



GENERAL NOTES:
 1. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 2. THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X, AREA 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. A PORTION OF THE PROPERTY, LOCATED WITHIN A CONCRETE DRAINAGE CHANNEL IS LOCATED IN ZONE AE, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD, ALONG WITH ZONE AE, BASE FLOOD DETERMINED, LOCATED WITHIN THE DRAINAGE EASEMENTS.

OWNERS CERTIFICATE

STATE OF TEXAS:
 COUNTY OF TARRANT:

WHEREAS, Bite Properties, LLC, is the owner of all that tract of land situated in the City of North Richland Hills, Tarrant County, Texas, a part of the A.G. Walker Survey, Abstract No. 1630, being a tract of land described in deed to Bite Properties, LLC, as recorded in Document No. D205010332, of the Deed Records of Tarrant County, Texas, as shown hereon and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch yellow-capped iron rod for corner from which a found 1/2 inch iron rod for reference bears North 89 degrees 53 minutes 06 seconds West, a distance of 5.00 feet, said corner being on the East right of way line of Flory Street, being the Southwest corner of a tract of land described in deed to Ray Ferris, as recorded in Volume 12230, Page 1129, of the Deed Records of Tarrant County, Texas;

THENCE South 89 degrees 53 minutes 06 second East, along the South line of a tract of land described in deed to Ray Ferris, as recorded in Volume 12230, Page 1129, of the Deed Records of Tarrant County, Texas, a distance of 349.09 feet to a found 1/2 inch iron rod for corner on the West line of a tract of land described in deed to Zach Hunsuckle, as recorded in Document No. D211245292, of the Deed Records of Tarrant County, Texas, and being the Southeast corner of Lot 1, Block 1, of Trac-Wash Enterprises Addition, an Addition in the City of North Richland Hills, according to the plat thereof recorded in Cabinet A, Slide 10013, of the Plat Records of Tarrant County, Texas;

THENCE South 00 degrees 04 minutes 53 seconds West, a distance of 49.20 feet to a found 1/2 inch iron rod for corner, being the Northeast corner of a tract of land described in deed to Heriberto Vicencio, Manuela Vicencio, and Rafael Angel Decasas, as recorded in Document No. D217098366, of the Deed Records of Tarrant County, Texas;

THENCE South 88 degrees 53 minutes 51 seconds West, a distance of 37.62 feet to a found 1/2 inch iron rod for corner, being on a non-tangent curve to the right having a radius of 132.50 feet;

THENCE along said curve to the right, an arc length of 118.10 feet, a delta of 051 degrees 04 minutes 09 seconds, and a chord bearing and distance of South 47 degrees 49 minutes 12 seconds West, 114.23 feet to a found 1/2 inch iron rod for corner;

THENCE South 73 degrees 21 minutes 17 seconds West, a distance of 210.25 feet to a found 1/2 inch iron rod for corner;

THENCE North 89 degrees 53 minutes 06 seconds West, a distance of 25.69 feet to a found 1/2 inch iron rod for corner on the said East right of way line of Flory Street;

THENCE North 00 degrees 06 minutes 54 seconds East, along said Flory Street, a distance of 187.50 feet to the PLACE OF BEGINNING and containing 46,794 square feet or 1.074 acres of land.

OWNER'S DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Bite Properties, LLC, acting by and through the undersigned, does hereby adopt this plat designating the hereinabove described property as LOT 2, BLOCK 3, HENRY ADDITION, an Addition to the City of North Richland Hills, and do hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness our hands at North Richland Hills, Texas this ___ day of ___, 20__.

BY: _____
 Owners Agent Title

STATE OF TEXAS:
 COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared _____ of Bite Properties, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Bite Properties, LLC.

Given under my hand and seal of office this ___ day of ___, 20__.

Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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.

Barry S. Rhodes
 Registered Professional Land Surveyor No. 3691



WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ___ day of ___, 20___, 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 ___, 20___, to approve this final plat.

Mayor, City of North Richland Hills

Attest: City Secretary

FINAL PLAT
 HENRY ADDITION
 LOT 2, BLOCK 3

AN ADDITION IN THE CITY OF CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS BEING 47,732 SQ.FT. - 1.096 ACRES SITUATED IN THE A.G. WALKER SURVEY, ABSTRACT NO. 1630

DATE 11/20/2019

OWNER: BITE PROPERTIES, LLC, PO BOX 331, SPRINGTOWN, TEXAS 76082 - (817) 829-7637

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090
 FIRM NO. 10194366



CASE NO. - FP 2020-01
 DRAWN BY: MSO - PROJECT NO. 201908466

Line Table		
Line #	Direction	Length
L-1	S 00°04'53" W	49.20'
L-2	S 88°53'51" W	37.62'
L-3	N 89°53'06" W	25.69'

Curve Table			
Curve #	Length	Radius	Delta
C-1	118.10'	132.50'	051°04'09"

