



GENERAL NOTES:

IRF = Iron Rod Found

CIRF = Capped Iron Rod Found

SF = square feet

B.L. = Building Line

ESMT. = Easement

D.R.T.C.T. = Deed Records, Tarrant County, Texas

M.R.D.C.T. = Map Records, Tarrant County, Texas

Doc No. = Document Number

R.O.W. = Right-of-Way

All corners are 1/2 inch iron rods with blue cap stamped "KCI 10194365" set, unless other wised noted;

Lot-to-Lot drainage is not permitted without engineering department approval.

Subject property is zoned: AG - AGRICULTURAL DISTRICT

Lots 1 and 15 shall not have driveway access off of Rumfield Road.

A portion of the subject property lies within an area of 100-year-flood according to FEMA's Flood Insurance Rate Map No. 48439C0090 K, dated September 25, 2009. Property is in Zone "X" (SHADED) & Zone "X". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

Point of Beginning

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNG 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.00012 TO THE STATE PLANE COORDINATES.

Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of North Richland Hills, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

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EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°15'29" E	110.28'
L2	N 16°56'46" W	64.30'
L3	N 59°44'31" W	117.18'
L4	S 38°33'11" E	78.20'

BOUNDARY/CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°11'39" E	122.86'
L2	S 61°41'48" W	5.17'
L3	S 05°49'30" E	50.97'
L4	S 27°58'12" E	21.06'
L5	S 28°48'58" E	88.84'
L6	N 61°11'02" E	33.00'

EASEMENT CURVE TABLE		
LINE	BEARING	DISTANCE
C1	N 88°39'19" W	176.06'
C2	N 88°39'19" E	176.03'

CURVE TABLE		
CURVE	ARC LENGTH	RADIUS
C1	140.01'	830.00'
C2	33.86'	970.00'
C3	100.59'	200.00'
C4	281.34'	88.00'

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That, I, **JAMES G. PIERSON** and wife, **LINA R. PIERSON**, do hereby certify that I am the legal owner(s) of the herein described tract of land and so hereby convey to the public for public use; the streets, alleys, rights-of-way, and any other public areas shown on this plat.

JAMES G. PIERSON

LINA R. PIERSON

STATE OF TEXAS }
COUNTY OF }

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared **JAMES G. PIERSON**, 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, and in the capacity therein stated.

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

Notary Public in and for Tarrant County

My printed name

My commission expires:

STATE OF TEXAS }
COUNTY OF }

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared **LINA R. PIERSON**, 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, and in the capacity therein stated.

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

Notary Public in and for Tarrant County

My printed name

My commission expires:

OWNER'S CERTIFICATE

COUNTY OF }
STATE OF TEXAS }

WHEREAS, **JAMES G. PIERSON** and wife, **LINA R. PIERSON**, are the owner(s) a 258,907 square foot (5.944 acre) tract of land out of the **STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266**, same being the remainder of those certain tracts of land conveyed to **JAMES G. PIERSON** and wife, **LINA PIERSON**, as evidenced in deed recorded in Volume 6078, Page 805 (3.960 acres), Volume 6722, Page 116 (1.863 acres), and Document Number D207226153 (0.121 acres), Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 3.960 acre tract, same being the southeast corner of Lot 2, Block 1 of the Rumfield Addition, an addition to the City of North Richland Hills, as evidenced in Cabinet A, Slide 8302, Plat Records, Tarrant County, Texas, conveyed to **MARK L. MELSON** AND **WIFE JENNIFER T. MELSON**, as evidenced by deed recorded in Document Number D208087000, Deed Records, Tarrant County, Texas, further being in the north right-of-way line of Rumfield Road (60 foot right-of-way);

THENCE North 01 degrees 45 minutes 25 seconds West, with the west line of said **MARK L. MELSON** AND **WIFE JENNIFER T. MELSON** tract, for a distance of 274.02 feet, to a 3/8" iron rod found for the northeast corner of said **MARK L. MELSON** AND **WIFE JENNIFER T. MELSON** tract, same being the southeast corner of that certain tract of land conveyed to **JOE R. FLORES** and wife, **MARY A. FLORES**, as evidenced in Volume 12069, Page 50, Deed Records, Tarrant County, Texas;

THENCE North 01 degrees 26 minutes 43 seconds West, along the east line of said **JOE R. FLORES** and wife, **MARY A. FLORES** tract, passing at a distance of 89.07 feet, the northwest corner of the aforementioned 3.960 acre tract same being the southwest corner of the aforementioned 1.863 acre tract, passing at a distance of 317.12 feet, the northeast corner of said **JOE R. FLORES** and wife, **MARY A. FLORES** tract, same being in the southeasterly right-of-way of **KIRK LANE** (variable width right-of-way), passing at a distance of 335.72 feet, the northeast corner of said 1.863 acre tract, continuing for a total distance of 355.80 feet, to a 1/2" capped iron rod found for the northeast corner of said 1.863 acre tract, same being the southeast corner of that certain tract of land conveyed to **JASON BLUE** AND **BEN GHAEMMAGHAMI**, as evidenced by deed recorded in Document Number D204312699, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 32 minutes 25 seconds East, with the south line of said **JASON BLUE** AND **BEN GHAEMMAGHAMI** tract, for a distance of 245.23 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northernmost northwesterly corner of the aforementioned 0.121-acre tract, same being a southwesterly corner of said **JASON BLUE** AND **BEN GHAEMMAGHAMI** tract;

THENCE South 65 degrees 11 minutes 39 seconds East, for a distance of 22.86 feet, continuing with said south line, for a distance of 22.86 feet, to the southerly southwest corner of said **JASON BLUE** AND **BEN GHAEMMAGHAMI** tract, same being the easternmost southeasterly corner of that certain tract of land conveyed to **CITY OF NORTH RICHLAND HILLS** (0.271 acre), as evidenced in Document Number D209031689, Deed Records, Tarrant County, Texas, further being the northerly northwest corner of that certain tract of land conveyed to **CITY OF NORTH RICHLAND HILLS** (0.343 acre), as evidenced by deed recorded in Document Number D208467223, Deed Records, Tarrant County, Texas;

THENCE South 61 degrees 41 minutes 48 seconds West, with the westerly line of said **CITY OF NORTH RICHLAND HILLS** (0.343 acre) tract, for a distance of 5.17 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 28 degrees 49 minutes 01 seconds East, continuing with said westerly line, for a distance of 238.92 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 05 degrees 49 minutes 30 seconds East, continuing with said westerly line, for a distance of 50.97 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 28 degrees 47 minutes 33 seconds East, continuing with said westerly line, for a distance of 404.88 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set;

THENCE South 27 degrees 58 minutes 12 seconds East, continuing with said westerly line, for a distance of 21.06 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the southwest corner of the aforementioned **CITY OF NORTH RICHLAND HILLS** (0.343 acre) tract, same being in the north right-of-way line of the aforementioned Rumfield Road, same being the beginning of a curve to the left, having a central angle of 09 degrees 39 minutes 54 seconds, a radius of 830.00 feet, and a chord which bears North 85 degrees 50 minutes 07 seconds West, for a distance of 139.85 feet;

THENCE along said curve to the left and said north right-of-way line, for an arc distance of 140.01 feet, to a 1/2" capped iron rod found;

THENCE South 89 degrees 19 minutes 56 seconds West, continuing with said north right-of-way line, for a distance of 162.00 feet, to a 1/2" capped iron rod found, being the beginning of a curve to the left having a radius, through a central angle 02 degrees 00 minutes 00 seconds, having a chord bearing North 89 degrees 40 minutes 04 seconds West, for a distance of 33.86 feet;

THENCE Westerly, with said North right-of-way line of Rumfield Road and said curve to the left, for an arc distance of 33.86 feet, to a 1/2" capped iron rod found;

THENCE North 88 degrees 39 minutes 19 seconds West, continuing with said north right-of-way line, for a distance of 234.00 feet, to the **POINT OF BEGINNING** and containing 258,907 square feet (5.944 acres) of land, more or less.

SURVEYOR'S STATEMENT

I, **Dustin D. Davison**, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the Texas State Board of Professional Land Surveying, and the City of North Richland Hills, Tarrant County, Texas.

Dated this _____ day of _____, 2017.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared **Dustin D. Davison**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the State of Texas

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 _____, 20____, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

PRELIMINARY PLAT KIRK ADDITION

Being a 5.944 acre tract of land situated in the Stephen Richardson Survey, Abstract No. 1266, and being the remainder of those certain tracts of land conveyed to JAMES G. PIERSON and wife, LINA PIERSON, as recorded in Volume 6078, Page 805, Volume 6722, Page 116 and Document No. D207226153, in the City of North Richland Hills, Tarrant County, Texas

SCALE 1" = 40' DATE: 06/01/2018
CITY CASE NUMBER: PP 2017-05

OWNERS
James G. Pierson and Lina Pierson
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Tarrant County, Texas 76182
Ph: (817) 503-9366

ARCHITECT
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