

Notes:

1. This plot does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
2. The easements indicated on this plot 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.
3. No above ground franchise utility appurtenances are allowed in the front of the property.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, SPEARS ENTERPRISES, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located the A.G. Walker Survey, Abstract No. 1630, City of North Richland Hills, Tarrant County, Texas according to the deeds recorded in County Clerk's Instrument No. D219126481 and D220109085, Deed Records, Tarrant County, Texas, being Lots 5B and 5C, Block 1, Jack M. Estes Jr. Subdivision, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-9, Page 469 and being Lots 8-A and 8-B, Block 1, Jack M. Estes Jr. Subdivision, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-K, Page 527, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said Lot 5C, said iron rod set being the northeast corner of a tract of land described in the deed to North Richland Hills, recorded in Volume 12134, Page 2157, Deed Records, Tarrant County, Texas and being the southwest corner of Lot 4, Block 1, Jack M. Estes Jr. Subdivision, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-A, Page 113, Plat Records, Tarrant County, Texas and said iron rod set lying in the east line of Rufe Snow;

THENCE N89°56'23"E, along the north line of said Lot 5C and 8-A, a distance of 386.59 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northeast corner of said Lot 8-A and lying in the west line of Flory Street;

THENCE S00°03'37"E, along the east lines of said Lots 8-A and 8-B, a distance of 100.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southeast corner of said Lot 8-B;

THENCE S89°56'23"W, a distance of 190.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southwest corner of said Lot 8-B and lying in the east line of said Lot 5B;

THENCE S00°03'37"E, along said east line, a distance of 28.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southeast corner of said Lot 5B;

THENCE S89°56'23"W, a distance of 196.51 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southwest corner of said Lot 5B and being the southeast corner of a tract of land described in the deed to North Richland Hills, recorded in Volume 12146, Page 2193, Deed Records, Tarrant County, Texas and lying in said Rufe Snow east line;

THENCE N00°05'34"W, along the west line of said Lot 5B, a distance of 70.00 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at a common corner of said Lots 5B and 5C;

THENCE N00°05'59"W, along the west line of said Lot 5C, a distance of 58.00 feet to the point of beginning, containing 1.014 acres of land.

The bearings recited hereon are oriented to the City of North Richland Hills GPS Monument No. 38.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SPEARS ENTERPRISES, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 5BR1, 5CR1 and 8AR1, BLOCK 1, JACK M. ESTES JR. SUBDIVISION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicated to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

SPEARS ENTERPRISES, LLC, a Texas limited liability company

By: MAX SPEARS, OWNER

Date: _____ 2023.

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Max Spears, Owner, SPEARS ENTERPRISES, LLC, a Texas limited liability company, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____ 2023.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used, viewed or relied upon as a final survey document.

DICK S. JONES
 Registered Professional
 Land Surveyor No. 5524

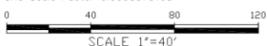


LINE	BEARING	LENGTH
F1	N89°56'23"E	148.98
F2	NORTH	8.57
F3	EAST	237.56
F4	S00°03'37"E	24.00
F5	WEST	217.12
F6	N89°54'04"W	106.95
F7	S00°03'37"E	9.47
F8	N89°56'23"E	62.48
F9	N00°05'34"W	24.00

The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined), Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C205 L, Community-Panel No. 480607 205 L, dated March 21, 2019.

NOTES:
 CM - Control Monument.
 IRF - Iron Rod Found.
 IRS - Iron Rod Set stamped RPLS "6066".
 BL - Building Line.
 UE - Utility Easmt.

Bearings oriented to NAD 83 North Central Texas Zone Geodetic Data NAD_83(CORS96) EPOCH:2002.0000 Reference Monument: City of North Richland Hills Mon GPS-38.
 Grid Scale Factor 0.9998573108



OWNER/DEVELOPER:
 SPEARS ENTERPRISES, LLC
 PO BOX 820435
 NORTH RICHLAND HILLS, TX 76182
 PH: (817) 692-0722
 CONTACT: MAX SPEARS

SURVEYOR:
 HERBERT S. BEASLEY LAND SURVEYORS L.P.
 P.O. BOX 8873
 FORT WORTH, TEXAS, 76124
 PH: 817-429-0194
 CONTACT: DICK S. JONES
 EMAIL: hsbeasley@msn.com

HERBERT S. BEASLEY
 REGISTERED PROFESSIONAL SURVEYORS
 LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5488
 hsbeasley@msn.com
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 2023, 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 _____, 2023, to approve of this plat for filing of record.
 Mayor, City of North Richland Hills
 Attest: City Secretary

REPLAT

JACK M. ESTES JR. SUBDIVISION
 LOTS 5BR1, 5CR1 and 8AR1, BLOCK 1.

Being a replat of Lots 5B and 5C, Block 1, Jack M. Estes Jr. Subdivision, according to the plat recorded in Volume 388-9, Page 469, Plat Records, Tarrant County, Texas and being Lots 8-A and 8-B, Block 1, Jack M. Estes Jr. Subdivision, according to the plat recorded in Volume 388-K, Page 527, Plat Records, Tarrant County, Texas.

March 2023

Case No. PLAT23-0042