



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
2813 COUNTY ROAD 804A,
BURLESON, TX 76028
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 210056 DATE: MARCH 9, 2022
REVISED DATE:
REVISION NOTES:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5696, STATE OF TEXAS, AFFIRM THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND FROM OTHER RELIABLE DOCUMENTATION.

EXECUTED THIS THE __TH DAY OF MARCH, 2022.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

- GENERAL NOTES**
- THE SOLE PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE LOT LINES FOR LOTS 11 AND 12, FOR THE PURPOSES OF DEVELOPMENT.
 - THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
 - UNLESS NOTED OTHERWISE, ALL CORNERS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
 - THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.
 - NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
 - THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POSTS, ABOVEGROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUBLIC UTILITIES.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48439C0205L, DATED MARCH 21, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2022, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: ASSISTANT SECRETARY

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2022, TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: ASSISTANT CITY SECRETARY

LEGEND
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CCF = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC

OWNER/DEVELOPER:
ALEJANDRO AND MARIA GILES
1550 WHITLEY ROAD
KELLER, TX 76248

LEGAL DESCRIPTION

BEING A 0.495 ACRE TRACT OF LAND SITUATED IN THE JOHN M. CROCKETT SURVEY, ABSTRACT NUMBER 273, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 12 AND THE SOUTH HALF OF LOT 11, BLOCK 2, W.E. ODELL ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-C, PAGE 68, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID LOT 12, SAME BEING THE NORTHWEST CORNER OF LOT 13-R1, BLOCK 2, W.E. ODELL ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11164, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ODELL STREET, A 40' RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 47 DEGREES 06 MINUTES 30 SECONDS EAST, A DISTANCE OF 1.32 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13-R1 BEARS NORTH 89 DEGREES 57 MINUTES 06 SECONDS EAST, A DISTANCE OF 59.75 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12, BEING COMMON WITH THE WEST LINE OF SAID W.E. ODELL ADDITION (A-1116) AT A DISTANCE OF 120.17 FEET, PASSING A 1/2" IRON ROD FOUND (RIGHT 0.42 FEET, PERPENDICULAR) FOR REFERENCE, AND CONTINUING IN ALL 239.93 FEET, TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12, BEING ON THE NORTH RIGHT-OF-WAY LINE OF MICKEY STREET, A VARIABLE WIDTH RIGHT-OF-WAY (30' AT THIS POINT) FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 13-R2, SAID BLOCK 12 BEARS NORTH 80 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF 59.83 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.61 FEET, TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 86 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 178.56 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 07 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 11, BEING PARTIALLY COMMON WITH THE EAST LINE OF LOT 10, SAID BLOCK 2, A DISTANCE OF 119.01 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE SOUTH 89 DEGREES 57 MINUTES 49 SOUTH EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID LOT 11, A DISTANCE OF 60.09 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE EAST LINE OF SAID LOT 11, SAME BEING THE WEST LINE OF SAID LOT 12;

THENCE NORTH 00 DEGREES 01 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11, BEING COMMON WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 120.08 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 11, SAME BEING THE NORTHWEST CORNER OF SAID LOT 12, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ODELL STREET, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "DOWDY" BEARS FOR REFERENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 180.26 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 59.75 FEET, TO THE POINT OF BEGINNING, AND CONTAINING, 0.495 ACRES OR 21,576 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS
THAT ALEJANDRO MORENO GILES AND MARIA OLMOS GILES, OWNERS, DO HEREBY ADOPT THE HEREIN DESCRIBED LAND AS LOTS 11-R AND 12-R, 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 FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS, MY HAND THIS THE _____ DAY OF _____, 2022.

BY: _____
ALEJANDRO MORENO GILES

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS _____, KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS, MY HAND THIS THE _____ DAY OF _____, 2022.

BY: _____
MARIA OLMOS GILES

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS _____, KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY CASE NO: PLAT22-0013

REPLAT OF
LOTS 11-R AND 12-R1, BLOCK 2
W.E. ODELL ADDITION
BEING A REVISION OF LOTS 11 AND 12, BLOCK 2, W.E. ODELL ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-C, PAGE 68, PLAT REOCRDS, TARRANT COUNTY, TEXAS.
PREPARED: MARCH, 2022