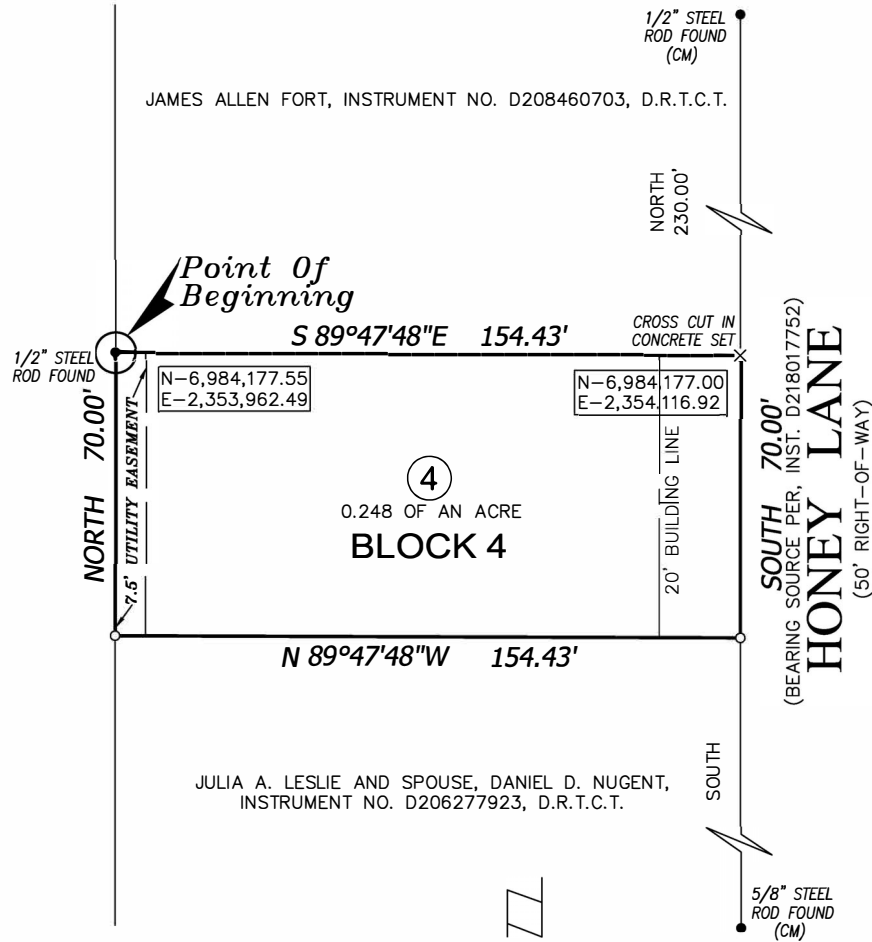


CITY OF NORTH RICHLAND HILLS, VOLUME 10929, PAGE 2236, D.R.T.C.T.



SURVEYOR / PREPARER	OWNER / APPLICANT LOT 4R, BLOCK 4
PRISM SURVEYS, INC. 3533 BELL DRIVE HURST, TEXAS 76053 817-540-8048 OR 817-268-2211 FAX - 817-283-1148 CONTACT: JOHN W. MORGAN	FRANK GARCIA AND PABLO VIVEROS-MENDINA 714 BLUE SKY DRIVE ARLINGTON, TEXAS, 76001 ATTN: FRANK 817-525-0086

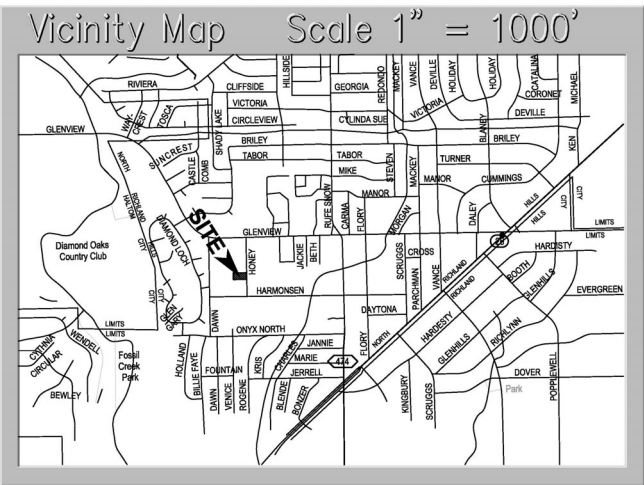


0 30 60
Scale 1" = 30'

FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Maps, Map Number 48439C0205 K, Map Revised: September 25, 2009, the tract shown hereon does not appear to lie within Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However the tract does appear to lie within Zone X-unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Prism Surveys, Inc.



NOTES:

- 1) CONTROL SOURCE: COORDINATE DATA SHOWN HEREON IS BASED ON THE CITY OF NORTH RICHLAND HILLS CONTROL NETWORK DATA 2011. THIS DATA IS RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL TEXAS ZONE. THE COMBINED SCALE FACTOR IS 0.99984914 AND THE CONVERGENCE ANGLE IS +00°42'25.38". ALL DISTANCES AND COORDINATES SHOWN ON BASED ON FEET (US DEFINITION). ALL BEARINGS AND DISTANCES SHOWN ARE RELATIVE TO SURFACE DATA UNLESS NOTED OTHERWISE, I.E. "GRID".
- 2) SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF THE PROPERTY.
- 4) THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.

This is to certify that I, John W. Morgan, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey made on the ground an that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

John W. Morgan, R.P.L.S. No. 5488

LEGEND

- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- ⬢ STAMPED "PRISM SURVEYS"
- + CROSS CUT IN CONCRETE
- ⬢ FOUND STEEL PIPE
- FOUND BOIS D'ARC STAKE
- ⬢ REPRESENTS CONTROL MONUMENT
- (CM) PRIVATE ACCESS EASEMENT AND DRAINAGE EASEMENT
- UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

State of Texas §

County of Tarrant §

Owner's Acknowledgment and Dedication:

WHEREAS, Frank Garcia and Pablo Viveros-Mendina, being the owners of the following described tract of land to wit:

ALL that certain tract or parcel of land situated in the M. LYNCH SURVEY, ABSTRACT NO. 953, City of North Richland Hills, Tarrant County, Texas and being that same tract as described in deed to Frank Garcia and Pablo Viveros-Mendina as recorded in Instrument No. D218017752, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found (TCS NAD83 - N6,984,177.55 - E2,353,962.49) for the northwest corner of said Frank Garcia and Pablo Viveros-Mendina tract and also being in the easterly boundary line of a tract described in Deed to the City of North Richland Hills as recorded in Volume 10929, Page 2236 of said Deed Records;

THENCE South 89 degrees 47 minutes 48 seconds East (Deed EAST) with the northerly boundary line of said Frank Garcia and Pablo Viveros-Mendina tract and the southerly boundary line of a tract described in Deed to James Allen Fort as recorded in Instrument No. D208460703 of said Deed Records, 154.43 feet (Deed 155.00 feet) to a cross cut on a concrete curb set for the southeast corner of said Fort tract, also being in the westerly right-of-way line of Honey Lane, (a 50 foot right-of-way);

THENCE SOUTH (bearing source per Instrument No. D2188017752) with said westerly right-of-way line and the easterly boundary line of said Frank Garcia and Pablo Viveros-Mendina tract, 70.00 feet to a 1/2 inch capped steel rod stamped "PRISM SURVEYS" set for the southeast corner thereof;

THENCE North 89 degrees 47 minutes 48 seconds West (Deed WEST) with the southerly boundary line of said Frank Garcia and Pablo Viveros-Mendina tract, 154.43 feet (Deed 155.00 feet) to a 1/2 inch capped steel rod stamped "PRISM SURVEYS" set for the southwest corner thereof;

THENCE NORTH with the westerly boundary line of said Frank Garcia and Pablo Viveros-Mendina tract and the easterly boundary line of said City of North Richland Hills tract, 70.00 feet to the PLACE OF BEGINNING and containing 0.248 of an acre of land, more or less, as surveyed by Prism Surveys, Inc..

NOW, KNOW ALL MEN BY THESE PRESENTS:

That, We, Frank Garcia and Pablo Viveros-Mendina do hereby certify that we are the legal owners of the above described tract of land and hereby adopt this plat as our plan to subdivide the same to be known as LOT 4, BLOCK 4, DIAMOND GLEN ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, 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.

Frank Garcia

Pablo Viveros-Mendina

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for the State of Texas on this day personally appeared Frank Garcia and Pablo Viveros-Mendina, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019

Notary Public for the State of Texas

FINAL PLAT

**LOT 4, BLOCK 4,
DIAMOND GLEN ADDITION,**

A 0.248 ACRE TRACT

SITUATED IN THE
M. LYNCH SURVEY, ABSTRACT Nº 953,
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

CURRENT ZONING - R-3 (SINGLE-FAMILY DISTRICT)
FINAL PLAT CASE NO. FP 2019-03

CLIENT - FRANK GARCIA

PRISM SURVEYS, INC.
SUCCESSORS TO MOAK SURVEYORS, INC.



COMMERCIAL, RESIDENTIAL, BOUNDARY,
INVESTIGATIVE, TOPOGRAPHIC, TITLE
SURVEYS, PLATTING AND
CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

REVISED - MARCH 22, 2019
SCALE: 1" = 30' / FEBRUARY 7, 2019 / DRAWN BY: JWM / COOR. FILE: 18-0814 / PROJECT NO. 18-0814 **SHEET 1 of 1**