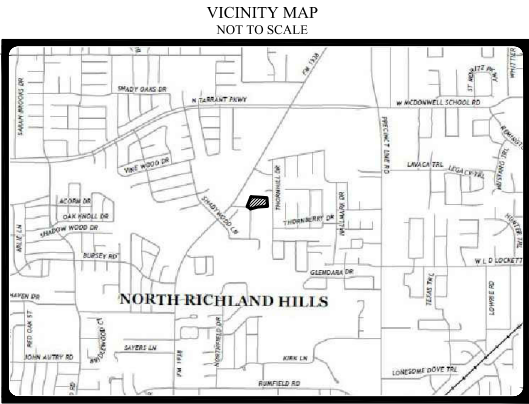


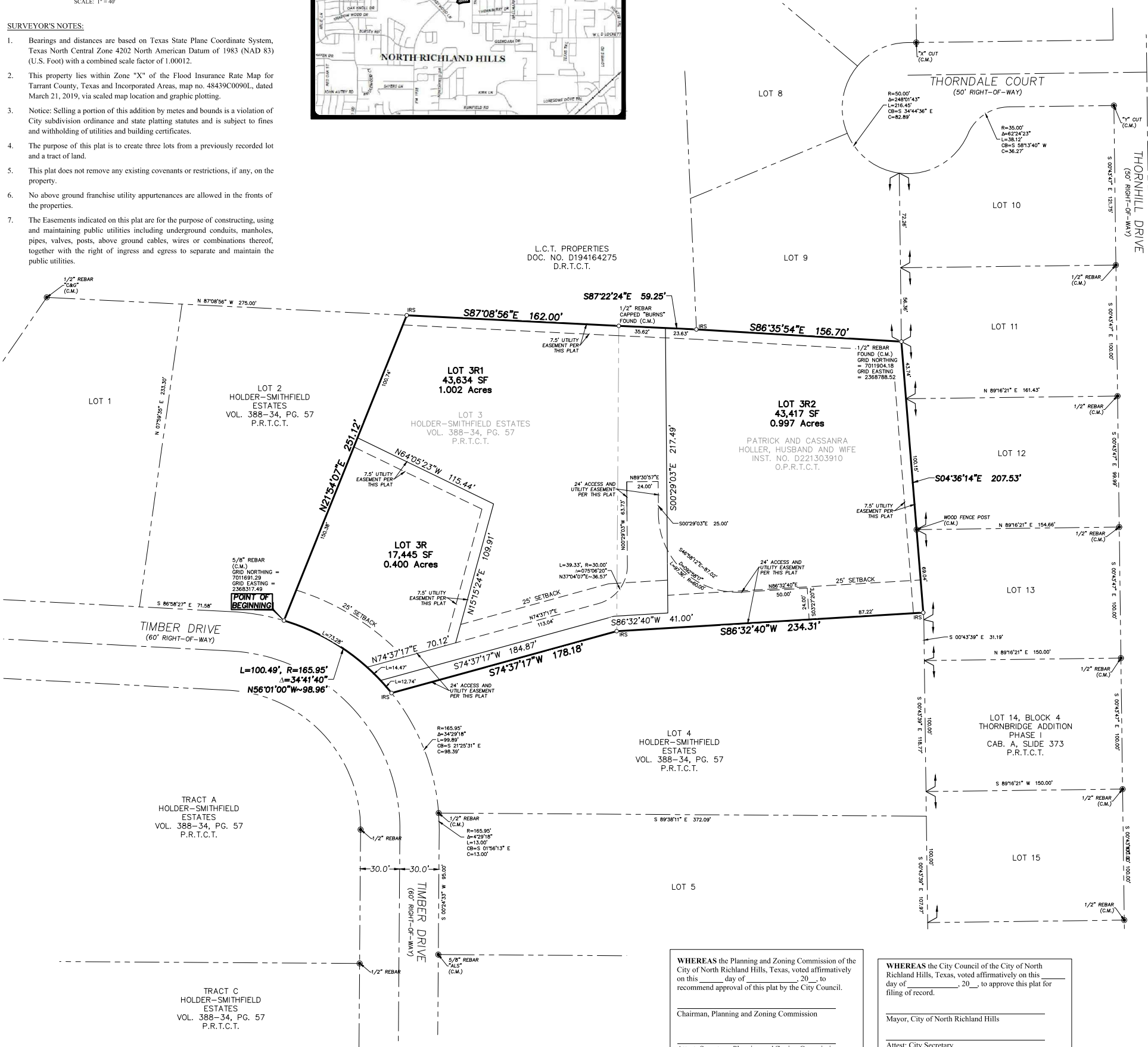
SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090L, dated March 21, 2019, 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 three lots from a previously recorded lot and a tract of land.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- 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 separate and maintain the public utilities.



LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET CONTROLLING MONUMENT
- C.M.



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 plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Patrick and Cassandra Holler are the owners of a 2.399 acre tract of land situated in the Stephen Richardson Survey, Abstract Number 1266, Tarrant County, Texas, and being all of Lot 3 of the Holder-Smithfield Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof recorded in Volume 388-34, Page 57, of the Plat Records, Tarrant County, Texas, and being all of that same tract of land described to Patrick Holler and Cassandra Holler in Warranty Deed recorded in Document Number D221303910, of the Deed Records of Tarrant County, Texas, 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 5/8-inch rebar found for the southwest corner of said Lot 3, same being the southeast corner of Lot 2 of said Holder-Smithfield Estates, and lying on the northeast right-of-way line of Timber Drive (60-foot right-of-way);

THENCE North 21 degrees 54 minutes 07 seconds East departing the northeast right-of-way line of said Timber Drive, with the west line of said Lot 3, and the east line of said Lot 2, a distance of 251.12 feet to a 1/2 inch rebar capped "WINDROSE" set for the northwest corner of said Lot 3, same being the northeast corner of said Lot 2, and lying on the south line of that same tract of land described to L.C.T. Properties in Special Warranty Deed recorded in Document Number D194164275 Deed Records, Tarrant County, Texas;

THENCE South 87 degrees 08 minutes 56 seconds East with the north line of said Lot 3, same being the south line of said L.C.T. Properties tract, a distance of 162.00 feet to a 1/2-inch rebar stamped "BURNS" found for the northeast corner of said Lot 3, same being a northwest corner of said Holler tract;

THENCE North 21 degrees 22 minutes 24 seconds East with the north line of said Holler tract, same being the south line of said L.C.T. Properties tract, a distance of 59.25 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said L.C.T. Properties tract, same being the southwest corner of Lot 9, Block 4, of the Thornbridge Addition, Phase I, an addition to the City of North Richland Hills, according to the plat thereof recorded in Cabinet A, Slide 373, Plat Records, Tarrant County, Texas;

THENCE South 86 degrees 35 minutes 54 seconds East with the north line of said Holler tract and the south line of said Lot 9, a distance of 156.70 feet to a 1/2 inch rebar found for the southeast corner of said Lot 9, same being a point on the west line of Lot 11, Block 4 of said Thornbridge Addition, Phase I;

THENCE South 04 degrees 36 minutes 14 degrees East with the west line of said Block 4, passing at a distance of 143.89 feet, a wood fence post found for the southwest corner of Lot 12, Block 4 of said Thornbridge Addition, Phase I and continuing with the west line of said Block 4, a total distance of 207.53 feet to a 1/2 inch rebar capped "WINDROSE" set on the west line of said Block 4, same being the southeast corner of said Holler tract;

THENCE South 86 degrees 32 minutes 40 seconds West, departing the west line of said Block 4, with the south line of said Holler tract and with a north line of Lot 4, of said Holder-Smithfield Estates, a distance of 234.31 feet to a 1/2 inch rebar capped "WINDROSE" set for the southeast corner of said Lot 3, same being an exterior "ell" corner of said Lot 4;

THENCE South 74 degrees 37 minutes 17 seconds West with a south line of said Lot 3 and a north line of said Lot 4, a distance of 178.18 feet to a point for the southernmost corner of said Lot 3 and the northwest corner of said Lot 4, and lying on the northeast right-of-way line of said Timber Drive, said point being the beginning of a non-tangent curve to the left, having a radius of 165.95 feet, a central angle of 34 degrees 41 minutes 40 seconds and a chord bearing and distance of North 56 degrees 01 minutes 00 seconds West, 98.96 feet;

THENCE in a northwesterly direction, with the curving northeast right-of-way line of said Timber Drive, and with said curve to the left, an arc length of 100.49 feet to the POINT OF BEGINNING and containing 2.399 acres or 104.496 square feet, of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Patrick and Cassandra Holler, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as **Lots 3R, 3R1 and 3R2, Holder Smithfield Estates**, an addition to the City of North Richland Hills, Tarrant County, Texas and does hereby dedicate to the publics' use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Patrick Holler

Printed Name / Date

Cassandra Holler

Printed Name / Date

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 Patrick Holler, 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.

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

Notary Public in and for the State of Texas

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 Cassandra Holler, 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.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, 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 RELED UPON AS A FINAL SURVEY DOCUMENT DATED 5/27/2022

Mark N. Peoples, R.P.L.S.
No. 6443

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 Mark N. Peoples, 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 this _____ day of _____, 20____.

Notary Public in and for the State of Texas



WINDROSE
LAND SURVEYING & PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 05/02/2022 CHECKED BY: M.P. JOB NO.: D57531

OWNER/DEVELOPER
Patrick and Cassandra Holler
8609 Timber Drive,
North Richland Hills, 76182

Point of Contact:
Grayson CeBallas
972-370-5871
grayson.ceballas@windroseservices.com
Last Revision Date: 05/27/2022

REPLAT
HOLDER SMITHFIELD ESTATES
LOTS 3R, 3R1 AND 3R2
Being a Replat of Lot 3 of
Holder Smithfield Estates, an addition
to the City of North Richland Hills,
as recorded in Vol. 388-34, Page 57, P.R.T.C.T.
Also being a tract of land situated in the
S. Richardson Survey, Abstract Number 1266
City of North Richland Hills, Tarrant County, Texas

-- 2022 --

PLAT22-0021