

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Emmanuel Perez, is the sole owner of a tract of land located in the A. G. Walker Survey, Abstract Number 1630, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Instrument Number _____, Real Property Records, Tarrant County, Texas, and being more particularly described as follows:

Being a portion of Lots 3 and 4, Calloway Acres, according to the plat recorded in Volume 1481, Page 286, Deed Records, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Annika Sullivan, recorded in Instrument Number D210249561, Real Property Records, Tarrant County, Texas, and being "Tract 1" as described in deed to C. L. Douglas and wife, Gail Douglas, recorded in Volume 4623, Page 269, Deed Records, Tarrant County, Texas, and being described by metes and bounds as follows:

Beginning at a 1" iron pipe found in the east line of Scruggs Drive for southwest corner of said Lot 1, and for the southwest corner of said Tract 1;
Thence NORTH a distance of 173.24 feet along the east line of Scruggs Drive and along the west line of Lots 3 and 4, to a 5/8" iron pin found;
Thence North 89°28'50" East a distance of 124.98 feet to a 1/2" iron pin found;
Thence SOUTH a distance of 173.24 feet to a 1/2" iron pin set with yellow cap stamped "AREA SURVEYING";
Thence South 89°28'50" West a distance of 124.98 feet to the Point of Beginning, said described tract containing 0.497 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Emmanuel Perez, does hereby adopt this plat designating the hereinabove described real property as Lot 3R, Calloway Acres, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Emmanuel Perez

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Emmanuel Perez, 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 consideration therein expressed,

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____, 20__.

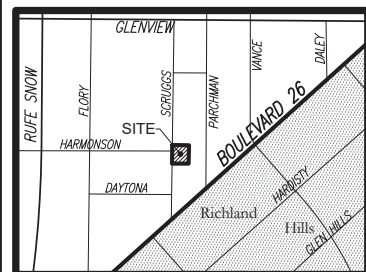
Notary Public, State of Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATION STATEMENT

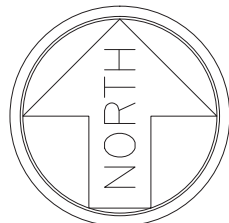
I, Roger W. Hart, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

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.

Roger W. Hart, RPLS 4484



Vicinity Map



Scale: 1" = 20'

Record Owner
Annika Sullivan
3804 Scruggs Drive
North Richland Hills, TX 76180

Developer
Emmanuel Perez
PO Box 1844
Fort Worth, TX 76101
817.852.5991
emmanuelperetz2290@gmail.com

Surveyor
Roger W. Hart, RPLS
Area Surveying, Inc.
6080 S. Hulen St., Suite 360, #226
Fort Worth, TX 76132
817.689.8108
roger@areasurveying.com

- Notes:**
- Bearings based on Record Bearings. Bearing Source: East line of Scruggs Drive as recorded in Volume 4623, Page 269, Deed Records, Tarrant County, Texas.
 - This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
 - Abbreviations:
IPF = Iron Pin Found
IPS = 1/2" Iron Pin Set with yellow cap stamped "Area Surveying"
POB = Point Of Beginning
UE = Utility Easement
DRTCT = Deed Records, Tarrant County, Texas
RPRTCT = Real Property Records, Tarrant County, Texas

The Mason Revocable Trust, Instrument Number D216235826, RPRTCT

Harmonson Road

Berlene Buckingham, Instrument Number D211141680, RPRTCT

F. O. and Berlene Buckingham, Volume 2654, Page 468, DRTCT

Scruggs Drive

NORTH 173.24

23.7'

5/8" IPF

POB 1" Iron Pipe Fnd.

25' Building Line

S 89°28'50" W 124.98

Annika Sullivan, Instrument Number D210249561, RPRTCT

Society of Saint Pius X of Texas, Volume 10746, Page 56, DRTCT

N 89°28'50" E 124.98

Lot 3R
0.497 Ac.

Lot 3

Lot 2

Lot 4

7.5' UE

IPS

1/2" IPF

SOUTH 173.24

Christopher N. Kuhn, Instrument Number D218253004, RPRTCT

Roger D. and Leona K. Urbanovsky, Instrument Number D210256688, RPRTCT

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

Replat
Calloway Acres
Lot 3R
Being a revision of a portion of Lots 3 and 4, Calloway Acres, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 1481, Page 286, Deed Records, Tarrant County, Texas.
0.497 Gross Acre

Prepared October 4, 2019
City Case No. _____



This plat filed as Instrument No. D _____
Date _____