



VICINITY MAP
NOT TO SCALE

BASES OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF STEWART DRIVE ACCORDING TO DEED RECORDED IN CLERK'S FILE NO. D216133461, R.P.R.T.C.T.
 IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPLS 5294"
 C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
 P.O. Box 11370 Fort Worth Texas 76110
 (817) 920-7600 (817) 920-7617 FAX
 T.B.P.L.S. FIRM No. 10111800
 CLS JOB No. 16-0109
 GF No. NONE

N O T E
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* NOTES *

- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. CORSS96 ADJUSTMENT AS DERIVED FROM CITY OF NORTH RICHLAND HILLS MONUMENTS 416 AND 407.
- A COMBINED SCALE FACTOR OF 0.999846754 IS USED TO CONVERT SURFACE DISTANCES TO GRID DISTANCES.
- ALL DISTANCES ARE MEASURED IN US SURVEY FEET.
- ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- SITE VISIBILITY TRIANGLE EASEMENTS SHALL BE KEPT CLEAR OF ANY OBSTRUCTION WHICH INTERFERES WITH A CLEAR LINE OF SIGHT AT ELEVATION BETWEEN 30 INCHES AND NINE FEET ABOVE THE AVERAGE CURB GRADE.
- CITY OF NORTH RICHLAND HILLS BENCHMARKS: BM 1 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS BM No. 416" N 7000834, E 2365118, ELEV. = 640.546 (PUBLISHED). BM 2 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS BM No. 407" N 7003699, E 2370388 ELEV. = 638.098 (PUBLISHED).
- THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN OR 500 YEAR FLOOD PLAIN, BUT APPEARS TO BE LOCATED WITHIN "ZONE X" (AREAS OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD PLAN), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 48439C0205 K, DATED SEPTEMBER 25, 2009.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, BRITTON NEW and wife, ASHLEY NEW, are the sole owners of the following described property:

BEING all that certain tract of land located in the T. K. MARTIN SURVEY, ABSTRACT No. 1055, City of North Richland Hills, Tarrant County, Texas according to the deed recorded in Clerk's File No. D216252971 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" found at the Northeast corner of said New Tract being the Northwest corner of Lot 48, Block 10, Glenann Addition to the City of North Richland Hills, Texas according to the plat recorded in Volume 388-86, Page 54 of the Plat Records of Tarrant County, Texas and lying in the South right-of-way line of Stewart Drive (a variable width right-of-way);

THENCE S 08° 03' 15" E, at 9.07 feet passing a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" and continuing in all a total distance of 213.60 feet along the common boundary line between said New Tract and said Block 10 to a 1/2-inch iron rod found at the Southeast corner of said New Tract being the Northeast corner of that certain tract of land described in deed to Marie L. Chase and Jeffrey Russell Wortham recorded in Clerk's File No. D212147881 of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 33' 10" W, 207.45 feet along the common boundary line between said New Tract and said Chase and Wortham Tract to a 1/2-inch iron rod set at the Southwest corner of said New Tract being the Southeast corner of that certain tract of land described in deed to Kenneth M. Collins and Kristy M. Collins recorded in Clerk's File No. D216133461 of the Official Public Records of Tarrant County, Texas from which a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" bears S 07° 55' 40" E, 1.23 feet;

THENCE N 07° 55' 49" W, at 200.30 feet passing a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" and continuing in all a total distance of 211.79 feet along the common boundary line between said New Tract and said Collins Tract to a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" at the Northwest corner of said New Tract lying in the aforesaid South right-of-way line of Stewart Drive;

THENCE N 88° 44' 00" E, 207.45 feet along the North boundary line of said New Tract with the said South right-of-way line of Stewart Drive to the PLACE OF BEGINNING, containing 1.000 acre (43,566 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BRITTON NEW and wife, ASHLEY NEW do hereby adopt this plat designating the hereinabove described real property as LOTS 7 AND 8, BLOCK 2, CREEKSIDE ESTATES, an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby dedicate to the public's use forever all streets, alleys, rights-of-way, easements and other public areas shown on this plat.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas _____ day of _____, 2017.

BRITTON NEW _____ ASHLEY NEW _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared BRITTON NEW and wife, ASHLEY NEW, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

NOTARY PUBLIC
 STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS IS to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, 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.

RONALD W. COOMBS, R.P.L.S.
 Texas Registration No. 5294



WHEREAS, The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017 to approve 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 _____, 2017 to approve this Replat for filing of record..

 Mayor, City of North Richland Hills

Attest: City Secretary

FINAL PLAT

**LOTS 7 & 8, BLOCK 2
 CREEKSIDE ESTATES**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS

BEING 1.000 ACRE OF LAND LOCATED IN THE
 T. K. MARTIN SURVEY, ABSTRACT No. 1055
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER:
 BRITTON & ASHLEY NEW
 2525 CARNATION AVENUE
 FORT WORTH, TEXAS 76111
 PHONE (817) 706-0841
 CC# D216252971, O.P.R.T.C.T.

SURVEYOR:
 COOMBS LAND SURVEYING, INC.
 P. O. BOX 11370
 FORT WORTH, TEXAS 76110
 CONTACT: RON COOMBS
 PHONE (817) 920-7600

JANUARY 31, 2017 NRH CASE No.
 2 LOTS FP 2016-15

THIS PLAT RECORDED IN INSTRUMENT # _____, O.P.R.T.C.T. DATE: _____

