

WILLIAM WALLACE SURVEY, Abs. No. 1606

GRAPEVINE HIGHWAY BOULEVARD No. 26
VARIABLE WIDTH R.O.W.

SURVEYORS NOTES

1.) BEARING BASE: BASIS OF BEARINGS SHOWN HEREON IS STATE PLANE GRID (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE TRIMBLE RTK STATIONS (FRAME NAD83(2011)). ALL DISTANCES ARE GROUND.

2.) FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0205L, REVISED 3/21/2019.

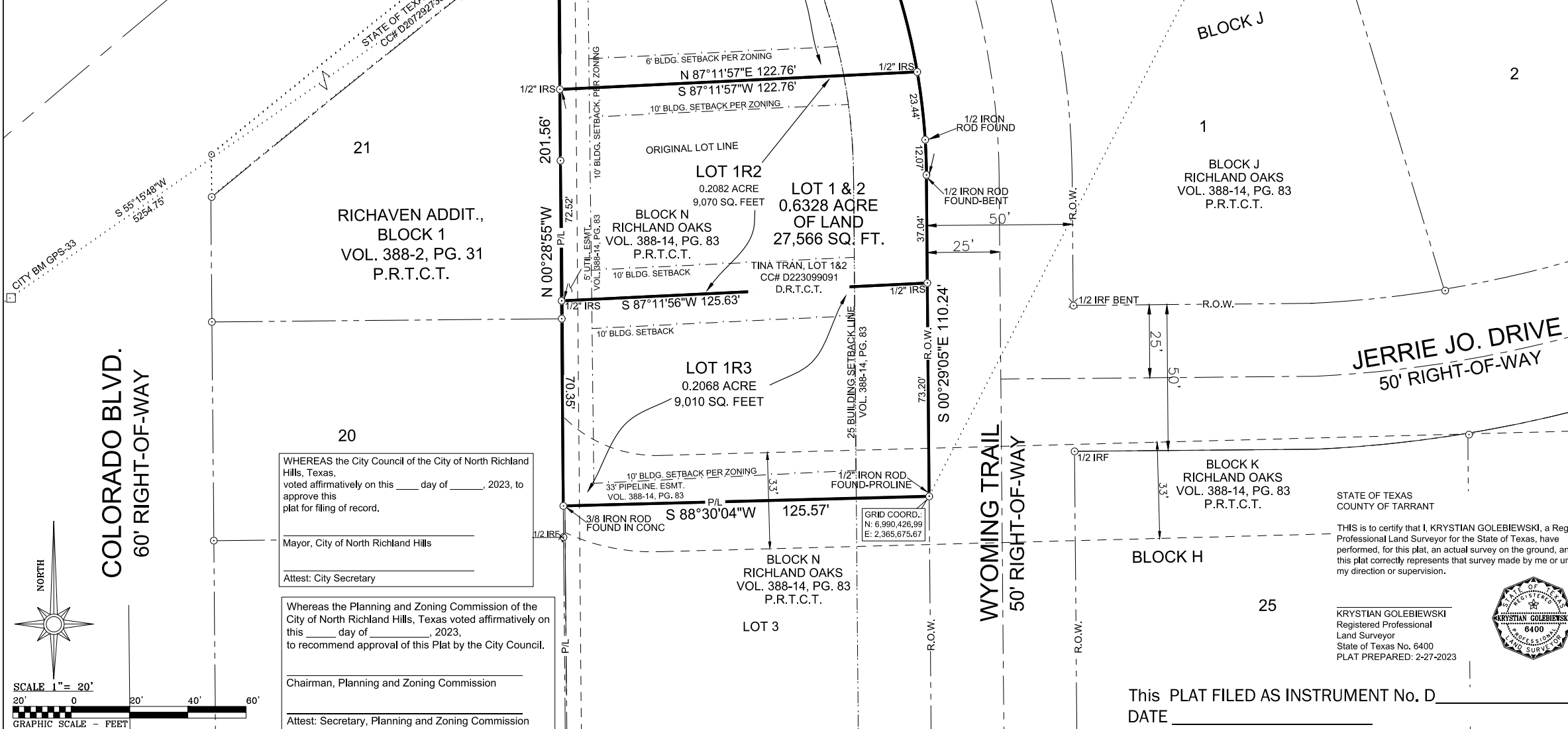
3.) NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.

4.) THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUBLIC UTILITIES.

5.) THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.

POINT OF BEGINNING

GRID COORD.:
N: 6,990,625.26
E: 2,365,548.45



OWNER:
TINA TRAN
1101 HIKEY LN., MANSFIELD, TEXAS, 76063
TEL: 817 715-7371
EMAIL: ttran@yahoo.com

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
P.L.M. CERTIFICATION 1019000
TEL: (817) 298-0211 • FAX: (817) 298-9547
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: corm@britain-crawford.com
WEBSITE: www.britain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **TINA TRAN**, is the sole owner a tract of land situated in the **WILLIAM WALLACE SURVEY**, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1 and all of Lot 2, Block N, RICHLAND OAKS, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-14, Page 83, of the Plat Records of Tarrant County, Texas. Said 0.6328 acre of land being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEING 0.6328 acre of land located in the WILLIAM WALLACE SURVEY, Abstract No. 1606, City of North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1 and all of Lot 2, Block N, RICHLAND OAKS, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-14, Page 83, of the Plat Records of Tarrant County, Texas. Said 0.6328 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT monument found at the South corner of a tract of land conveyed to State of Texas, by a deed recorded in County Clerk's file No. D207073136, of the Deed Records of Tarrant County, Texas, lying in the Southeast right-of-way line of GRAPEVINE HIGHWAY (a variable width public right-of-way), also lying in the West boundary line of said Lot 1, Block N;

THENCE along the Southeast boundary line of said State of Texas tract, same being the Southeast right-of-way line of said Grapevine Highway, as follows:

1. N 51° 41' 07" E 75.53 feet, to a TxDOT monument found;

2. S 83° 53' 46" E 21.55 feet, to a TxDOT monument found, lying in the East boundary line of said Block N, being located in the West right-of-way line WYOMING TRAIL (a 50 feet wide public right-of-way);

THENCE along the East boundary line of said Block N, and the West right-of-way line of said Wyoming Trail, as follows:

1. SOUTHEASTERLY 142.63 feet, with a curve to the right, having a radius of 221.60 feet, a central angle of 37° 09' 38", and a chord bearing S 18° 58' 45" E 140.19 feet, to a 1/2" iron rod found, at the end of said curve;

2. S 00° 29' 05" E 110.24 feet, to a 1/2" iron rod found at the Southeast corner of aforesaid Lot 2, Block N, same being the Northeast corner of Lot 3, of said Block N, RICHLAND OAKS;

THENCE S 88° 30' 04" W 125.57 feet, along the South boundary line of said Lot 2, and the North boundary line of said Lot 3, to a 3/8" iron rod found at the Southwest corner of said Lot 2, same being the Northwest corner of aforesaid Lot 3, being also located in the East boundary line of Block 1, Richaven Addition, to the City, City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-2, Page 31, of the Plat Records of Tarrant County, Texas;

THENCE N 00° 29' 59" W 201.48 feet, along the West boundary line of said Block N, Richland Oaks, and the East boundary line of said Block 1, Richaven Addition, to the Point of Beginning, containing 0.6328 acre, (27,566 Square Feet), of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TINA TRAN**, does hereby designate the foregoing property as **LOTS 1R1, 1R2 AND 1R3, BLOCK N, RICHLAND OAKS**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the Public's use, the right-of-way's and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the ____ day of _____, 2023.

TINA TRAN

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **TINA TRAN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed.

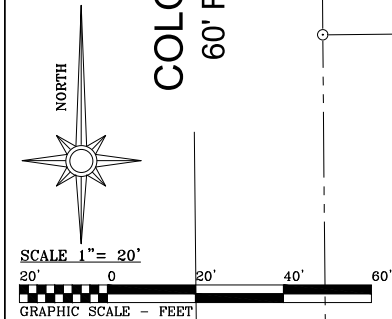
Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public in and for the State of Texas

Case _____
DRAWING REVISED: September 13, 2023

REPLAT:
RICHLAND OAKS ADDITION
LOT 1R1, 1R2 & 1R3
BLOCK N,
BEING A REVISION OF
LOT 1 & LOT 2, BLOCK N,
RICHLAND OAKS ADDITION
TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN VOLUME 388-14, PAGE 83,
PLAT RECORD TARRANT COUNTY, TEXAS, GR.
ACR.: 0.634 DATE PREPARED: SEPT. 13, 2023
(K.G.) G:\KRYSTIAN\PROJECTS\RICHLAND OAKS\BLK N\RICHLAND OAKS BLK N.dwg

Case _____
SIN.FIN# _____



WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 2023, 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 _____, 2023, 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

THIS is to certify that I, **KRYSTIAN GOLEBIEWSKI**, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

KRYSTIAN GOLEBIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400
PLAT PREPARED: 2-27-2023



This PLAT FILED AS INSTRUMENT No. D _____
DATE _____