



That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision.

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
N. Richland Hills, TX 76182



Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **DAVID CARLTON LEWIS**, 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 expressed herein.

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

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are according to the Texas Coordinate System NAD83, Texas North Central Zone.
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.
4. According to the Flood Insurance Rate Map No. 48439C0090 K, published by the Federal Emergency Management Agency, dated: September 25, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
5. On the issue date of this survey the surveyed property shown hereon is zoned R-1 (Single Family Residential) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
6. This plot does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
7. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPR 5647".

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, 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 North Richland Hills, Texas, voted affirmatively on this day _____, 20____, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Whereas, I Made Jaya and Widyanto Kencoke are the owners of all that certain 0.9652 of an acre of land, by virtue of the deed recorded in Document Number D216272329 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the S. Richardson Survey, A-342, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas Coordinate System NAD83, Texas North Central Zone)

Commencing at a 1/2" iron rod with a cap stamped "RPLS 5294" found for the southeast corner of Lot 3, Block 13, Meadowview Estates recorded in Document Number D216195025, in the west line of the north line of the 1/2" iron rod with a cap stamped "RPLS 5294" found for the southeast corner of Lot 1, Block 13, Meadowview Estate, recorded in Volume 388-167, Page 2 P.R.T.C.T., and in the north-right-of-way line of Rumfield Road (R.O.W. Varies), and from which a 1/2" iron rod with a cap stamped "RPLS 5294" found for the southwest corner of said Lot 3, Block 13, Meadowview Estates, bears South 89° 29' 00" West-125°58', then North 89° 29' 00" East - 249.87' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the northwest corner of Parcel 22 described in the right-of-way deed recorded in Document Number D201129912 P.R.T.C.T., and common the northeast corner of Parcel 21 described in the right-of-way deed recorded in Document Number D201321935 P.R.T.C.T., and in the west line of the I Made Jaya and Widyanto Kencoco tract, common to the east line of the Daniel W. Langham tract described in the deed recorded in Volume 13943, Page 238 P.R.T.C.T.;

THENCE North 00° 35' 24" West - 337.42' to a 1/2" iron rod found for the northwest corner of said Daniel W. Langham tract, in the south line of the 2.775 acre tract described in the deed to Zeon Properties, LLC, recorded in Document Number D216118843 P.R.T.C.T.;

THENCE North 88° 56' 09" East - 124.74' to a 1/2" iron rod with a cap stamped "SPRY 5647"; set for the northeast corner of the herein described tract, common the southeast corner of said 2.7775 acre tract, and in the west line of Block 1, Meadowview Estates, Phase 4, recorded in Volume 388-169, Page 48 P.R.T.C.T., from which a 1/2" iron rod found for the common west corner of Lot 11 and 10 of said Block 1, Meadowview Estates, Phase 4, bears North 00° 28' 14" West - 90.94', and from which a 1/2" iron rod found for the northeast corner of said 2.775 acre tract bears North 00° 28' 14" West - 179.24';

THENCE South 00° 28' 14" East along the west line of said Block 1, Meadowview Estates, Phase 4, passing at a distance of 101.98' a 1/2" iron rod found for the northeast corner of Lot 16 of said Block 1, Meadowview Estates, Phase 4 and in the south right-of-way line of Chuck Drive (50' R.O.W.), continuing along the west line of said Block 1, Meadowview Estates, Phase 4, for a total distance of 338.61' to the southeast corner of the herein described tract, in the north right-of-way line of said Rumfield Road, from which a found 1/2" iron rod with a cap stamped "RPLS 4183" bears North 89° 29' 00" East - 0.62';

THENCE South 89° 29' 00" West - 124.03' along the north right-of-way line of said Rumfield Road, to the POINT OF BEGINNING and containing 0.9652 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, We, I Made Jaya and Widyanto Kencoco, do hereby adopt this plat designating the herein before described real property as LOTS 4 AND 5, BLOCK 13, MEADOW VIEW ESTATES ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, 20____.

I Made Jaya Widyanto Kencoco

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this _____ day personally appeared _____ I Made Jaya, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

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

My Printed Name _____ Notary Stamp _____

My Commission Expires

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Widyanto Kencoco, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

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

My Printed Name _____ Notary Stamp _____

My Commission Expires

A FINAL PLAT OF
LOTS 4 AND 5, BLOCK 13
MEADOW VIEW ESTATES ADDITION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
WHICH IS 0.9652 OF AN ACRE OF LAND
IN THE S. RICHARDSON SURVEY, A - 1266
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: I Made Jaya & Widyanto Kencono SURVEYOR: Spry Surveyors
208 Highland Meadow Circle 8241 Mid-Cities Blvd., Ste.102
Coppell, Texas 75019 North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

CITY CASE NO. FP 2016-16
SPRY PROJECT NO. 023-095-30
DATE: JANUARY 2017

THIS PLAT FILED IN DOCUMENT NUMBER _____. DATED _____