

STATE OF TEXAS §  
 COUNTY OF TARRANT §

OWNERS' ACKNOWLEDGEMENT AND DEDICATION:

WHEREAS Frank Trazzera and Karen T. Trazzera are the sole owners of the following described tract of land to wit:

Being a tract of land out of the Tandy K. Martin Survey, Abstract No. 1055 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the tract of land described in the deed to Frank Trazzera and Karen T. Trazzera recorded as Instrument No. D218062933 in the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found for the northeast corner of said Trazzera tract, said rod being the northwest corner of Lot 18, Block 5, Woodland Oaks Add'n, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet A, Slide 5793 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and also being in the southerly right-of-way line of Brazos Bend Drive (a sixty foot (60') public right-of-way);

Thence South 00 degrees 04 minutes 44 seconds West with the easterly boundary line of said Trazzera tract, passing at 128.00 feet a 1/2 inch capped steel rod found for the southwest corner of said Lot 18, said rod being the northwest corner of Lot 21, Block 4, Woodland Oaks, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-218, Page 51 of said Plat Records and continuing with the westerly boundary line of said Block 4 and continuing a total distance of 389.82 feet to a point in a 10" wood fence post found for the southeast corner of said Trazzera tract and the most westerly southwest corner of Lot 19 of said Block 4;

Thence North 00 degrees 10 minutes 59 seconds East with the westerly boundary line of said Trazzera tract a distance of 191.02 feet to a 1/2 inch steel rod found for an inner corner thereof;

Thence North 89 degrees 07 minutes 36 seconds West continuing with said westerly boundary line a distance of 89.71 feet to a 1/2 inch steel rod found for the most westerly southwest corner of said Trazzera tract;

Thence North 00 degrees 00 minutes 57 seconds West continuing with said westerly boundary line a distance of 199.72 feet to a 1/2 inch steel rod found for the northwest corner of said Trazzera tract, said rod being the northeast corner of Lot 1, Block 1, KLA Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet B, Slide 466 of said Plat Records;

Thence EAST with the northerly boundary line of said Trazzera tract, passing at 119.81 feet a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of the right-of-way of said Brazos Bend Drive and continuing therewith a total distance of 254.62 feet to the point of beginning and containing 1.8914 acres of land, more or less;

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT Frank Trazzera and Karen T. Trazzera do hereby certify that they are the legal owners of the above described tract of land and hereby adopts this plat as his plan to subdivide the same to be known as **LOT 10, LOT 11, AND LOT 12, BLOCK 6, WOODLAND OAKS ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and so hereby conveys to the public for public use the streets, alleys, rights-of-way and any other public areas shown on this plat.

\_\_\_\_\_  
 Frank Trazzera

\_\_\_\_\_  
 Karen T. Trazzera

STATE OF TEXAS:  
 COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Frank Trazzera, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public State of Texas  
 Printed Name

STATE OF TEXAS:  
 COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Karen T. Trazzera, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public State of Texas  
 Printed Name

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 City Council.

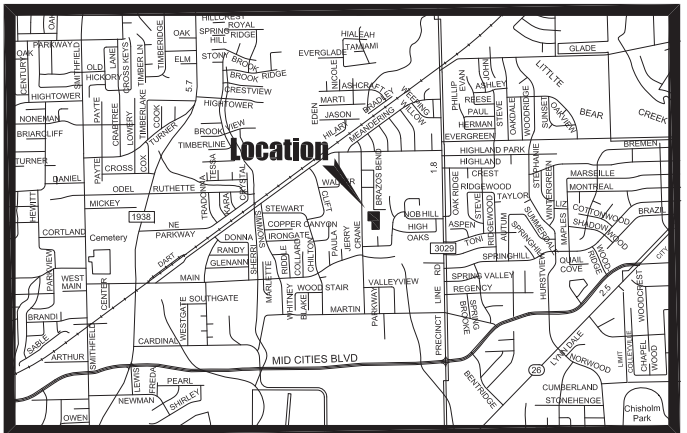
\_\_\_\_\_  
 Chairman, Planning and Zoning Commission

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



ROY EDWARDS  
 VOLUME 6484, PAGE 536, D.R.T.C.T.

OWNER/APPLICANT  
 FRANK & KAREN TRAZZERA  
 804 MEANDERING WOODS DR  
 KELLER, TEXAS 76248  
 817-915-3714

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Jason B. Rawlings, TX RPLS No. 5665



# FINAL PLAT

## LOT 10, LOT 11, AND LOT 12, BLOCK 6 WOODLAND OAKS ADDITION

An addition to the City of North Richland Hills, Tarrant County, Texas

Being 1.8914 acres out of the  
**TANDY K. MARTIN SURVEY**  
 ABSTRACT NO. 1055  
 Tarrant County, Texas

July 2018 / 3 lots  
 City Case No. FP 2018-07