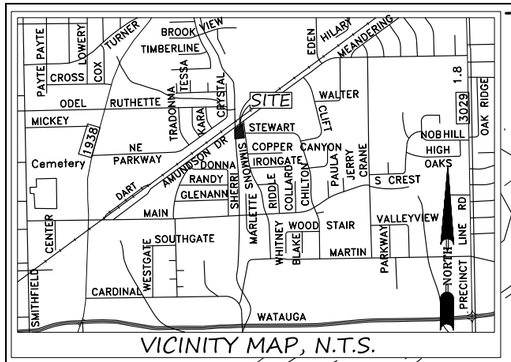

VICINITY MAP, N.T.S.

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: A 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

TANDY K. MARTIN SURVEY, A-1055

TEXRail
100' WIDE RAILROAD RIGHT-OF-WAY
C/L

AMUNDSON DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
C/L
ROW

POINT OF BEGINNING

GRID COORD.:
N=7002587.54
E=2367860.35

5/8" IRON ROD FOUND CONTR.MON.

N 54°56'47"E
158.52'
EX. ROW
NEW ROW
154.30'

VARIABLE WIDTH RIGHT-OF-WAY DEDICATED BY THIS PLAT, 4,114 SQ. FT. 0.0944 ACRE

N 54°27'11"E

5/8" IRON ROD FOUND

FNC. POST BRS: S 16°52'W 2.9'

N 03°02'12"E
17.74'
5/8" IRF C.M.

58.5' RIGHT-OF-WAY CAB. A, SL 11396; CC# D206273885, P.R.T.C.T.

LOT 31, BLOCK 6
0.3031 ACRE
13,203 SQ. FEET

15' DRAINAGE EASEMENT, DEDICATED BY THIS PLAT

KATHEEN G. MARTHE TO ANTONIO CARILLO OLMOS
CALLED 2.277 ACRES
CC# D221008078
D.R.T.C.T. (1-11-2021)

20' BUILDING SETBACK LINE, BY THIS PLAT

S 06°18'27"E
133.27'
EX. ROW
NEW ROW

S 07°07'40"E 236.50'

SIMMONS ROAD
VARIABLE WIDTH RIGHT-OF-WAY

LOT 1, BLOCK 1
CREEKSIDE ESTATES
CC# D207302585
P.R.T.C.T.

LOT 2, BLOCK 1
CREEKSIDE ESTATES
CC# D207302585
P.R.T.C.T.

1/2"IRF

42.4' EXIST.

50'
25'
25'

5' UTIL. ESMT.

300 YEAR FLOOD HAZARD AREA, ZONE "X" SHADED PER FEMA MAP # 48439C0205L, REVISED 3/21/2019

S 82°39'02"W 140.24'

0.6789 ACRE
OF LAND
29,572 SQ. FEET

1/2"IRS

218.28'

S 06°18'27"E 85.00'

25'
42.3'
5/8"IRF

STEWART DR.
50' RIGHT-OF-WAY
-C/L-

1/2" IRF

25.6'
25'

5/8" IRON ROD FOUND C.M.

50.5' EXISTING

LOT 1, BLOCK 2
CREEKSIDE ESTATES
CC# D214131024
P.R.T.C.T.

LOT 3, BLOCK 2
CREEKSIDE ESTATES
CC# D214131024
P.R.T.C.T.

1/2" IRF

LOT 30, BLOCK 6
0.2813 ACRE
12,253 SQ. FEET

300 YEAR FLOOD HAZARD, ZONE "AE", PER FEMA MAP # 48439C0205L, REVISED 3/21/2019

N 01°02'18"W
146.23'
8.5'
7.5' UTIL. ESMT.
7.5' P/L
1/2" IRF

LOT 19

STORM DRAIN CHANNEL

FLOODWAY, ZONE "AE" SHADED PER FEMA MAP # 48439C0205L, REVISED 3/21/2019

BLOCK B, TOWN WALK CHASE ADDITION
CAB. A, SL. 11396
CC# D206273885
P.R.T.C.T.

LOT 18

DRAINAGE & UTILITY EASEMENT, PER PLAT

10' DRAINAGE EASEMENT, BY THIS PLAT

148.09'
S 82°39'02"W
158.70'
P/L

GRID COORD.:
N=7002351.53
E=2367879.18

5/8" IRON ROD FOUND BRS: N 82°39'E 3.37'

UNPLATTED

MICHAEL C. GLORIA CHIARELLI TO CHRISTINE M. WEBER
TR. 2, 0.282 ACRES
CC# D220039625
D.R.T.C.T. (1-14-2020)

1/2" IRF C.M.

LOT 17

LOT 28
BLOCK 6
GLENANN ADDITION
CC# D213255876
P.R.T.C.T.

LOT 16

LOT 27

CHASE STREET
VARIABLE WIDTH RIGHT-OF-WAY

NORTH

SCALE 1"= 30'
30' 0 30' 60' 90'
GRAPHIC SCALE – FEET

NAIL FND

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

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

STATE OF TEXAS · REGISTERED · KRYSTIAN GOLEBIEWSKI · 6400 · PROFESSIONAL LAND SURVEYOR

OWNER:
ANTONIO CARILLO OLMOS
8620 ADMUNDSON DR.
NORTH RICHLAND HILLS, TX
76182

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
TEL (817) 926-0211 – FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **ANTONIO CARILLO OLMOS**, is the sole owner a tract of land situated in the **TANDY K. MARTIN SURVEY, Abstract No. 1055**, North Richland Hills, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D221008078, of the Official Public Records of Tarrant County, Texas.

LEGAL DESCRIPTION

BEING 0.6789 acre of land located in the TANDY K. MARTIN SURVEY, Abstract No. 1055, City of North Richland Hills, Tarrant County, Texas, and being a portion of the tract of land conveyed to Antonio Carillo Olmos, by the deed recorded in County Clerk's File No. D221008078, of the Deed Records of Tarrant County, Texas. Said 0.6789 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ¾" iron rod found at Northeast corner of said Olmos Tract and lying at the intersection of the West right-of-way line of Simmons Road (a variable width public right-of-way) and the Southeast right-of-way line of Amundson Drive (a variable width public right-of-way);

THENCE S 07° 07' 40" E 236.50 feet, along the East boundary line of said Olmos Tract and the West right-of-way line of said Simmons Road, to a ¾" iron rod found at the Northeast corner of the 0.282 acre tract of land conveyed to Christine M. Weber, by the deed recorded in County Clerk's File No. D220039625, of the Deed Records of Tarrant County, Texas;

THENCE S 82° 39' 02" W along the North boundary line of said Weber Tract, at 157.59 feet passing a ¾" iron rod found at the Northwest corner thereof, and continuing in all 158.70 feet, to a point in the East boundary line of Block B, Town Walk Chase Addition, to the City of North Richland, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 11396, County Clerk's file No. D206273885, of the Plat Records of Tarrant County, Texas,

THENCE N 01° 02' 18" W 146.23 feet, along in the East boundary line of said Town Walk Chase Addition, to a 5/8" iron rod found, at the Northeast corner of said Block B, Town Walk Chase Addition;

THENCE N 03° 02' 12" E 17.74 feet, along the West boundary line of aforesaid said Olmos Tract, to a ¾" iron rod found at the Northwest corner of said Olmos Tract, lying in the Southeast right-of-way line of aforesaid Amundson Drive;

THENCE N 54° 56' 47" E 158.52 feet, along the Northwest boundary line of said Olmos Tract and the Southeast right-of-way line of said Amundson Drive, to the POINT OF BEGINNING containing 0.6789 acre (29,572 Square Feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ANTONIO CARILLO OLMOS**., does hereby designate the foregoing property as **LOTS 30, AND 31, BLOCK 6, GLENANN 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.

ANTONIO CARILLO OLMOS

_____

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 **ANTONIO CARILLO OLMOS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he 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

THIS PLAT FILED AS INSTRUMENT No. D_____
DATE: _____

SHORT FORM FINAL PLAT OF:

LOT 1 and LOT 2, BLOCK 6 GLENANN ADDITION, TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

and being 0.6789 ACRE OF LAND, LOCATED IN THE

TANDY K. MARTIN SURVEY, ABSTRACT NO. 1055

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

SIN.FIN#____

(K.G.) G:\KRYSTIAN\PROJECTS\TANDY K-1055 or PABLO\TANDY K-1055 0.6AC_PLAT.dwg