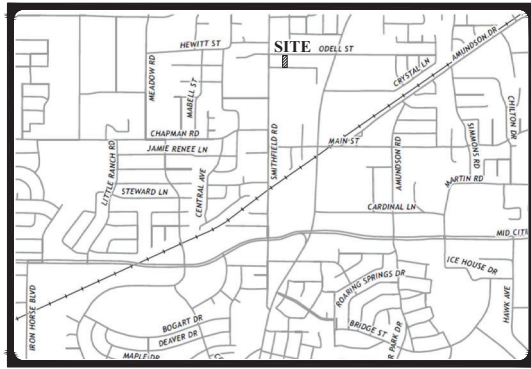


VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0205L, dated March 21, 2019, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take one existing lot and create two recorded lots.
- No above ground franchise utility appurtenances are allowed in the fronts of the properties.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/24/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS O.C. Constructions, Inc. are the owners of a 0.33 acre tract of land situated in the J.M. Crockett Survey, Abstract Number 273, being all of Lot 7, Block 2, W.E. Odell Addition, an addition to the City of North Richland Hills, as recorded in Volume 388-C, Page 68, Plat Records, Tarrant County, Texas same being land conveyed to O.C. Constructions, Inc. by deed recorded in D219106372, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of Lot 6, Block 2 of said W.E. Odell Addition, same being the northeast corner of a tract of land conveyed to Lela E. Turner by deed recorded in Volume 4150, Page 684, Deed Records, Tarrant County, Texas and lying on the south right of way line of Odell Street (50 foot right of way);

THENCE North 89 degrees 54 minutes 49 seconds East, with the south right of way line of said Odell Street, a distance of 60.00 feet to an "X" Cut found in concrete for the northwest corner of Lot 8, Block 2 of said W.E. Odell Addition, same being the northwest corner of a tract of land conveyed to Michael F. Stankiewicz and Wife, Theresa Stankiewicz, by deed recorded in Instrument Number D205095072, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 23 minutes 05 seconds East, departing the south right of way line of said Odell Street, with the west line of said Lot 8, same being the west line of said Stankiewicz tract and continuing with the west line of a tract of land conveyed to Horris W. Shoffitt by deed recorded in Volume 3778, Page 531, Deed Records, Tarrant County, Texas a total distance of 240.00 feet to a 1/2 inch rebar capped "ASC" found for the southwest corner of said Lot 8, same being the southwest corner of said Shoffitt tract and lying on the north right of way line of Mickey Street (30 foot right of way);

THENCE South 89 degrees 54 minutes 49 seconds West with the north right of way line of said Mickey Street, a distance of 60.00 feet to a point for the southeast corner of said Lot 6, same being a portion of said Turner tract, from which a 1/2 inch rebar found bears North 00 degrees 17 minutes 53 seconds West, a distance of 0.43 feet;

THENCE North 00 degrees 23 minutes 05 seconds West, departing the north right of way line of said Mickey Street, with the east line of said Lot 6, same being the east line of said Turner tract, a distance of 240.00 feet to THE POINT OF BEGINNING and containing 14,400 square feet or 0.330 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT O.C. Constructions, Inc., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lots 7R1 and 7R2, Block 2, W.E. Odell 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.

O.C. Constructions, Inc.

Signature _____	Printed Name _____
Title _____	Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

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 _____, 20__ to recommend approval of this plat by the City Council.

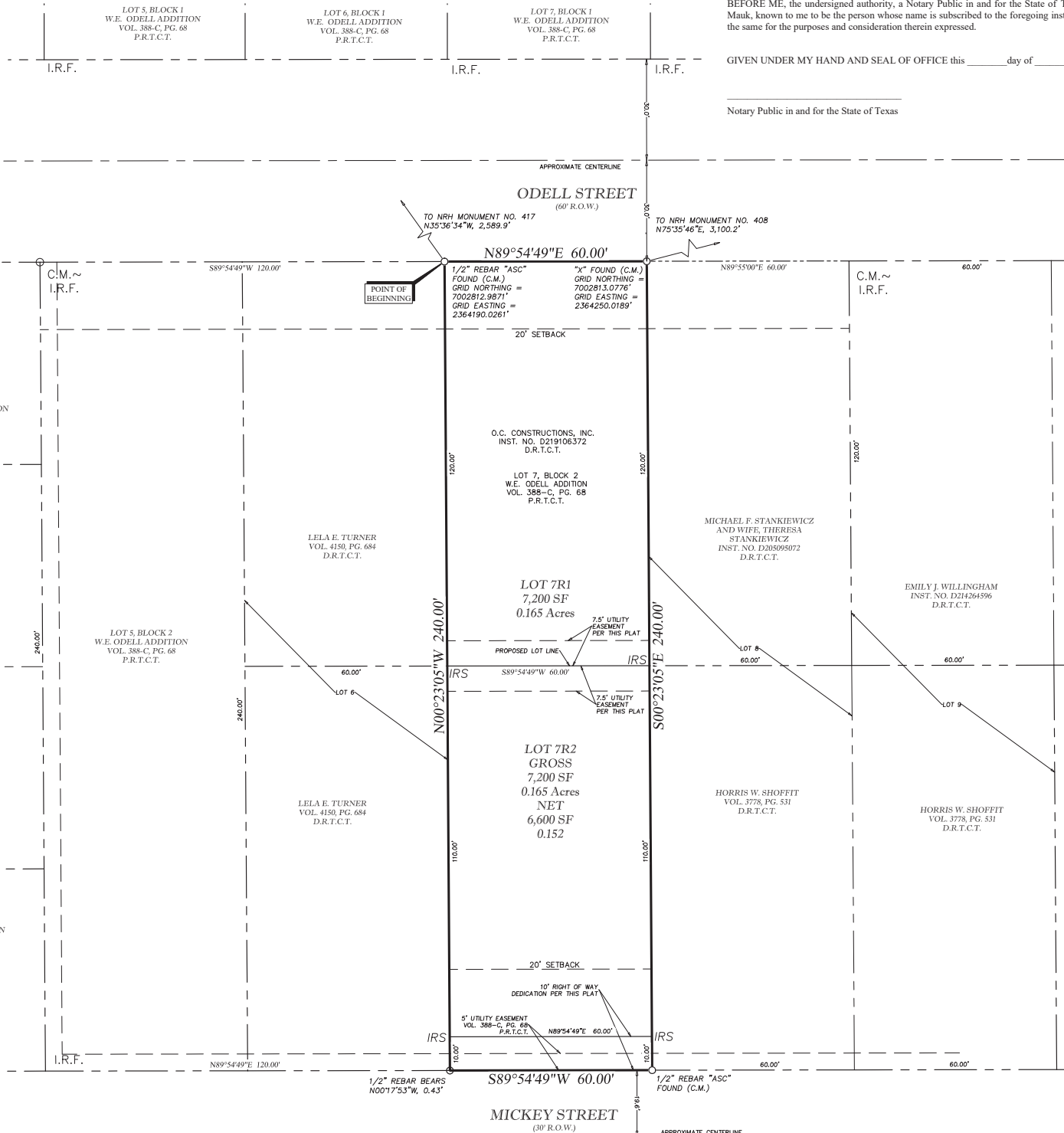
Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

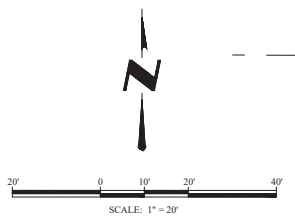
WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20__, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - C.M. CONTROLLING MONUMENT
 - IRS 1/2" REBAR WITH CAP STAMPED "ASC" SET



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ARTHUR
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Ph: 972.221.9439 - TFRN# 10063000
arthur@arthurlandsurveying.com

REPLAT
W.E. ODELL ADDITION
LOTS 7R1 AND 7R2, BLOCK 2
Being a Replat of All of Lot 7, Block 2
W.E. Odell Addition, an addition to the City of North Richland Hills,
as recorded in Volume 388-C, Page 68, P.R.T.C.T.
J.M. Crockett Survey, Abstract No. 273
City of North Richland Hills, Tarrant County, Texas