

GENERAL NOTES:

- Bearings and coordinates shown are based on the Texas State Plane Grid Coordinate System, NAD 83, North Central Zone (4202) and derived by GPS/RTK observations.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- Site visibility easements must be kept clear of visual obstructions at elevations between 30 inches and 9 feet above the average curb grade.
- 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.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2021 to recommend approval of this plat by 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 _____, 2021 to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

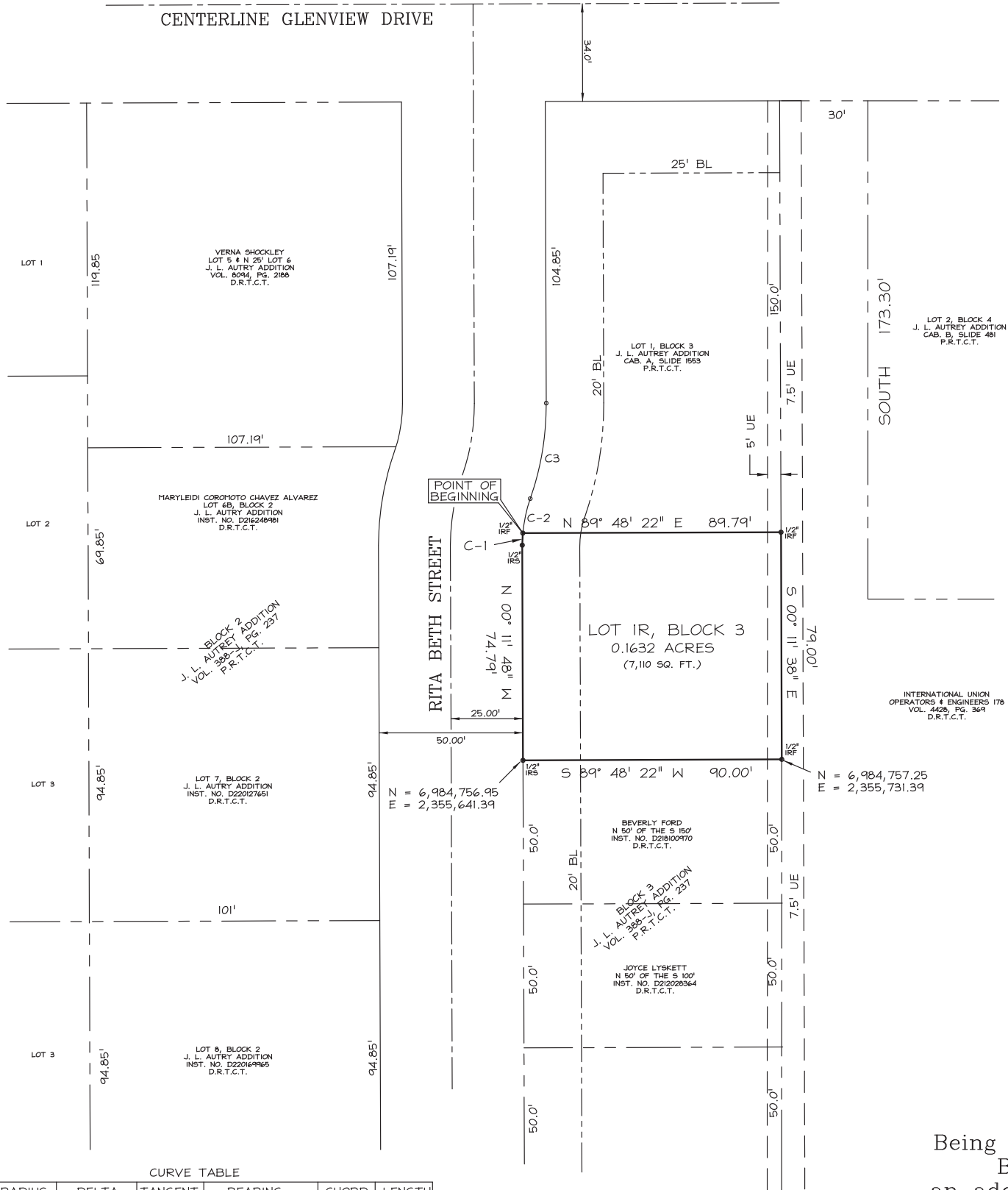
Dean Surveyors
Firm No. 10193712
1292 Highway 157 N. Ste. 106
Mansfield Texas, 76063
ronnie@deansurveyors.net
682-518-1857

FOR REVIEW ONLY

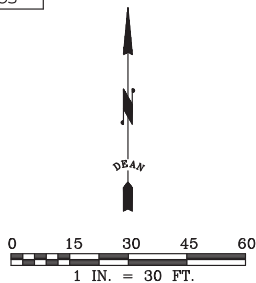
Ronnie E. Dean - R.P.L.S. No. 5314 Job No. 210109P

I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have prepared this plat from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direct supervision.

Surveyed on the ground 01/28/2021



CURVE TABLE					
NO.	RADIUS	DELTA	TANGENT	BEARING	CHORD
C-1	50.00'	04° 50' 10"	2.11'	N 02° 42' 26" E	4.22'
C-2	50.00'	14° 04' 00"	6.17'	N 12° 21' 00" E	12.24'
C-3	100.00'	19° 23' 00"	17.08'	N 09° 41' 30" E	33.67'



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, KEMP FINANCIAL, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of Lot A, Block 3, of the J. L. Autrey Addition, according to the plat recorded in Volume 388-J, Page 237, Deed Records, Tarrant County, Texas, and conveyed by Instrument No. D219210735, Deed Records, Tarrant County, Texas, (D.R.T.C.T.) and being described as the south 79 feet of the north 229 feet of Block 3, of the said J. L. Autrey Addition and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Lot 1, Block 3, of the J. L. Autrey Addition, as recorded in Cabinet A, Slide 1553, P.R.T.C.T. in the east right-of-way line of Rita Beth Street, (50' ROW) and being the northwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 89° 48' 22" E, along and with the south line of said Lot 1, Block 3, and generally with a fence, 89.79 feet to a 1/2" iron rod found at the southeast corner of said Lot 1, Block 3, in the west line of the International Union Operators and Engineers 178 tract as described in Volume 4428, Page 369, D.R.T.C.T.;

THENCE, S 00° 11' 38" E, along and with the west line of said International Union Operators and Engineers 178 and generally with a fence, 79.00 feet to a 1/2" iron rod found at the northeast corner of a tract of land as described in conveyance to Beverly Ford, recorded in Instrument No. D218100970, D.R.T.C.T.;

THENCE, S 89° 48' 22" W, along and with the north line of said Ford tract, 90.00 feet to a 1/2" iron rod set at the northwest corner of said Ford tract, in the east right-of-way line of Rita Beth Street;

THENCE, N 00° 11' 48" W, along and with the east right-of-way line of Rita Beth Street, 74.79 feet to a 1/2" iron rod set at a curve to the right, having a radius of 50.00 feet and a chord that bears, N 02° 42' 26" E, 4.22 feet;

THENCE, NORTHERLY, along and with the east right-of-way line of Rita Beth Street and said curve to the right, 4.22 feet to the POINT OF BEGINNING, containing 7,110 square or 0.1632 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MAHENDRA PATEL, does hereby adopt this plat designating the hereinabove described real property as Lot 1R, Block 3, J. L. Autrey Addition, an addition to the City of North Richland Hills, Tarrant County, Texas and does hereby dedicate to the public's use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Mahendra Patel

BEFORE ME, the undersigned authority, on this day personally appeared, MAHENDRA PATEL 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC in and for the STATE OF TEXAS:

on this _____ day of _____, 2021.

REPLAT
LOT 1R, BLOCK 3
J. L. AUTREY ADDITION
Being the south 79 feet of the north 229 feet,
Block 3, of the J. L. Autrey Addition,
an addition to the City of North Richland Hills,
Tarrant County, Texas

OWNER: Kemp Financial, LLC
Mahendra Patel
3228 Crofton Drive,
Fort Worth, Texas 76137
817-901-2831

SURVEYOR: Dean Surveyors
Ronnie E. Dean
1292 Hwy 157 N. Ste. 106
Mansfield, Texas 76063
682-518-1857

This plat filed in Instrument No. _____ Date: _____