

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF ONE PLATTED LOT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRF YC	IRON ROD FOUND WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
IRS	IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
ESMT.	EASEMENT
BLDG.	BUILDING
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
50. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Rachel Leigh Jackson and Jerry Robert Jackson, are the owners of a tract of land situated in the William Mann Survey, Abstract No. 1010, City of North Richland Hills, Tarrant County, Texas, and also being a part of Lot 7, Block 3, of Morgan Meadows Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-13, Page 50, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Rachel Leigh Jackson and Jerry Robert Jackson, by General Warranty Deed, recorded in Instrument Number D217220257, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner, said corner being the West Right-of-Way line of Meadow Road (a variable width Right-of-Way) and the Northeast corner of Lot 8, Block 3 of said Morgan Meadows Addition;

THENCE South 89 degrees 36 minutes 52 seconds West, along the North line of said Lot 8, a distance of 294.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner, said corner being on the Northwest corner of said Lot 8, same being the Northeast corner of Lot 9, Block 3 of said Morgan Meadows Addition, and also same being the Southeast corner of Lot 10R, Block 3, of the Morgan Meadows Addition a Revision of Lots 10 and 11, according to the Map thereof recorded in Volume 388-19, Page 26, Map Records, Tarrant County, Texas;

THENCE North 00 degrees 23 minutes 19 seconds West, along the East line of said Lot 10R, a distance of 94.92 feet to a 1/2 inch iron rod found for corner, said corner being on the East line of said Lot 10R;

THENCE North 89 degrees 36 minutes 01 seconds East, over and across the remainder of said Lot 7, a distance of 294.72 feet to a 5/8 inch iron rod found for corner, said corner being on the West Right-of-Way line of said Meadow Road;

THENCE South 00 degrees 02 minutes 10 seconds West, along the West Right-of-Way line of said Meadow Road, at a distance of 95.00 feet to the POINT OF BEGINNING and containing 27,952 square feet or 0.642 acres of land.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.
RELEASED FOR REVIEW 02/04/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2020, 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 the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

This plat filed as Instrument No. D _____, Date _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Rachel Leigh Jackson and Jerry Robert Jackson, does hereby adopt this plat, designating the herein described property as **JACKSON MEADOW ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths 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. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills.

WITNESS, my hand at North Richland Hills, Texas, this the _____ day of _____, 2020.

BY: _____
Rachel Leigh Jackson, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rachel Leigh Jackson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at North Richland Hills, Texas, this the _____ day of _____, 2020.

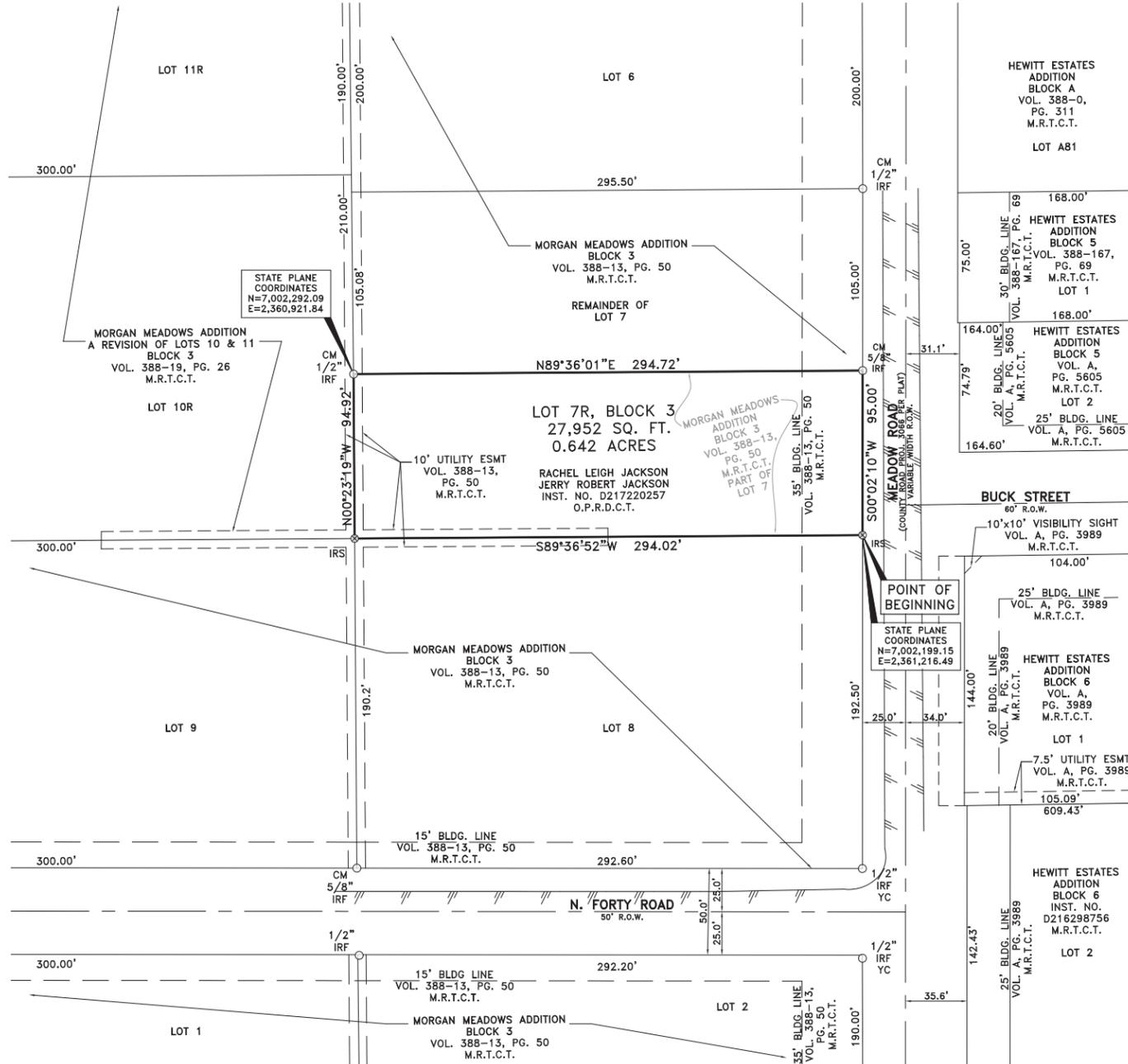
BY: _____
Jerry Robert Jackson, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jerry Robert Jackson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.



OWNER: RACHEL LEIGH JACKSON AND
JERRY ROBERT JACKSON
6801 MEADOW RD
NORTH RICHLAND HILLS, TX 76182
PHONE: 817-995-7665

REPLAT
JACKSON MEADOW ADDITION
LOT 7R, BLOCK 3
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS, TARRANT COUNTY TEXAS,
BEING 0.642 ACRES OF LAND LOCATED IN THE
WILLIAM MANN SURVEY, ABSTRACT NO. 1010,
TARRANT COUNTY, TEXAS

DATE OF PREPARATION: FEB-05-2020

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