



VICINITY MAP
NOT TO SCALE
BEARING CONTROL BASED ON CITY
NORTH RICHLAND HILLS GPS DATA
NAD-83
GPS MONUMENT NO. 23



NOTES:
1. ALL IRON PINS SET ARE 1/2" CAPPED STAMPED "LBS #3946"
2. 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.

OWNER:
JOE OGGIER
6416 SMITHFIELD ROAD
NORTH RICHLAND HILL, TEXAS 76180
817.975.6463
FAX 817.281.8096

ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD KELLIE, PE
P.O. BOX 47898
FORT WORTH, TEXAS 76147
817.455.1396
FAX: 817.704.4458

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2016
TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2016, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS:
THAT WE, TIMOTHY KYLE OGGIER, SUZANNE CECILE OGGIER GEORGE AND JOSEPH DOMINIC OGGIER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND OUT OF THE T.K. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 13694, PAGE 58, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A CAPPED IRON PIN (LBS) FOUND IN THE WEST LINE OF LOT 1, BLOCK 14, GLENMANN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-155, PAGE 55, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OGGIER ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8268, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 02 DEGREES 33 MINUTES 04 SECONDS EAST 272.57 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 14, GLENMANN ADDITION AND LOT 2, BLOCK 14, GLENMANN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 6202, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A 5/8" IRON PIN FOUND FOR AN INSIDE CORNER OF SAID LOT 2, BLOCK 14, GLENMANN ADDITION AND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST 375.53 FEET ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 14, GLENMANN ADDITION TO A 5/8" IRON PIN FOUND IN THE EAST LINE OF MARTIN DRIVE FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 2, BLOCK 14, GLENMANN ADDITION AND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 09 DEGREES 14 MINUTES 28 SECONDS EAST 276.22 FEET ALONG THE EAST LINE OF SAID MARTIN DRIVE TO A CAPPED IRON PIN SET FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 87 DEGREES 35 MINUTES 52 SECONDS EAST 189.69 FEET TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 00 DEGREES 20 MINUTES 04 SECONDS WEST 17.91 FEET TO A CAPPED IRON PIN (LBS) FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, OGGIER ESTATES;
THENCE NORTH 89 DEGREES 39 MINUTES 56 SECONDS EAST 131.24 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, OGGIER ESTATES TO THE POINT OF BEGINNING AND CONTAINING 2.109 ACRES OF LAND, MORE OR LESS

NOW THEREFORE, THAT WE, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOTS 2 AND 3, BLOCK 1, OGGIER ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON. THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUIT, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.
EXECUTED THIS THE _____ DAY OF _____, 2016

TIMOTHY KYLE OGGIER
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY KYLE OGGIER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC
EXECUTED THIS THE _____ DAY OF _____, 2016

SUZANNE CECILE OGGIER GEORGE
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUZANNE CECILE OGGIER GEORGE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC
EXECUTED THIS THE _____ DAY OF _____, 2016

JOSEPH DOMINIC OGGIER
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH DOMINIC OGGIER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC
EXECUTED THIS THE _____ DAY OF _____, 2016

FINAL PLAT
OF
LOTS 2 AND 3, BLOCK 1
OGGIER ESTATES

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
BEING A TRACT OF LAND OUT OF THE T.K. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 13694, PAGE 58, DEED RECORDS, TARRANT COUNTY, TEXAS

2.109 ACRES

KNOW ALL MEN BY THESE PRESENTS:
THAT I, CHARLES B. HOOKS, JR., 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.

CHARLES B. HOOKS, JR.
DATE 06-24-16

