



LEGEND *NOT TO SCALE*

- BOUNDARY CORNER
- LOT CORNER

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 herein are based on the west right-of-way line of Crane Road as shown on the Plat of Down-King Addition recorded in Volume 388-M, Page 105, in the Public Records of Tarrant County, Texas, unless otherwise noted.
3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown herein are 1/2" iron rods set with a cap stamped "SPRY 5647".
4. According to the Flood Insurance Rate Map No. 48439C02005 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown herein 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 herein is zoned AG (Agricultural) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
6. 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."

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 North Richland Hills, Texas.

REVIEW PURPOSES ONLY



David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 100
North Richland Hills, TX 76181

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 _____, _____.

Notary Signature _____ Notary Stamp: _____

WIND RIVER DRIVE
(50' R.O.W.)

WHEREAS, Grant & Gabriella Lochridge, are the owners of all that certain 1.028 acres of land, which is all of Lots 3 & 4, Down-King Addition, recorded in Volume 338-M, Page 105, in the Public Records of Tarrant County, Texas (P.R.T.C.), by virtue of the deeds recorded in Document Number D201416816 and D20918114, in the T. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown herein are based on the west right-of-way line of Crane Road (Variable Width Right-Of-Way) as shown on the plot of said Down-King Addition)

BEGINNING at an "X" found for the northeast corner of the herein described property, common to the southeast corner of Lot 5, of said Down-King Addition, in the west right-of-way line of said Crane Road, from which an "X" found for the northeast corner of said Lot 5, Down-King Addition, bears North - 100.00' along the west right-of-way line of said Crane Road;

THENCE South - 199.52' (called South 200.00') along the west right-of-way line of said Crane Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of Lot 2, of said Dawn-King Addition;

THENCE south 89° 25' 37" West 223.75' (called West 225.00') along the north line of said Lot 2, Dawn-King Addition, 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 northern corner of a tract of land conveyed to Paul & Eddie Brackney, by the deed recorded in Document Number D215152485 P.R.T.C.I., which is the southeast corner of Walter Street (called 60' Right-Of-Way), from which a "bent" 1/2" iron rod found bears North 12° 27' West - 0.31';

THENCE North 00° 21' 34" West alonged North) passing at a distance of 179.23' ± 1/2" into iron rod found for the common to eastern corner of a tract of land conveyed to Eddie Sue Brockney, by the deed recorded in Volume 684, Page 1644 P.R.T.C., and Lot 3, Block 1, Clifton Addition, recorded in Document Number D208025588 P.R.T.C., and continuing along the east line of said Lot 3, Block 1, Clifton Addition, for a total distance of 199.52' (called 200.00'), to a 5/8" iron rod with a cap stamped - JOHN MICHAEL STEPP" found for the northwest corner of the herein described tract, common to the southwest corner of said Lot 5, Down-King Addition;

THENCE North 89° 25' 37" East - 225.00' (called East 225.00') along the south line of said Lot 5, Dawn-King Addition, to the POINT OF BEGINNING and containing 1.028 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, We, Grant and Gabriella A. Bridge, do hereby adopt this plat designating the herein before described real property as LOTS 3R & 4R, DAWN-KING ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, 20____

Grant Lochridge
Gabriella Lochridge

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 Grant Lochridge, 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

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 Gabriella Lochridge, 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

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

A RE-PLAT OF
LOTS 3R & 4R

DAWN-KING ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A
REPLAT OF LOTS 3 & 4, DAWN-KING ADDITION,
RECORDED IN VOLUME 338-M, PAGE 105, IN THE PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS, WHICH IS 1.028 ACRES
IN THE T. MARTIN SURVEY, A - 1055
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Grant & Gabriella Lochridge
6905 Crane Road
North Richland Hills, TX 76180

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

GROSS ACREAGE: 1.0276
NET ACREAGE: 0.9409
SPRY PROJECT NO. 034-211
CITY CASE NO. RP 2017-0
DATE: MARCH 2017

THIS PLAT FILED IN DOCUMENT NUMBER . DATED