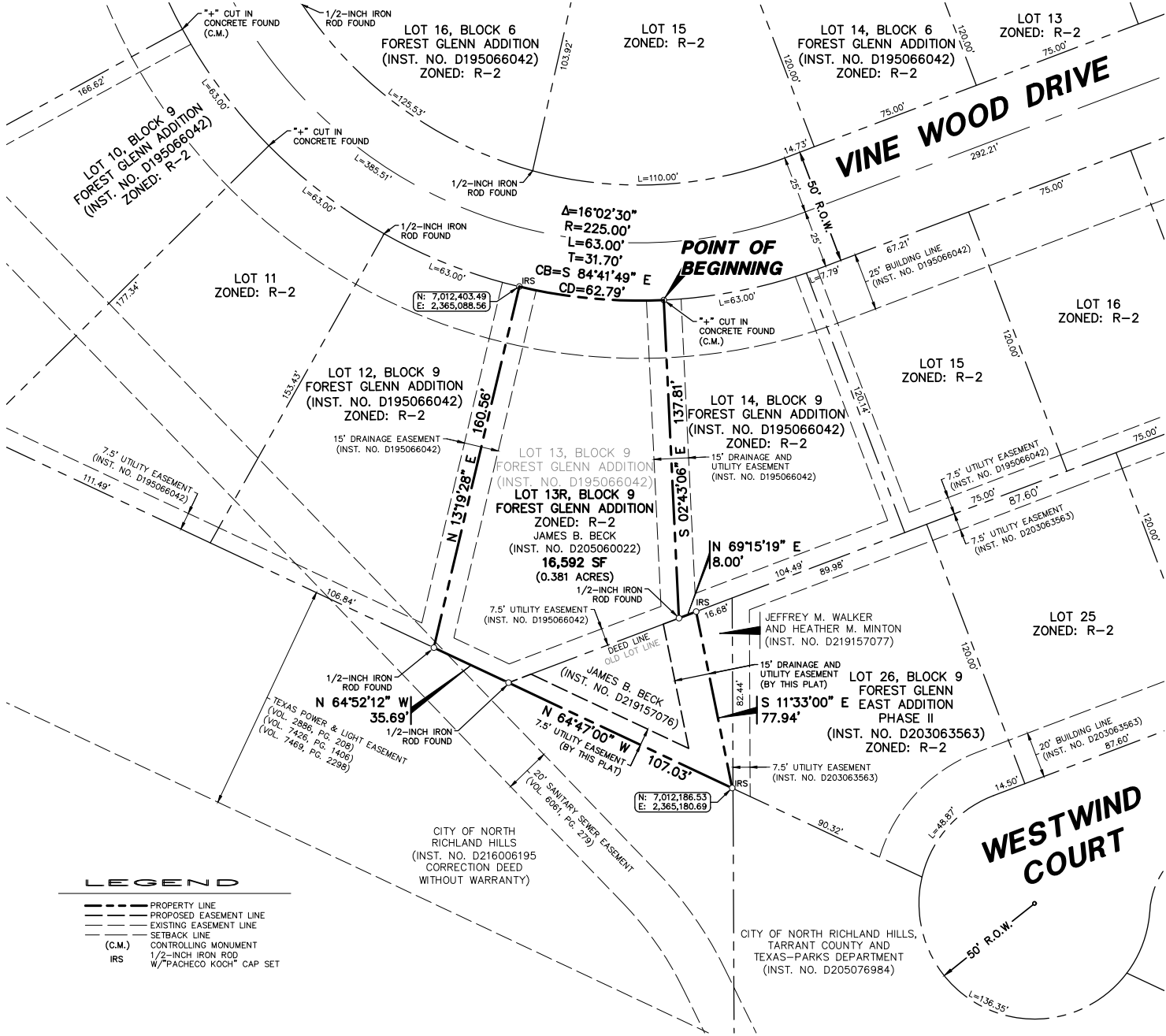


STEWELL  
9/10/2019 2:36 PM  
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LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	SETBACK LINE
(C.M.)	CONTROLLING MONUMENT
IRS	1/2-INCH IRON ROD
W/PACHECO KOCH <sup>®</sup> CAP SET	

- NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 13, 2018 with a combined scale factor of 1.00012.
  - Coordinates shown hereon are grid coordinates based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.
  - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0090L, Community-Panel No. 480607 0090 L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
  - This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
  - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

**OWNER'S CERTIFICATION**

WHEREAS, James B. Beck is the owner of a 16,592 square foot (0.381 acre) tract of land situated in the Stephen Richardson Survey, Abstract No. 1266, Tarrant County, Texas; said tract being all of Lot 13, Block 9, Forest Glenn Addition, an addition to the City of North Richland Hills, Texas according to the plat recorded in Instrument No. D195066042 of the Official Public Records of Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed to James B. Beck recorded in Instrument No. D205060022 of said Official Public Records; and being all of that tract of land described in Special Warranty Deed to James B. Beck recorded in Instrument No. D219157076 of said Official Public Records; said 16,592 square foot tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 13, 2018 with a combined scale factor of 1.00012):

BEGINNING, "+ cut in concrete found in the south right-of-way line of Vine Wood Drive (a 50-foot wide right-of-way), said point being the northeast corner of said Lot 13 and the northwest corner of Lot 14 of said Forest Glenn Addition;

THENCE, South 02 degrees 43 minutes 06 seconds East, departing the said south line of Vine Wood Drive and along the east line of said Lot 13 and the west line of said Lot 14, a distance of 137.81 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 13 and the southwest corner of said Lot 14; said point being in the north line of said James B. Beck tract recorded in Instrument No. D219157076;

THENCE, North 69 degrees 15 minutes 19 seconds East, along the southeast line of said Lot 14 and the northwest line of said James B. Beck tract recorded in Instrument No. D219157076, a distance of 8.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the north corner of said James B. Beck tract recorded in Instrument No. D219157076; said point being the north west corner of that tract of land described in Warranty Deed to Jeffrey M. Walker and Heather M. Minton recorded in Instrument No. D219157077;

THENCE, South 11 degrees 33 minutes 00 seconds East, departing the said southeast line of Lot 14 and along the east line of said James B. Beck tract recorded in Instrument No. D219157076 and the west line of said Jeffrey M. Walker and Heather M. Minton tract, a distance of 77.94 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the south corner of said James B. Beck tract recorded in Instrument No. D219157076 and the southwest corner of said Jeffrey M. Walker and Heather M. Minton tract;

THENCE, North 64 degrees 47 minutes 00 seconds West, along the southwest line of said James B. Beck tract recorded in Instrument No. D219157076, a distance of 107.03 feet to a 1/2-inch iron rod found for the west corner of said of said James B. Beck tract recorded in Instrument No. D219157076; said point being the most south corner of said Lot 13;

THENCE, North 64 degrees 52 minutes 12 seconds West, along the southwest line of said Lot 13, a distance of 35.69 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 13; said point being the southeast corner of Lot 12 of said Forest Glenn Addition;

THENCE, North 13 degrees 19 minutes 28 seconds East, along the northwest line of said Lot 13 and the southeast line of said Lot 12, a distance of 160.56 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northwest corner of said Lot 13 and the northeast corner of said Lot 12; Said point being in the said south line of Vine Wood Drive; Said point being the beginning of a non-tangent curve to the left;

THENCE, in a easterly direction, along the said south line of Vine Wood Drive, the north line of said Lot 13 and said curve to the left, having a central angle of 16 degrees 02 minutes 30 seconds, a radius of 225.00 feet, a chord bearing and distance of South 84 degrees 41 minutes 49 seconds East, 62.79 feet, an arc distance of 63.00 feet to the POINT OF BEGINNING;

CONTAINING: 16,592 square feet or 0.381 acres of land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, JAMES B. BECK, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS **LOT 13R, BLOCK 9, FOREST GLENN ADDITION**, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS' USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

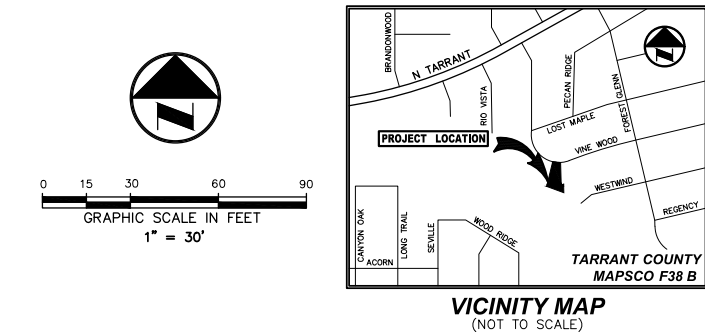
JAMES B. BECK

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared James B. Beck, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said James B. Beck and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on December 11, 2018 and that all corners are shown hereon.

**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.  
RELEASED 9/5/19.  
Michael Larry Lewis, Jr.  
Registered Professional Land Surveyor  
No. 5773

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, 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 the City of North Richland Hills, Texas, voted affirmatively on this day of \_\_\_\_\_, 20\_\_\_\_, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

This plat filed as Instrument No. D \_\_\_\_\_, Date \_\_\_\_\_

**REPLAT**  
**FOREST GLENN ADDITION, LOT 13R, BLOCK 9**  
BEING A REVISION OF LOT 13, BLOCK 9, FOREST GLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AND BEING 0.381 ACRES LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D195066042, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. AUGUST 28, 2019  
CITY CASE No. \_\_\_\_\_

Pacheco Koch		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008001			
DRAWN BY RMT	CHECKED BY MLL	SCALE 1"=30'	DATE AUG. 2019	JOB NUMBER 2396-18.239	

OWNER:  
JAMES B. BECK  
8148 VINE WOOD DRIVE  
NORTH RICHLAND HILLS, TX 76182  
817-395-2669  
CONTACT: JAMES B. BECK

SURVEYOR:  
PACHECO KOCH CONSULTING ENGINEERS, INC.  
4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109  
817-412-7155  
CONTACT: MICHAEL LARRY LEWIS, JR.

REPLAT - FOREST GLENN ADDITION, LOT 13R, BLOCK 9