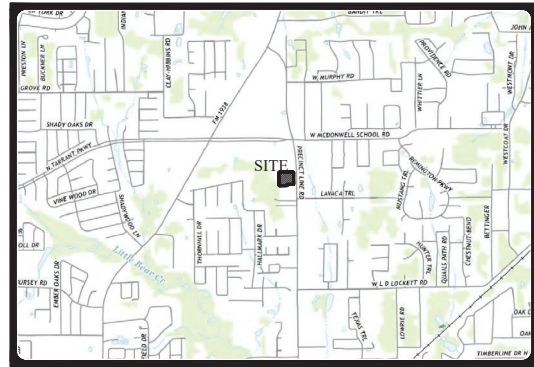


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095 K & 48439C0090 K, with effective dates of September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 1 platted lot from 2 un-platted tracts of land.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 7/19/2019

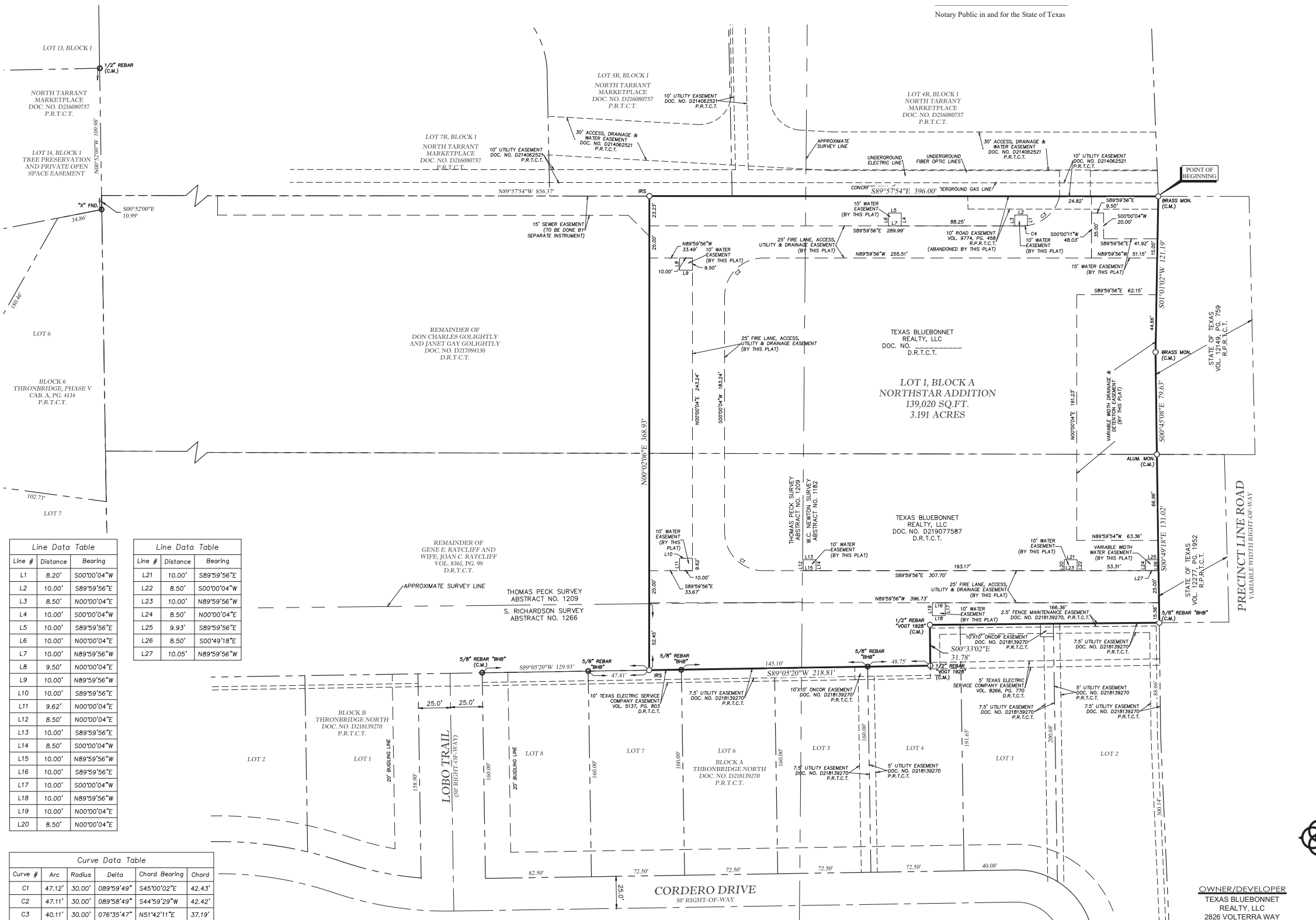
Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas



Line Data Table

Line #	Distance	Bearing
L1	8.20'	S00°00'04"W
L2	10.00'	S89°59'56"E
L3	8.50'	N00°00'04"E
L4	10.00'	S00°00'04"W
L5	10.00'	S89°59'56"E
L6	10.00'	N00°00'04"E
L7	10.00'	N89°59'56"W
L8	9.50'	N00°00'04"E
L9	10.00'	N89°59'56"W
L10	10.00'	S89°59'56"E
L11	9.62'	N00°00'04"E
L12	8.50'	N00°00'04"E
L13	10.00'	S89°59'56"E
L14	8.50'	S00°00'04"W
L15	10.00'	N89°59'56"W
L16	10.00'	S89°59'56"E
L17	10.00'	S00°00'04"W
L18	10.00'	N89°59'56"W
L19	10.00'	N00°00'04"E
L20	8.50'	N00°00'04"E

Line Data Table

Line #	Distance	Bearing
L21	10.00'	S89°59'56"E
L22	8.50'	S00°00'04"W
L23	10.00'	N89°59'56"W
L24	8.50'	N00°00'04"E
L25	9.93'	S89°59'56"E
L26	8.50'	S00°49'18"E
L27	10.05'	N89°59'56"W

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	47.12'	30.00'	089°59'49"	S45°00'02"E	42.43'
C2	47.11'	30.00'	089°58'49"	S44°59'29"W	42.42'
C3	40.11'	30.00'	076°35'47"	N51°42'11"E	37.19'
C4	4.26'	30.00'	008°08'30"	S85°55'50"W	4.26'

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas Texas Bluebonnet Realty, LLC is the owner of a tract situated in the T. Peck Survey, Abstract No. 1209 and the W. C. Newton Survey, Abstract No. 1182, in Tarrant County, Texas, being those same tracts of land conveyed to said Texas Bluebonnet Realty, LLC by deeds recorded in Document No. D219077587 & D _____ of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a Brass Monument found for the Southeast corner of Lot 4R, Block 1 of North Tarrant Marketplace, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D216080757, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being the Northeast corner of said Texas Bluebonnet Realty, LLC tract, and being the Northwest corner of a tract of land conveyed as right-of-way to the State of Texas by deed recorded in Volume 12149, Page 759, D.R.T.C.T., and lying on the current West right-of-way line of Precinct Line Road (variable width right-of-way);

THENCE South 01 Degrees 01 Minutes 02 Seconds West, with the current West right-of-way line of said Precinct Line Road, a distance of 121.19 feet to a Brass Monument found for corner;

THENCE South 00 Degrees 45 Minutes 08 Seconds East, continuing with the current West right-of-way line of said Precinct Line Road, a distance of 79.63 feet to an Aluminum Monument found for corner, said point being the Southwest corner of said State of Texas tract, same being the Northwest corner of a tract of land conveyed as right-of-way to the State of Texas by deed recorded in Volume 12277, Page 1952, D.R.T.C.T.;

THENCE South 00 Degrees 49 Minutes 18 Seconds East, continuing with the current West right-of-way line of said Precinct Line Road, a distance of 131.02 feet to a 5/8 inch rebar with a cap stamped "BHB" found for the Southeast corner of said Texas Bluebonnet Realty, LLC tract, same being the Southwest corner of said second-referenced State of Texas tract, and being the Northeast corner of Lot 2, Block A of Thornbridge North, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D218139270, P.R.T.C.T.;

THENCE, departing the current West right-of-way line of said Precinct Line Road, with the North lines of said Block A, the following courses and distances:

South 89 Degrees 28 Minutes 37 Seconds West, a distance of 178.53 feet to a 1/2 inch rebar with cap stamped "VOGT 1928" found for corner;

South 00 Degrees 33 Minutes 02 Seconds East, a distance of 31.78 feet to a 1/2 inch rebar with a cap stamped "VOGT 1928" found for corner;

South 89 Degrees 05 Minutes 20 Seconds West, passing a 5/8 inch rebar with a cap stamped "BHB" found for reference at a distance of 48.75 feet, then passing another 5/8 inch rebar with a cap stamped "BHB" found for reference at an additional distance of 145.10 feet continuing for a total distance of 213.85 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of the herein described tract;

THENCE North 00 Degrees 02 Minutes 06 Seconds East, departing the North line of said Block A, a distance of 368.93 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northwest corner of the herein described tract, lying on the South line of said Block 1 of North Tarrant Marketplace;

THENCE South 89 Degrees 57 Minutes 54 Seconds East, with the South line of said Block 1 of North Tarrant Marketplace, a distance of 396.00 feet to the **POINT OF BEGINNING** and containing 139,020 square feet or 3.191 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Texas Bluebonnet Realty, LLC, Owner, acting by and through _____, its duly authorized officer, does hereby adopt the plat designating the herein above property as **LOT 1, BLOCK A NORTHSTAR ADDITION**, an addition to the City of North Richland Hills and does hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using 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 within in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of a and at time of procuring the permission for anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills.

Witness our hands at _____ County, Texas, this _____ day of _____, 20____.

TEXAS BLUEBONNET REALTY, LLC
By: _____
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to approve this final plat.
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 _____, 20____, to approve this final plat.
Mayor, City of North Richland Hills
Attest: City Secretary

ENGINEER
CLAY MOORE ENGINEERING
1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572

SURVEYOR
WINDROSE LAND SURVEYING | PLATING
525 Elm Street, Suite 200 | Lewisville, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRS# 10063800
arthurlandsurveying.com Established 1986

NRH CASE # _____
FINAL PLAT
NORTHSTAR ADDITION
LOT 1, BLOCK A
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS BEING A 3.191 ACRE TRACT OF LAND SITUATED WITHIN THE W.C. NEWTON SURVEY, ABSTRACT NO. 1182, THE THOMAS PECK SURVEY, ABSTRACT NO. 1209 & THE S. RICHARDSON SURVEY, ABSTRACT NO. 1266 TARRANT COUNTY, TEXAS
-- JULY 2019 --

OWNER/DEVELOPER
TEXAS BLUEBONNET REALTY, LLC
2826 VOLTERRA WAY
KELLER, TX 76248