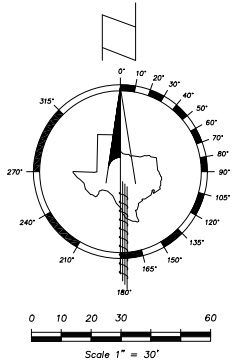
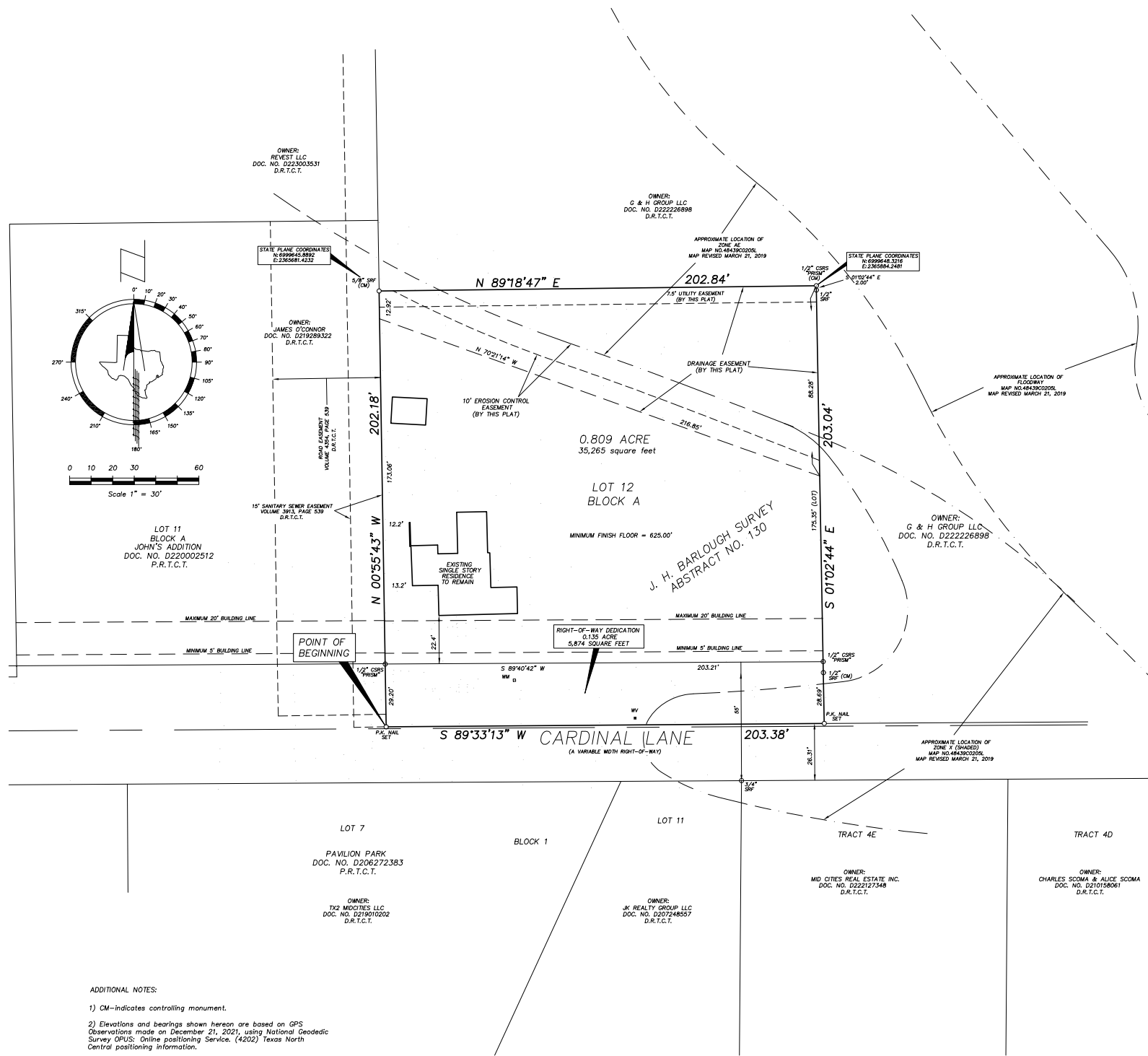


SCALE 1" = 2000'



LOT 11
BLOCK A
JOHN'S ADDITION
DOC. NO. D22002512
P.R.T.C.T.



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Carlos Reyes and Orfilia Reyes, are the sole owners of a tract of land located in the J. H. BARLOUGH SURVEY, ABSTRACT NO. 130, in the City of North Richland Hills, Tarrant County, Texas according to the deed recorded under Document No. D218008841 of the Deed Records of Tarrant County, Texas, and being more fully described as follows:

BEGINNING at the southwest corner of that same tract or parcel of land conveyed to Carlos Reyes as evidenced by the Deed recorded under Document No. D218008841 of the Deed records of Tarrant County, Texas being in Cardinal Lane (a variable width right-of-way);

THENCE North 00 deg. 55 min. 43 sec. West, a distance of 202.18 feet to a 5/8-inch steel rod found for corner;

THENCE North 89 deg. 18 min. 47 sec. East, a distance of 202.84 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Survey" set for corner;

THENCE South 01 deg. 02 min. 44 sec. East, a distance of 203.04 feet to a P.C. Nail set in asphalt of Cardinal Lane;

THENCE South 89 deg. 33 min. 13 sec. West, along said Cardinal Lane, a distance of 203.38 feet to the POINT OF BEGINNING and containing 0.844 acre or 41,139 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Carlos Reyes and Orfilia Reyes, does hereby adopt this plat designating the hereinabove described real property as Lot 12, Block A John's 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.

Carlos Reyes (owner)
Orfilia Reyes (owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Carlos Reyes, 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, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2024.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Orfilia Reyes, 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, in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2024.

SURVEYOR'S CERTIFICATE

I, Michael Dale Linke, 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.

Michael Dale Linke
Registered Professional Land Surveyor
No. 4508

Date

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 2024, 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 _____, 2024, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

FINAL PLAT
of
LOT 12, BLOCK A
JOHN'S ADDITION
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

0.844 ACRE SITUATED IN THE J. BARLOUGH SURVEY, ABSTRACT NO. 130, IN THE CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS.

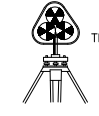
1 (ONE) RESIDENTIAL LOT
CASE NO. PLAT24-0059

PREPARED: MARCH 6, 2024

OWNER:
CARLOS AND ORFILIA REYES
6801 CURTIS ROAD
COLLEYVILLE, TEXAS 76034
PHONE: 817-536-6355
CONTACT: MR CARLOS REYES

SURVEYOR:
PRISM SURVEYS, INC.
FIRM NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 268-2211



- ADDITIONAL NOTES:
- 1) CM—indicates controlling monument.
 - 2) Elevations and bearings shown hereon are based on GPS Observations made on December 21, 2021, using National Geodetic Survey GPS: Online positioning Service, (4202) Texas North Central positioning information.
 - 3) 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.
 - 4) A portion of the lot is located within the current boundaries of FEMA designated special flood hazard area (SFHA). As such, redevelopment or building on this property is subject to additional regulatory requirements.
 - 5) Above ground franchise utility appurtenances are not allowed in the fronts of the properties.
 - 6) 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 the public utilities.
 - 7) The minimum finished floor elevation (FFE) based on the current FEMA study for this property is 625.0'.

FLOOD STATEMENT:
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas, portions of this property are shown in special flood hazard areas. The property is shown in Zone A (shaded) and Zone AE.
Map No. 48439C0205L, Map Revised: March 21, 2019.

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