



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on October 19, 2023. The Development Review Committee reviewed this plat on October 31, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
2. Add the plat recording information to the label for Lot 1R1 Parchman Addition: Cabinet A Slide 13048. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
3. The zoning for the property requires a front building line of 25 feet adjacent to the Parchman Street frontage. The street frontage is considered a front property line. Revise the building line on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
4. Add a 15-foot wide sanitary sewer easement as noted on the marked-up drawing. Label the easement as by this plat. The line location would need to be verified in the field. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT23-0050).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. The property will retain its current address of 3900 Scruggs Drive

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS, Society of Saint Pius X of Fort Worth Inc, Our Lady of Mount Carmel, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the A. G. Walker Survey, Abstract No. 1630, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Volume 10746, Page 56, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEING a 1.147 acre (49,967 square foot) tract of land situated in the A. G. Walker Survey, Abstract No. 1630, City of North Richland Hills, Tarrant County, Texas, and being a portion of Lots 4 and 5 of Calloway Acres, an addition to the City of North Richland Hills, Tarrant County, Texas recorded in Volume 1481, Page 285 of the Deed Records of Tarrant County, Texas, and being all of the tract of land described in the deed from New Life Outreach, Inc. to Society of Saint Pius X of Texas, dated August 12, 1992, recorded in Volume 10746, Page 56 of said Deed Records of Tarrant County, Texas, said 1.147 acre (49,967 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Saint Pius X of Texas tract of land, said 5/8 inch iron rod also being in the common west line of said Lot 5 and east right-of-way line of Scruggs Drive (50' right-of-way);

THENCE North 89 degrees 21 minutes 37 seconds East, with the north line of said Saint Pius X of Texas tract of land, a distance of 249.90 feet to a 3/8 inch iron rod found for the northeast corner of said Saint Pius X of Texas tract of land, said 3/8 inch iron rod also being in the west right-of-way line of Parchman Street (50' right-of-way);

THENCE South 00 degrees 22 minutes 42 seconds East, with a common east line of said Saint Pius X of Texas tract of land and the west right-of-way line of said Parchman Street, passing at a distance of 126.00 feet, a point in the common south line of said Lot 5 and north line of said Lot 4, in all, a distance of 159.91 feet to a 5/8 inch iron rod found for the common most easterly southeast corner of said Saint Pius X of Texas tract of land and the northeast corner of Lot 3R of Calloway Acres, an addition to the City of North Richland Hills, Tarrant County, Texas recorded in Volume 388-197, Page 10 of the Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 17 minutes 58 seconds West, with a common south line of said Saint Pius X of Texas tract of land and the north line of said Lot 3R, a distance of 125.05 feet to a 1/2 inch iron rod found for a common reentrant corner of said Saint Pius X of Texas tract of land and the northwest corner of said Lot 3R;

THENCE South 00 degrees 30 minutes 30 seconds East, with a common east line of said Saint Pius X of Texas tract of land and the west line of said Lot 3R, a distance of 79.77 feet to a 1/2 inch iron rod found for the most southerly southeast corner of said Saint Pius X of Texas tract of land;

THENCE South 89 degrees 15 minutes 19 seconds West, with a south line of said Saint Pius X of Texas tract of land, a distance of 125.04 feet to a 5/8 inch iron rod found for the southwest corner of said Saint Pius X of Texas tract of land, said 5/8 inch iron rod also being in the common west line of said Lot 4 and east right-of-way line of said Scruggs Drive;

THENCE North 00 degrees 22 minutes 42 seconds West, with the common west line of said Lot 4 and east right-of-way line of said Scruggs Drive, passing at a distance of 114.04', a point for the common northwest corner of said Lot 4 and southwest corner of said Lot 5, continuing with the common west line of said Lot 5 and east right-of-way line of said Scruggs Drive, in all, a distance of 240.04 feet to the **POINT OF BEGINNING**, containing 49,967 square feet or 1.147 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Society of Saint Pius X of Fort Worth Inc, Our Lady of Mount Carmel, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOT 4R, BLOCK 1, 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.

Owner's Agent _____ Title _____

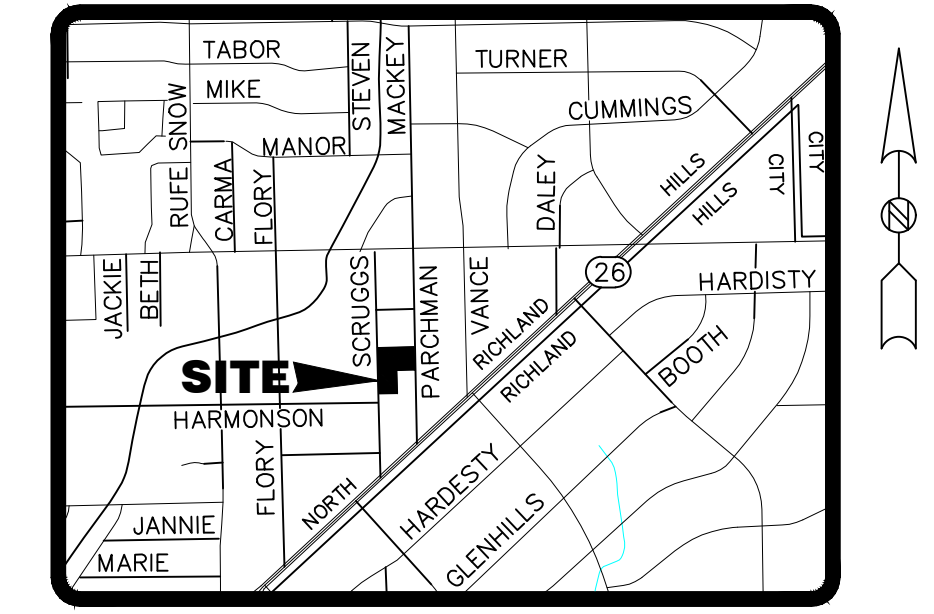
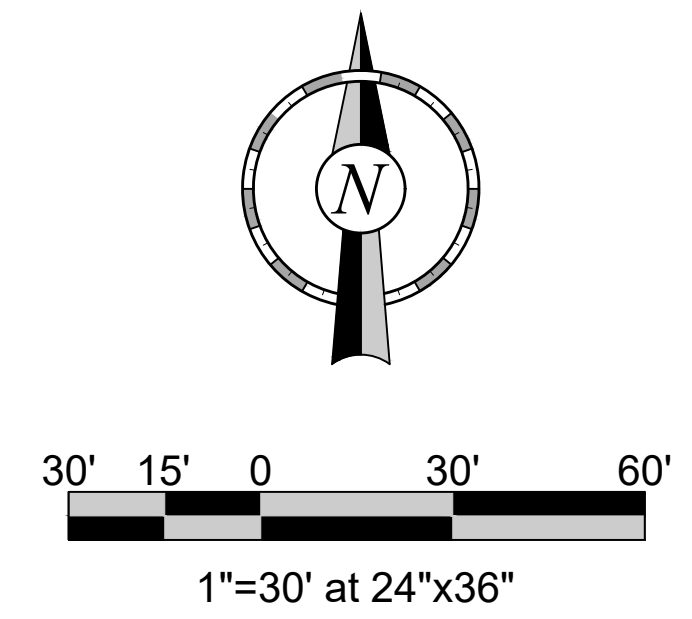
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, of _____, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2023.

Notary Public, State of Texas _____

My Commission expires: _____



**LOCATION MAP
NOT TO SCALE**

PLAT NOTES

- Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.
- By scaled location of FEMA Flood Insurance Rate Map No. 48439C0205L, Dated: March 21, 2019, subject tract lies within OTHER AREAS ZONE X, areas determined to be outside the 0.2% annual chance floodplain.
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

PLANNING DIVISION APPROVAL CERTIFICATION

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 _____

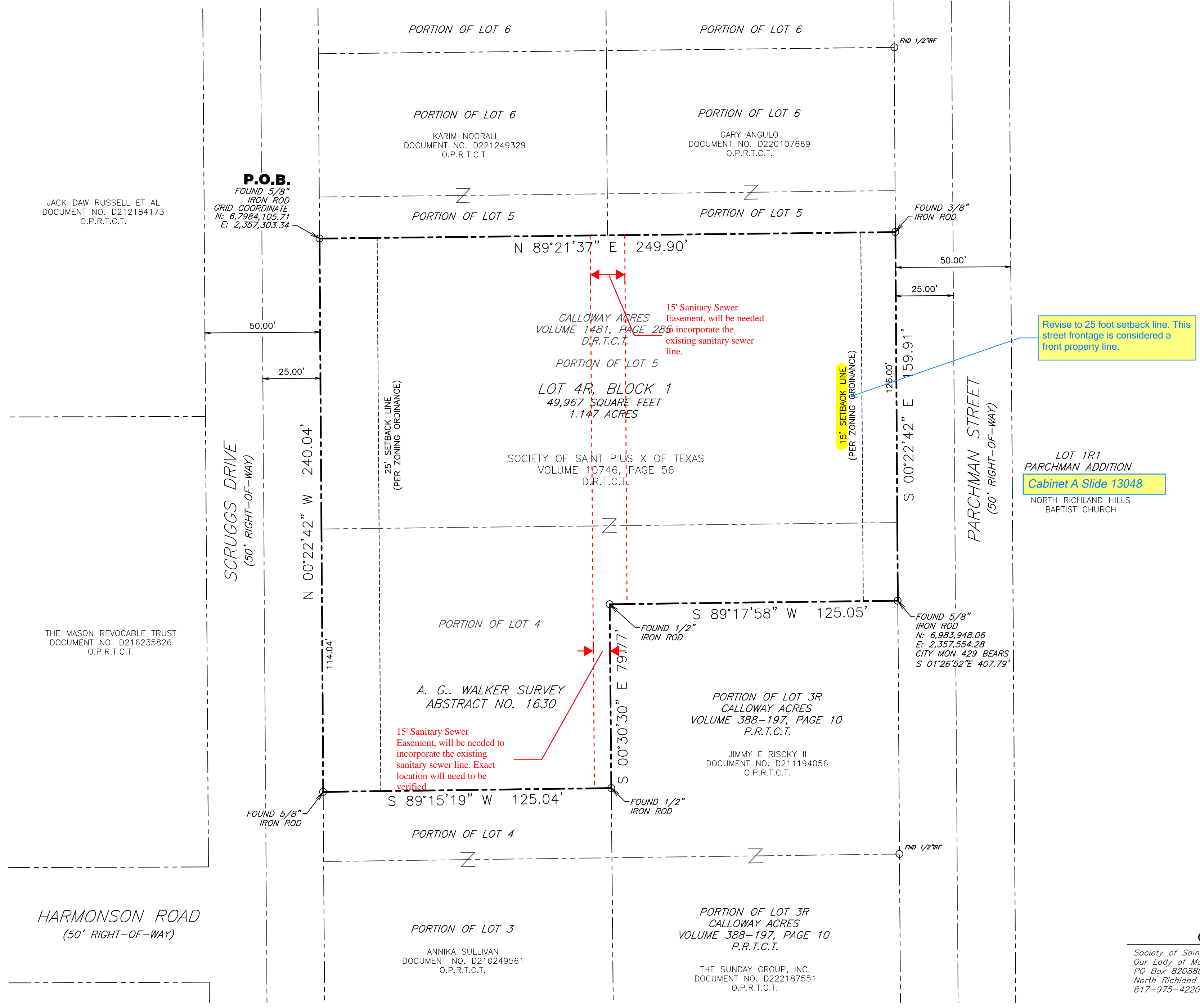
Attest: Secretary, Planning and Zoning Commission _____

CITY COUNCIL APPROVAL CERTIFICATION

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

Mayor, City of North Richland Hills _____

Attest: City Secretary _____



Revise to 25 foot setback line. This street frontage is considered a front property line.

LOT 1R1
PARCHMAN ADDITION
Cabinet A Slide 13048
NORTH RICHLAND HILLS
BAPTIST CHURCH

The County clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary.

COUNTY FILING INFORMATION
THIS PLAT FILED AS INSTRUMENT NO. D. _____
DATED _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS That I, Chad A. Gulick, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby attest that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground. 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.

Chad A. Gulick
Registered Professional Land Surveyor
Texas No. 6021
Texas Firm No. 10194700

OWNER
Society of Saint Pius X of Fort Worth Inc
Our Lady of Mount Carmel
PO Box 820888
North Richland Hills, Texas 76182
817-975-4220

LAND SURVEYOR
Yellow Rose Mapping LLC
2011 Woodland Hills Lane
Weatherford, Texas 76087
817-703-6578
Chad.Gulick@yellowrosemapping.com
TBPELS Firm No. 10194700

**REPLAT
CALLOWAY ACRES
LOT 4R, BLOCK 1**
1.147 ACRES
BEING A REVISION OF A PORTION OF LOTS 4 AND 5 OF CALLOWAY ACRES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1481, PAGE 285, DEED RECORDS, TARRANT COUNTY, TEXAS
CITY CASE NO. **PLAT23-0050**
DATE: 09/23/2023 DRAWN BY: MP CHECKED BY: CAG SHEET: 1 OF 1