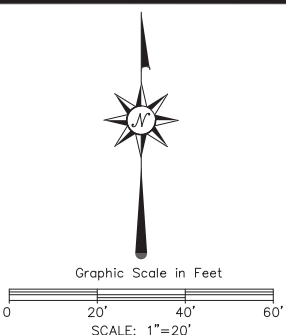
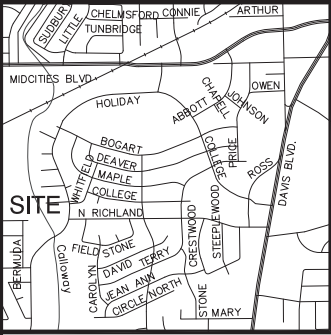


Jun 04, 2021 - 2:50pm
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ABBREVIATIONS	
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated March 21, 2019, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- On the issue date of this survey the surveyed property shown hereon is zoned R-2 (Single Family Residential) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY
David Carlton Lewis
R.P.L.S. No. 5647
Date: May 24, 2021

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Sandra Menting is the owner of all that certain 0.5503 of an acre of land, by virtue of the deed recorded in Document Number D209087312 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is all of Lot 22-R and Lot 23, Block 17, College Hill Addition, recorded in Volume 388-90, Page 53 and Volume 388-14, Page 72, respectively, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the W. W. Wallace Survey, A-1060, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron pipe found for the northwest corner of said Lot 23, at the intersection of the south right-of-way line of South College Circle (60' R.O.W.) and the southeast right-of-way line of Whitfield Drive (50' R.O.W.), which is a point on a curve to the left, having a central angle of 02° 03' 13", a radius of 2650.60' and a chord bearing and distance of South 69° 56' 55" East - 95.00';

THENCE along said curve to the left, along the south right-of-way line of said South College Circle, an arc distance of 95.01' to a 1/2" iron rod found for the northeast corner of said Lot 23, common to the northwest corner of Lot 24R, Block 17, College Hill Addition, recorded in Volume 388-23, Page 40 P.R.T.C.T., from which the northeast corner of said Lot 24R bears South 71° 53' 59" East -85.00';

THENCE South 24° 34' 53" West - 131.13' (called 130.00') to a 5/8" iron rod with a cap found for the southeast corner of said Lot 23, common to the southeast corner of said Lot 22-R, and common the southwest corner of said Lot 24R, and common to the most northern corner of Lot 25-R, of said Block 17, College Hills Addition (Volume 388-90, Page 53);

THENCE South 54° 33' 45" West - 158.49' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the northwest corner of said Lot 25-R, and in the east line of Lot 21-R, of said Block 17, College Hills Addition (Volume 388-90, Page 53);

THENCE North 18° 29' 43" West - 100.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the northeast corner of said Lot 21-R, in the southeast right-of-way line of said Whitefield Drive, which is a point on a curve to the left, having a central angle of 21° 50' 28", a radius of 269.30' and a chord bearing and distance of North 48° 09' 33" East - 102.04';

THENCE along said curve to the left, along the southeast right-of-way line of said Whitefield Drive, an arc distance of 102.66' (called 103.4') to a 1/2" iron rod found for the northeast corner of said Lot 22-R, common to the southwest corner of said Lot 23, which is a point on a curve to the left, having a central angle of 19° 14' 40", a radius of 284.50' and a chord bearing and distance of North 31° 49' 05" East - 95.11';

THENCE along said curve to the left, continuing along the southeast right-of-way line of said Whitefield Drive, an arc distance of 95.56' (called 95.0') to the POINT OF BEGINNING and containing 0.5503 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, I, **Sandra Menting**, do hereby adopt this plat designating the herein before described real property as **Lot 22R-1 AND LOT 23R, BLOCK 17, COLLEGE HILL ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, 2021.

Davis Professional Partners, LLC Title

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Sandra Menting**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2021.

My Printed Name Notary Stamp:

My Commission Expires

Certificate of Approval of the Planning and Zoning Commission	
WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to approve this Final Plat.	
_____ Chairman, Planning and Zoning Commission	
_____ Assest: Secretary Planning and Zoning Commission	
Statement of Adoption by Council	
The City Council of North Richland Hills, Texas on this _____ day of _____, 20____, voted affirmatively to adopt this plat and approve it for filing of record.	
BY: _____ Mayor	
Attest: _____ City Secretary	

PURPOSE OF REPLAT
THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE
THE EXISTING LOT LINE BETWEEN THESE TWO LOTS

A FINAL PLAT OF
LOT 22R-1 & 23R, BLOCK 17
COLLEGE HILL ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A
REPLAT OF LOT 22-R AND LOT 23, BLOCK 17, COLLEGE HILL ADDITION
WHICH IS 0.5503 OF AN ACRE, IN THE W. W. WALLACE SURVEY,
A-1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

CITY CASE NO. RP 2021-xx
DATE: MAY 2021

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
OWNER: Sandra Menting
7400 S. College Circle
North Richland Hills, TX 76182

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____