

STATE OF TEXAS  
OWNERS ACKNOWLEDGEMENT AND DEDICATION  
COUNTY OF TARRANT

Whereas John and Rossina Borges are the sole owners of a tract of land located in the William Wallace Survey, Abstract 1606, City of North Richland Hills, Tarrant County, Texas, by deed 222012152, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

Legal Description: 4512 Rufe Snow Drive, North Richland Hills, Tarrant County, Texas, being 0.955 acres situated in the William Wallace Survey, Abstract 1606, being that land as described in Instrument 222012152, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 1/2" IR (FND) FOR THE SE CORNER OF THIS TRACT, BEING THE SW CORNER OF LAND OF KEITH A. & BRIANNE N HUFFSTUTTLER, INSTRUMENT D221127107, DRTCT, AND BEING IN THE NORTH LINE OF LAND OF ONCOR ELECTRIC DELIVERY SERVICE CO., LLC.

THENCE NORTH 00° 00' 00" EAST, BY THE WEST LINE OF LAND OF SAID HUFFSTUTTLER, FOR A DISTANCE OF 160.00 FEET TO A 1/2" IR (FND);

THENCE SOUTH 89° 47' 00" WEST, BY THE SOUTH LINE OF LOTS 4 AND 1, BLOCK 12 OF "SKYLINE HOMES ADDITION", VOL 388-8/ PG 30, PRTCT, PASSING A 1/2" CAPPED IR (SET) AT 245.50', IN THE APPARENT EAST LINE OF RUFÉ SNOW DRIVE, AND CONTINUING FOR A TOTAL DISTANCE OF 260.00 FEET TO A POINT IN RUFÉ SNOW DRIVE;

THENCE SOUTH 00° 00' 00" EAST, IN RUFÉ SNOW DRIVE, FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE NORTH 89° 47' 00" EAST, PASSING A 1/2" CAPPED IR (SET) IN THE APPARENT EAST LINE OF RUFÉ SNOW DRIVE AT 14.58', AND CONTINUING FOR A TOTAL DISTANCE OF 260.00 FEET TO THE 1/2" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 41599 SQ FT OR 0.955 ACRES, OF WHICH APPROXIMATELY 0.050 ACRES LIES WITHIN THE PUBLIC RIGHT OF WAY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That John Borges and Rossina Borges do hereby adopt this plat, designating the hereinabove described real property as Lot 5, Block 12, Skyline Homes Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public' use the streets, alleys, rights-of-ways, and any other public places shown on this plat.

\_\_\_\_\_, Date: \_\_\_\_\_, Date: \_\_\_\_\_  
John Borges Rossina Borges

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared John Borges, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Rossina Borges, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Notary Public in and for the State of Texas

Coordinates are Texas State Plane Coordinates, North Central Zone, NAD -83

Basis of bearings is abutting subdivision, "Skyline Homes Addition", recorded in Vol. 388-8, Pg. 30, Plat Records of Tarrant County, Texas.

- GENERAL NOTES:
- 1) The purpose of this plat is to create one lot from an 0.955 acre tract.
  - 2) No above ground franchise utility appurtenances are allowed in the front of the lot.
  - 3) u.e = utility easement
  - 4) b.l. = building line
  - 5) DRTCT = Deed Records of Tarrant County, Texas.
  - 6) This plat does not remove any existing covenants or restrictions, if any, on the property.
  - 7) 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 operate and maintain public utilities.
  - 8) The lot must provide adequate turnaround space on the lot so that vehicles do not back onto Rufe Snow Drive.
  - 9) PRTCT = Plat Records of Tarrant County, Texas.

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.

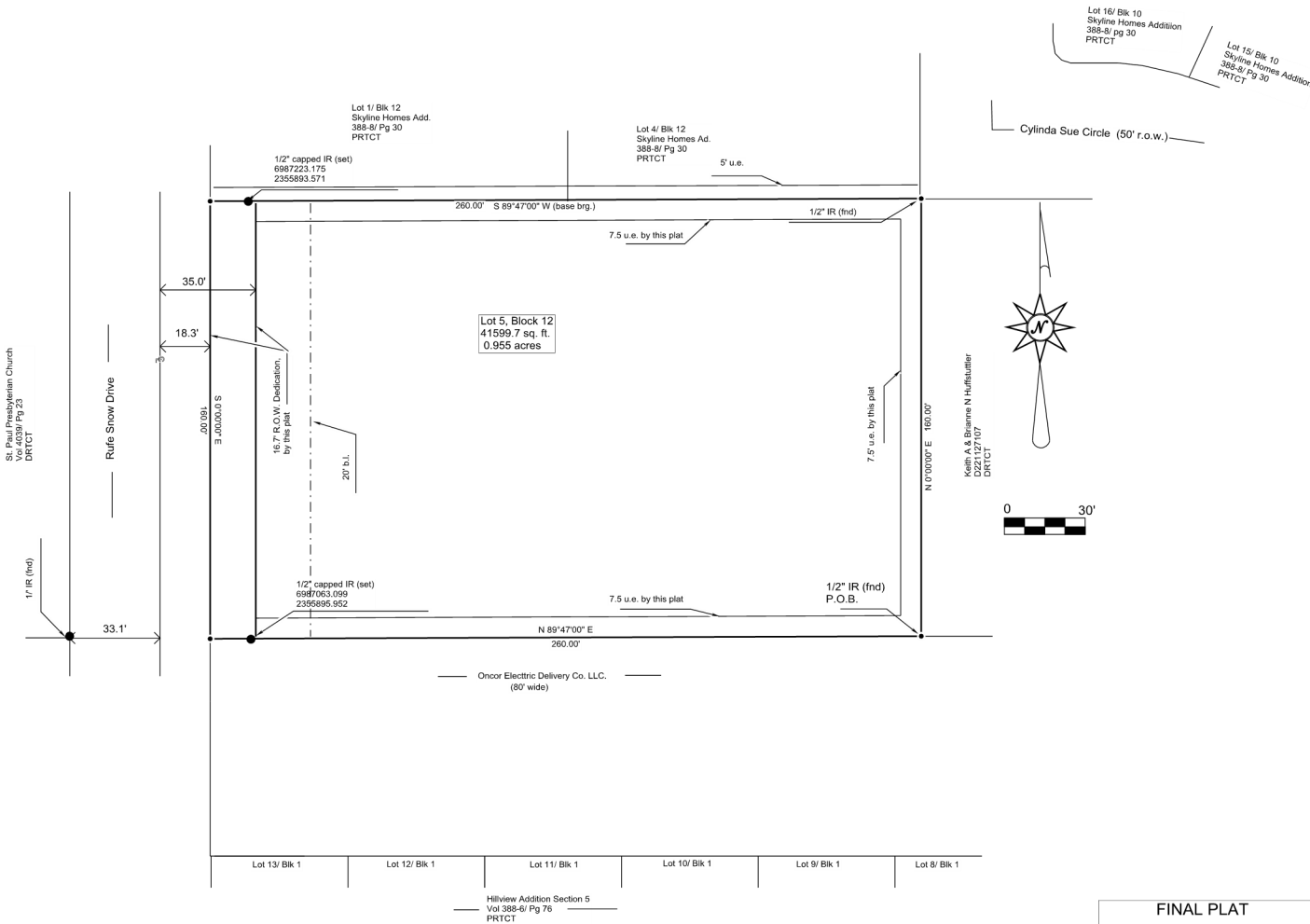
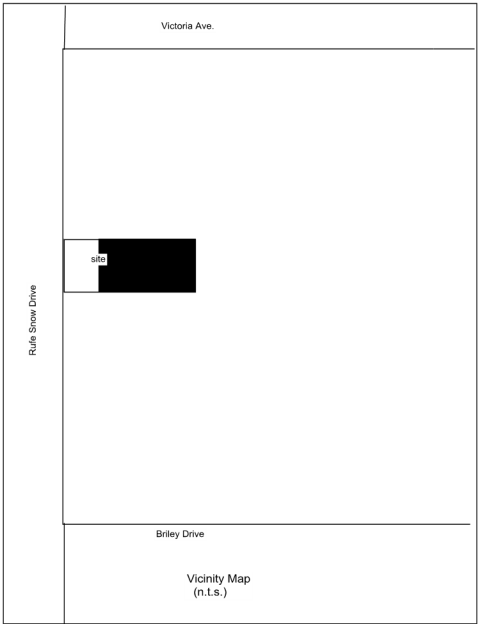
\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
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 this plat for filing of record.

\_\_\_\_\_  
Mayor, City of North Richland Hills

\_\_\_\_\_  
Attest: City Secretary



I, Richard DeFalco, 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.

Richard DeFalco RPLS 6014 01/20/2023



R. F. DeFalco

According to the FIRM map #48439C0205L, dated 03/21/2019, this property is not located in a special flood hazard area. It is located in zone "x".

Rick DeFalco - Surveyor  
201 Carolyn Drive  
Hurst, TX. 76054  
817-428-0155  
Date: 05/02/2022  
Updated: 02/20/2023  
Updated: 03/13/2023

OWNERS:  
John & Rossina Borges  
4512 Rufe Snow Drive  
North Richland Hills, TX. 76180  
D222012152  
347-707-9551

FINAL PLAT

Lot 5, Block 12 Skyline Homes Addition, Being 0.955 acres of land located in the William Wallace Survey, Abstract 1606, an Addition to the City of North Richland Hills, Tarrant County, Texas  
Date: 01/19/2023  
Updated: 02/20/2023:

PLAT 23-0033