



A B B R E V I A T I O N S	
N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
CONC.	CONCRETE
NG	NATURAL GROUND
ASPH.	ASPHALT

LEGEND NOT TO SCALE  
● BOUNDARY CORNER

SURVEYOR CERTIFICATE

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.

This document shall not be recorded for any purpose. This drawing shall be used for

David Carlton Lewis  
R.P.L.S. No. 5647

Date: December 12, 2019

David Carlton Lewis, R.P.L.S.  
Texas Registration No. 5647  
Spry Surveyors, LLC  
8241 Mid Cities Blvd Ste 102  
North Richland Hills, TX 76182

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

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: \_\_\_\_\_

## NOTES

1. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
2. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
6. On the issue date of this survey the surveyed property shown hereon is zoned AG (Agricultural) according to the City of North Richland Hills online zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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 \_\_\_\_\_, \_\_\_\_\_, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

OWNERS DEDICATION:

WHEREAS, Lind Burkett, is the owner of all that certain 1,290 acres of land, as described in the deed recorded in Document Number D219137165 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.)

BEGINNING at a Railroad Spike found for the southeast corner of the herein described tract, common to the southwest corner of Right-of-Way Parcel 13, recorded in Document Number D202013189, P.R.T.C.T., the northwest corner of Right-of-Way Parcel 12, recorded in Document Number D201720346, P.R.T.C.T., and in the north line of Lot 1R, Block 1, Coulson Addition, recorded in Volume 388-109, Page 26, P.R.T.C.T., in the west right-of-way line of Crane Road (variable width right-of-way), from which a 1/2" iron rod with a cap stamped "Landes & Assoc." found for the southwest corner of Right-of-Way Parcel 11, recorded in Document Number D201283601, P.R.T.C.T. bears South 00° 28' 48" West - 152.21';

THENCE South 89° 21' 01" West - 201.70' along the north line of said Lot 1R, Block 1, Coulson Addition, to a 1/2" iron rod set for the southwest corner of the herein described tract;

THENCE North 02° 26' 59" West passing at a distance of 57.12'; a 1/2" iron rod found for the northmost northeast corner of said Lot 1R, block 1, Coulson Addition, and the southeast corner of Lot 2, Block 1, Coulson Addition, recorded in Volume 388-174, Page 82, P.R.T.C.T., continuing for a total distance of 254.02' to a 2" Steel Post found at the northwest corner of the herein described tract, common to the southwest corner of the 1.0 acre tract, described in the deed to David & Ginna Sauerwein, recorded in Volume 8317, Page 785, P.R.T.C.T.;

THENCE North 79° 25' 32" East - 213.74' to a Power Pole found at the northeast corner of the herein described tract, common to the northwest corner of said Right-of-Way Parcel 13, and the southwest corner of Right-of-Way Parcel 14, recorded in Document Number D202265596, P.R.T.C.T., in the west right-of-way line of said Crane Road, from which a 1/2" iron rod with a cap found for the northeast corner of said Right-of-Way Parcel 14 bears North 00° 28' 48" West - 197.48' (called 196.35);

THENCE South 00° 28' 48" East - 290.73' along the west right-of-way line of said Crane Road to the POINT OF BEGINNING and containing 1.290 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **LINDA BURKET**, does hereby adopt this plat designating the herein before described real property as **Lots 1-3, BLOCK 1, BURKET 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 \_\_\_\_\_, \_\_\_\_\_

Linda Burket - Owner

**NOTARY CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Linda Burket, 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 \_\_\_\_\_, \_\_\_\_\_

My Printed Name \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

My Commission Expires

**PLAT PURPOSE:**  
The purpose of this plat is to subdivide an unplatted tract of land into three lots.

A FINAL PLAT OF  
LOTS 1-3, BLOCK 1  
**BURKET ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A  
TRACT OF LAND DESCRIBED IN THE DEED TO LINDA F BURKET,  
RECORDED IN DOCUMENT NUMBER D219137165, IN THE PUBLIC RECORDS  
OF TARRANT COUNTY, TEXAS, WHICH IS 1.290 ACRES  
IN THE T. MARTIN SURVEY, A - 1055  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

SPRY PROJECT NO. 023-131-30  
DATE: DECEMBER 2019

Dec 16, 2019 - 9:44am  
S:\023 Tarrant County Residential\023-131 6809 Crane Rd - NRH\30-Plat\spry-6809CraneRd-Plat.dwg