



VICINITY MAP
NOT TO SCALE

BASIS 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, CORS86 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.
- 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 AN 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 FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 48439C0205 K, DATED SEPTEMBER 25, 2009.
- THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, KENNETH T. COLLINS AND KRISTY M. COLLINS and ROBERT JEFFREY TAYLOR and wife, CHRISTIE RENEE TAYLOR, are the sole owners of the following described property:

BEING 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 respective deeds recorded in Clerk's File No. D216133461 and Clerk's File No. D217080889 of the Official Public Records of Tarrant County, Texas and being all of Lot 6, Block 2, Creekside Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Clerk's File No. D217034929 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 at the Northwest corner of said Lot 6 lying in the East boundary line of Lot 5, Block 2, Creekside Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Clerk's File No. D214131024 of the Official Public Records of Tarrant County, Texas and lying in the South right-of-way line of Stewart Drive (a 50-foot wide right-of-way at this point);

THENCE N 88° 37' 48" E, 210.16 feet along the said South right-of-way line of Stewart Drive with the North boundary line of said Lot 6 to a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" at the Northeast corner thereof, being the Northwest corner of Lot 7, Block 2, Creekside Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Clerk's File No. D217045472 of the Official Public Records of Tarrant County, Texas;

THENCE S 07° 55' 49" E, 200.30 feet along the common boundary line between said Lots 6 and 7 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said Lot 6 lying in the North boundary line 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, 211.05 feet along the common boundary line between said Lot 6 and said Chase and Wortham Tract with the North boundary line of Block A/75, The Hill "N Oaks Place Addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-99, Page 41 of the Plat Records of Tarrant County, Texas to a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" at the Southwest corner of said Lot 6 being the Southeast corner of aforesaid Lot 5;

THENCE N 07° 48' 09" W, 196.83 feet along the common boundary line between said Lots 5 and 6 to the PLACE OF BEGINNING, containing 0.953 acre (41,513 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KENNETH T. COLLINS AND KRISTY M. COLLINS and ROBERT JEFFREY TAYLOR and wife, CHRISTIE RENEE TAYLOR do hereby adopt this plat designating the hereinabove described real property as LOTS 6R1 AND 6R2, 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. We also hereby certify that this plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

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

KENNETH T. COLLINS KRISTY M. COLLINS

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

ROBERT JEFFREY TAYLOR CHRISTIE RENEE TAYLOR

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared KENNETH T. COLLINS and KRISTY M. COLLINS, 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
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT JEFFREY TAYLOR and wife, CHRISTIE RENEE TAYLOR, 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

REPLAT

**LOTS 6R1 & 6R2, BLOCK 2
CREEKSIDE ESTATES**

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

BEING 0.953 ACRE OF LAND LOCATED IN THE
T. K. MARTIN SURVEY, ABSTRACT No. 1055
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
BEING A REVISION OF LOT 6, BLOCK 2,
CREEKSIDE ESTATES, AN ADDITION TO THE
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CLERK'S
FILE No. D217034929 OF THE
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

OWNER LOT 6R1: KENNETH & KRISTY COLLINS 753 CATALPA ROAD FORT WORTH, TEXAS 76131 PHONE (817) 690-3482 CC# D216133461, O.P.R.T.C.T.	OWNER LOT 6R2: JEFF & CHRISTIE TAYLOR 8013 SEVILLE ROAD NORTH RICHLAND HILLS, TEXAS 76182 PHONE (817) 319-1296 CC# D217080889, 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
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JUNE 6, 2017
2 LOTS
NRH CASE No.
RP 2017-08

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

