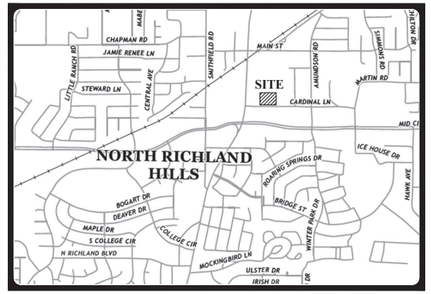


SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0205L, dated March 21, 2019, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to take two existing tracts and create three lots.

VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 11/26/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS G.O.O. Property Development is the owner of a 0.922 acre tract of land, situated in the John H. Barlough Survey, Abstract Number 130, as conveyed to G.O.O. Property Development by deed recorded in Instrument Number D213004187, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch rebar found for the southeast corner of a tract of land conveyed to Total E&P USA Real Estate, LLC "M163" by deed recorded in Instrument Number D216266570, Deed Records, Tarrant County, Texas, also being the northeast corner of said G.O.O. tract, and lying on the west line of a tract of land conveyed to Rose Mary Uebel by deed recorded in Instrument Number D210294775, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 55 minutes 43 seconds East, with the west line of said Uebel tract, passing the southwest corner of said Uebel tract and continuing with the west line of a tract of land conveyed to Carlos Reyes by deed recorded in Instrument Number D218008841, Deed Records, Tarrant County, Texas, a total distance of 234.92 feet to a PK nail set for the southwest corner of said Reyes tract, also being a point at the approximate centerline of Cardinal Lane (55 foot right of way);

THENCE South 89 degrees 25 minutes 48 seconds West, with the approximate centerline of said Cardinal Lane, a distance of 170.97 feet to a PK Nail set for the southeast corner of a tract of land conveyed to G.O.O. Property Development by deed recorded in Instrument Number D213004187, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 55 minutes 43 seconds West, departing the approximate centerline of said Cardinal Lane, with the east line of said second referenced G.O.O. tract, passing a 5/8 inch rebar found on line at a distance of 25.01 feet and continuing with the east line of said second referenced G.O.O. tract, a total distance of 234.92 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said second referenced G.O.O. tract, also being a point on the south line of said Total E&P tract;

THENCE North 89 degrees 25 minutes 48 seconds East, with the south line of said Total E&P tract, a distance of 170.97 feet to THE POINT OF BEGINNING and containing 40,163 square feet or 0.922 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT G.O.O. Property Development, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lot 11, Block A, John's 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.

By: _____ _____
Representative Title/Date

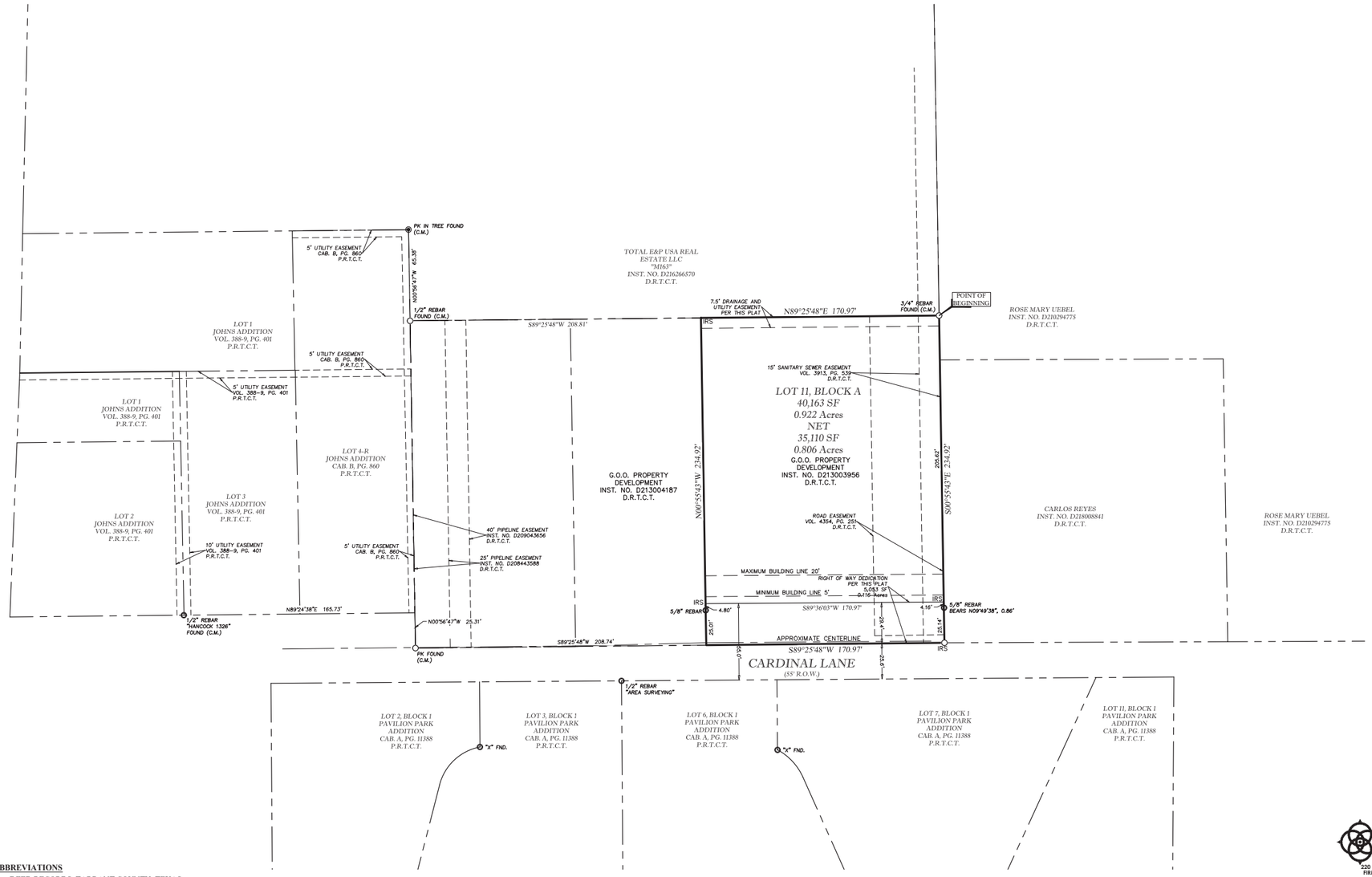
_____
Printed Name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas



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

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

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER
G.O.O. PROPERTY DEVELOPMENT
PO Box 92879
Southlake, Texas 76092-0879

WINDROSE
LAND SURVEYING I PLATTING
220 ELM STREET, SUITE 200 I LEWISVILLE, TX 75057 I 214.217.2544
FIRM REGISTRATION NO. 10194331 I WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 10/17/2019 CHECKED BY: T.M. JOB NO.: 2019.10.377

FINAL PLAT
JOHN'S ADDITION
LOT 11, BLOCK A
Being 0.922 Acres situated in the
John H. Barlough Survey, Abstract No. 130
City of North Richland Hills, Tarrant County, Texas
-- 2019 --
CITY JOB NO: FP2019-_____

W:\Platting\J.H. Barlough\2021 Cardinal Lane -NRH\Drawings