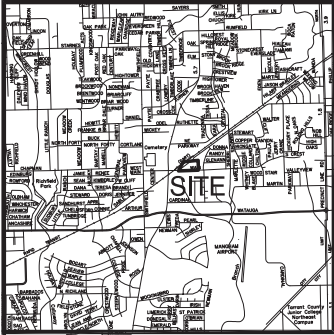
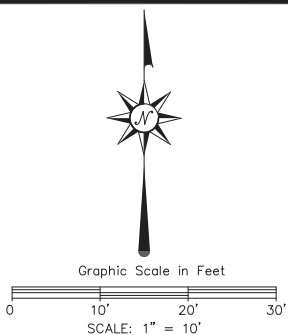




VICINITY MAP
NOT TO SCALE



ABBREVIATIONS	
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
U.N.O.	UNLESS NOTED OTHERWISE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
L.W.E.	LANDSCAPE WALL EASEMENT

LEGEND	
●	BOUNDARY CORNER
○	LOT CORNER

NOTES

- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0205 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- This plat does not increase the number of lots in the previously recorded subdivision, nor attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
- 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 "SPRY 5647".

SURVEYOR CERTIFICATE

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 and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: APRIL 19, 2017

Surveyor's Signature



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS A.R.A.F., INC., is the owner of all that certain 0.3023 of an acre of land, by virtue of the deeds recorded in Document Numbers D215144583 and D214268458, P.R.T.C.T., which is Lots 9-12, Block 2, Briar Pointe Villas, recorded in Document Number D214100418, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based the east right-of-way line of Briar Pointe Drive (40.5' right-of-way) as shown on the said plat of Briar Pointe Villas)

BEGINNING at a 1/2" Iron rod with a cap stamped "SPRY 5647" found for the northeast corner of said Lot 12, Block 2, Briar Pointe Villas, in the east right-of-way line of said Briar Pointe Drive;

THENCE South 89° 22' 00" East - 100.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, common to the northeast corner of said Lot 12, Block 2, Briar Pointe Villas;

THENCE South 00° 38' 00" West - 81.78' to a 1/2" iron rod found for a point for corner of the herein described tract;

THENCE South 02° 21' 00" West - 50.25' to a 1/2" iron rod with a cap Stamped "SPRY 5647" found for the southeast corner of the herein described tract, common to the southeast corner of said Lot 9, Block 2, Briar Pointe Villas;

THENCE North 89° 22' 00" West - 98.56' to a 1/2" iron rod with a cap Stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the southwest corner of said Lot 9, Block 2, Briar Pointe Villas and the southeast corner of said Briar Pointe Drive;

THENCE North 00° 39' 11" East - 132.00' along the east right-of-way line of said Briar Pointe Drive to the POINT OF BEGINNING and containing 0.3023 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, I, A.R.A.F., INC., do hereby certify that I am the legal owner of the above described tract of land and so hereby convey to the public use; the streets, alleys, right-of-way, and other public area on this plat.

TITLE

PRINTED NAME

SIGNATURE

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Signature Notary Stamp:

Planning and Zoning Certificate of Approval:
Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

City Council Certificate of Approval:
Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017 to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

PURPOSE OF AMENDING PLAT

TO REVISE THE COMMON LOT LINE DISTANCES FOR LOTS 9-12, BLOCK 2, BRIAR POINTE VILLAS, RECORDED IN DOCUMENT NUMBER D214100418, P.R.T.C.T.

AMENDING PLAT
BRIAR POINTE VILLAS
LOTS 9R-12R, BLOCK 2

BEING AN AMENDMENT TO LOTS 9-12, BLOCK 2, BRIAR POINTE VILLAS, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER D214100418, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 0.3023 ACRES IN THE T. MARTIN SURVEY, A-1055, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: A.R.A.F., INC.
17320 Marianne Circle
Dallas, TX 75252
Phone:

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-896-6150

SPRY PROJECT NO. 034-066-31
NORTH RICHLAND HILLS PROJECT NO.
DATE: APRIL 2017

THIS PLAT WAS FILED IN DOCUMENT NO. ON DATE