual.

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

Notary Public, State of Texas

My Commission expires: _____

FINAL PLAT

NORDYKE ESTATES
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS,
BEING 1.251 ACRES OF LAND LOCATED
MAHALY LYNCH SURVEY, ABSTRACT NUMBER 953
TARRANT COUNTY, TEXAS

PREPARED APRIL 2022

CASE PLAT 22-0019
SHEET 1 OF 1