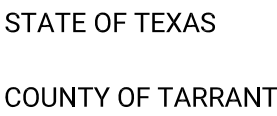
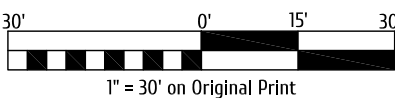


1) Selling any portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

Owner/Applicant:
Western Texas LLC
6702 Lake Jackson Dr
Arlington, TX 76002
Abdullah Hashi619-905-9942
whk29@hotmail.com



WHEREAS Western Texas, LLC, acting by and through the undersigned, is the sole owner of a tract of land out of the John Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, being surveyed by Miller Surveying in March of 2022, said tract being the same tract of land described in the deed to Western Texas LLC recorded as Instrument No. D221097988 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped steel rod found for the northwest corner of said Western Texas tract, said rod being the intersection of the easterly right-of-way line of Dick Fisher Drive and the southerly right-of-way line of Mid Cities Boulevard;

Thence North 89 degrees 49 minutes 20 seconds East with the northerly boundary line of said Western Texas tract and said southerly right-of-way line a distance of 364.06 feet to a cross in concrete set for the northeast corner of said Western Texas tract, said cross being the intersection of said southerly right-of-way line and the westerly right-of-way line of Iron Horse Boulevard;

Thence South 00 degrees 10 minutes 53 seconds East with the easterly boundary line of said Western Texas tract and said westerly right-of-way line a distance of 208.00 feet to a 1/2 inch steel rod found for the southeast corner of said Western Texas tract, said rod being the intersection of said westerly right-of-way line and the northerly right-of-way line of Dick Fisher Drive N;

Thence South 89 degrees 49 minutes 20 seconds West with the southerly boundary line of said Western Texas tract and said northerly right-of-way line a distance of 364.06 feet to a 1/2 inch steel rod found for the southwest corner of said Western Texas tract, said rod being the intersection of said northerly right-of-way line and said easterly right-of-way line;

Thence NORTH with the westerly boundary line of said Western Texas tract and said easterly right-of-way line a distance of 208.00 feet to the point of beginning and containing 1.7400 acre of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Scott R. Wood; Sara L. Wood, and RSST&J Real Estate, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOT 2 and LOT 3, CIVIC CENTRE ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat

Western Texas, LLC

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS:

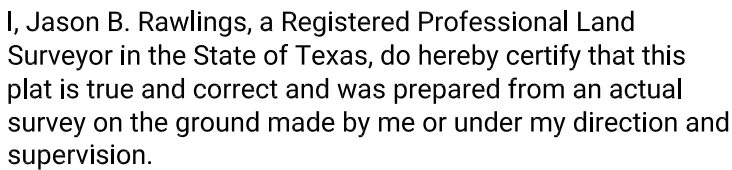
COUNTY OF _____:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared _____, _____ of Western Homes, LLC, 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 considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20_____

Notary Public State of Texas

Printed Name



PRELIMINARY - THIS DOCUMENT SHALL NOT BE
RECORDED OF RECORD FOR ANY PURPOSE.

Jason B. Rawlings, Texas RPLS No. 5665

LOT 2 AND LOT 3, BLOCK 1

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS

Consisting of two lots and being 1.7400 acres out of the

JOHN C. YATES SURVEY, ABSTRACT NO. 1753

TARRANT COUNTY, TEXAS

This plat filed as Instrument No. _____ Date: _____