

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NORTHERN HILL PROPERTIES LLC, is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on plat:

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owners and his heirs and assigns, and successors in interest of said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at Tarrant County, Texas.

Northern Hill Properties LLC

By: JESUS TIJERINA, MANAGER

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared JESUS TIJERINA known 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 this 20th day of July, 2024.

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY-RECORDED PLAT NOT AVAILABLE AS OF 8/19/2024

Timothy R. Mankin, Registered Professional Land Surveyor, No. 6122

July 24, 2024

Date



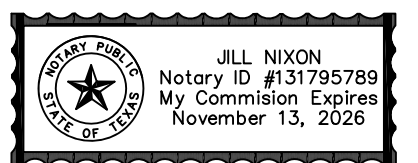
STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared TIMOTHY R. MANKIN, known 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 this 24th day of July, 2024.

Notary Public, State of Texas

My Commission Expires November 13, 2026



FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439C0105K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

OWNER:
NORTHERN HILL PROPERTIES LLC
PO BOX 940093
PLANO, TEXAS 75094
CONTACT: JESUS TIJERINA

OWNER'S CERTIFICATE

WHEREAS NORTHERN HILL PROPERTIES LLC is the sole owner of a 0.908 acre tract of land situated in the A. F. Leonard Survey, Abstract No. 946, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Northern Hill Properties LLC, by Special Warranty Deed recorded in Instrument Number D21218775, of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1, Western Sizzlin' Steakhouse Addition, on addition to the City of Grapevine, Tarrant County, Texas, recorded in Volume 388-178, Page 91, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod with red plastic cap stamped "Windrose" found for the southwest corner of said Lot 1, Western Sizzlin' Steakhouse, same being the southeast corner of a right-of-way dedication per Instrument Number D221057218, said Official Public Records, same being in the northerly right-of-way line of East Wall Street (a variable width right-of-way);

THENCE North 00 deg. 27 min. 40 sec. West, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition, said right-of-way dedication, and said East Wall Street, passing at a distance of 7.82 feet, a 1/2 inch iron rod with red plastic cap stamped "Windrose" found for the northeast corner of said right-of-way dedication, same being the southeast corner of Lot 1, Block 1, Tin Barn Wall Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D221057218, Official Public Records, Tarrant County, Texas, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Lot 1, Tin Barn Wall Addition, passing at an additional distance of 141.99 feet, a mag nail in east face of a 26 inch Hackberry Tree found for the northeast corner of said Lot 1, Tin Barn Wall Addition, same being the southeast corner of that certain tract of land conveyed to William Edward Maierhofer and Sally Ann Maierhofer, by deed recorded in Instrument Number D221203433, said Official Public Records, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Maierhofer tract, a total distance of 299.86 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1, Western Sizzlin' Steakhouse Addition, same being the northeast corner of said Maierhofer tract, same being in the south right-of-way line of Northwest Highway (State Highway No. 114) (a variable width right-of-way);

THENCE South 00 deg. 28 min. 00 sec. East, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Nguyen tract, passing the southwest corner of said Nguyen tract, same being the northwest corner of a tract of land conveyed to PMZ, LLC, by deed recorded in Instrument Number D218094647, said Official Public Records, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said PMZ tract, a total distance of 299.95 feet to an 'X' cut found for the southeast corner of said Lot 1, same being the southwest corner of said PMZ tract, same being in the northerly right-of-way line of aforesaid East Wall Street;

THENCE South 89 deg. 37 min. 24 sec. West, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said East Wall Street, a distance of 131.97 feet to the POINT OF BEGINNING and containing 39,574 square feet or 0.908 acre of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT NORTHERN HILL PROPERTIES LLC, acting by and through its duly authorized representative, does hereby adopt this plat as NORTHERN HILLS ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City of franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easement and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

EXECUTED at Tarrant County, Texas.

Northern Hill Properties LLC

By: JESUS TIJERINA, MANAGER

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared JESUS TIJERINA, known 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 this 20th day of July, 2024.

Notary Public, State of Texas

My Commission Expires

NOTES:

1. IRF - Iron Rod Found
2. Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap on all property corners, unless otherwise noted.
3. RORF - Iron Rod Found with red plastic cap.
4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Altimera Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. The purpose of the plat is to create 3 lots from 1 platted lot.
6. Total Platted Area = 39,574 SQ. FT. OR 0.908 AC.
Right of Way Dedication = 1,047 SQ. FT.
Easement Dedication = 0 SQ. FT. OR 0 AC.
Net Platted Area = 38,527 SQ. FT. OR 0.884 AC.
7. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.0001511.
8. Lot 3 contains a Gas & Sanitary Sewer Easement along the east line of property per Volume 3117, Page 621, Deed Records, Tarrant County, Texas.

PLANNING & ZONING COMMISSION:	GRAPEVINE CITY COUNCIL:
Date Approved: _____	Date Approved: _____
Chairman: _____	Mayor: _____
Secretary: _____	City Secretary: _____

FINAL PLAT
LOTS 1, 2, & 3, BLOCK 1
NORTHERN HILLS ADDITION
BEING IN THE A. F. LEONARD SURVEY, ABSTRACT NO. 946, IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1, WESTERN SIZZLIN' STEAKHOUSE ADDITION
ACREAGE=0.908
3 LOTS
EXISTING ZONING: HC, HIGHWAY COMMERCIAL
PROPOSED ZONING: R-7.5, SINGLE FAMILY RESIDENTIAL (LOTS 2 & 3) & HC, HIGHWAY COMMERCIAL (LOT 1)
JULY 2024

THIS PLAT FILED ON _____ INSTRUMENT #D _____	
JOB NO.: 24-0209	DATE: 3/1/2024
FIELD DATE: 2/27/2024	SCALE: 1" = 20'
FIELD: J.W.	DRAWN: J.M.N.
CHECKED: T.R.M.	www.peisersurveying.com
1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
FIRM No. 100999-00	
Member Since 1977	