

STATE OF TEXAS
COUNTY OF TARRANT

Being a 2.001 acre tract of land situated in the Oziah Rumfield Survey, Abstract No. 1365, Tarrant County, Texas, being all that certain tract of land described in deed to James Stewart and wife, Kelly Stewart, as recorded in Instrument No. D225117225, 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 at the northwest corner of said Stewart tract and the northeast corner of that certain tract of land described in deed to Ricky Jordan and wife, Susan Marie Jordan, as recorded in Volume 10244, Page 430, Official Records, Travis County, Texas;

Thence South 89° 49' 00" East, passing a 1/2-inch iron rod found at a distance of 234.91 feet and continuing a total distance of 469.91 feet along the north line of said Stewart tract to a 1/2-inch iron rod found at the northeast corner of said Stewart tract;

Thence South 00° 55' 00" East along the east line of said Stewart tract, passing the most southerly northwest corner of Lot 13, Block 2, of Flamingo Estates Addition, Section II, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-179, Page 100, Plat Records, Tarrant County, Texas, at a distance of 10.55 feet and continuing along the common line of said Stewart tract and said Flamingo Estates Addition a total distance of 185.36 feet to a 1/2-inch iron rod found at the southeast corner of said Stewart tract and the southwest corner of said Flamingo Estates Addition, said iron rod being on the north line of Lot 9-R, Block 2, Flamingo Estates Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 41, said Plat Records;

Thence North 89° 49' 00" West, passing a 1/2-inch iron rod found at a distance of 235.00 feet and continuing a total distance of 470.61 feet along the south line of said Stewart tract to a 1/2-inch iron rod found at the southwest corner of said Stewart tract, the southeast corner of aforesaid Jordan tract, and the northwest corner of that certain tract of land described in deed to Philip Blakeman and Jillian A. Blakeman, as recorded in Instrument No. D222041911, aforesaid Official Public Records;

Thence North 00° 42' 00" West, a distance of 185.36 feet along the common line of said Stewart and Jordan tracts to the Point of Beginning and containing 87,151 square feet or 2.001 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That **JAMES STEWART**, owner, does hereby adopt this plat designating the hereinabove described property as
LOT 1, STEWART ADDITION,
an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon.

Witness, my hand, this the ____ day of _____, 2025.

JAMES STEWART

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared **JAMES STEWART**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was duly authorized to perform the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

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

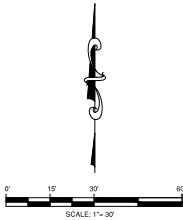
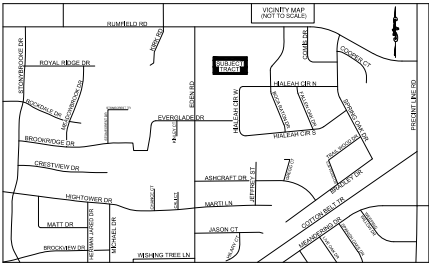
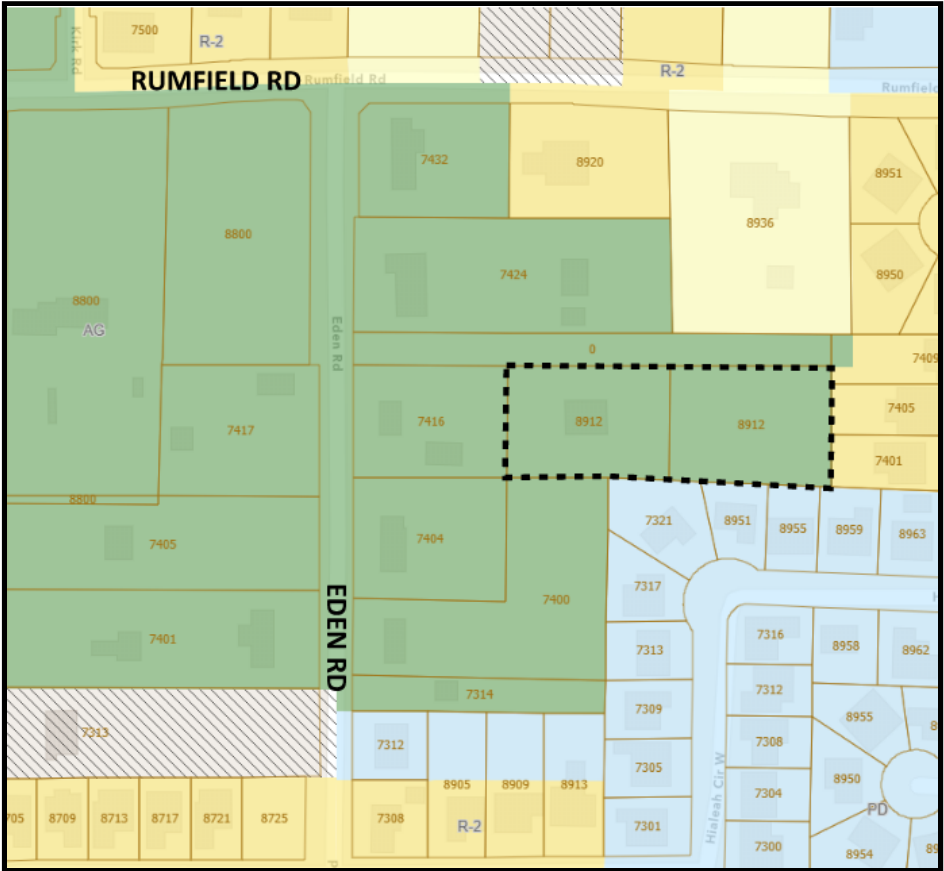
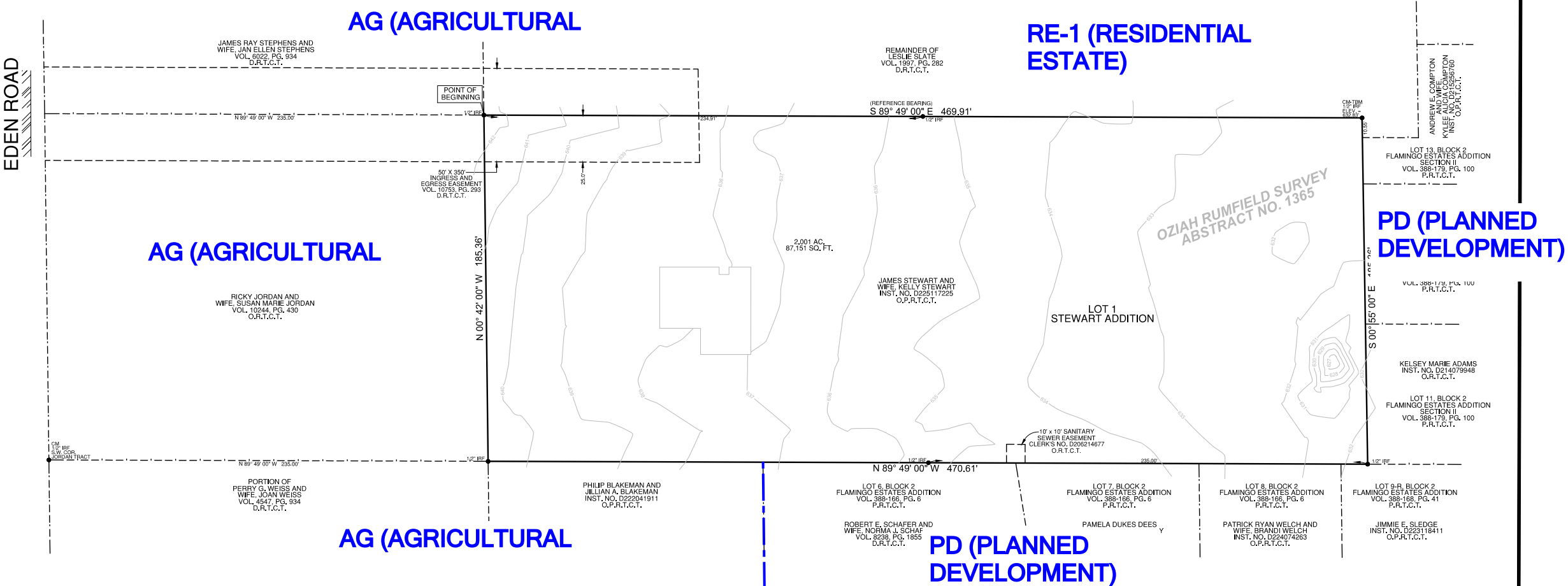
SURVEYOR'S CERTIFICATE

That I, David Apple, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

David Apple, R.P.L.S.
Texas Registration No. 5932
Premier Surveying LLC
5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093

- GENERAL NOTES:**
- The bearings for this survey are based on the deed recorded in Inst. No. D225117225, O.P.R.T.C.T.
 - Selling a portion of this addition by metes and bounds is a violation of State platting statutes and is subject to fines and withholding of utilities and building permits.
 - The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by Map No. 48439C0330 K, dated September 25, 2009.
 - Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

TOPOGRAPHIC NOTES:
TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.



LAND USE TABLE GROSS & NET ACREAGE 87,151 SQ. FT.; 2.001 AC.	This plat recorded in Document Number _____, dated _____.	FINAL PLAT LOT 1 JENKINS ADDITION, A 2.001 ACRE ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SITUATED IN THE OZIAH RUMFIELD SURVEY, ABSTRACT NO. 1365 1 LOT PREPARED: JULY, 2025
	The purpose of this plat is to create one single family lot.	
PROPERTY IS ZONED AG AGRICULTURAL	SURVEYOR: David Apple, RPLS #5932 5700 W. Plano Parkway, Suite 1200 Plano, TX 75093 PHONE: (972) 612-3601 FAX: (855) 892-0468	OWNER: James Stewart 8912 Eden Road North Richland Hills, TX 76182 PHONE: (817) 819-4053