

**FLOOD HAZARD NOTE:**

CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN ONE OR MORE OF THE FOLLOWING AREAS: OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE F.I.R.M. COMMUNITY PANELS 4825IC0325J, DATED DECEMBER 4, 2012, AND 4825IC0350J, DATED DECEMBER 4, 2012, FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

**IMPACT FEES:**

THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

**EASEMENT CORNERS:**

ALL EASEMENT CORNERS ARE POINTS, UNLESS OTHERWISE NOTED.

**UTILITY EASEMENTS:**

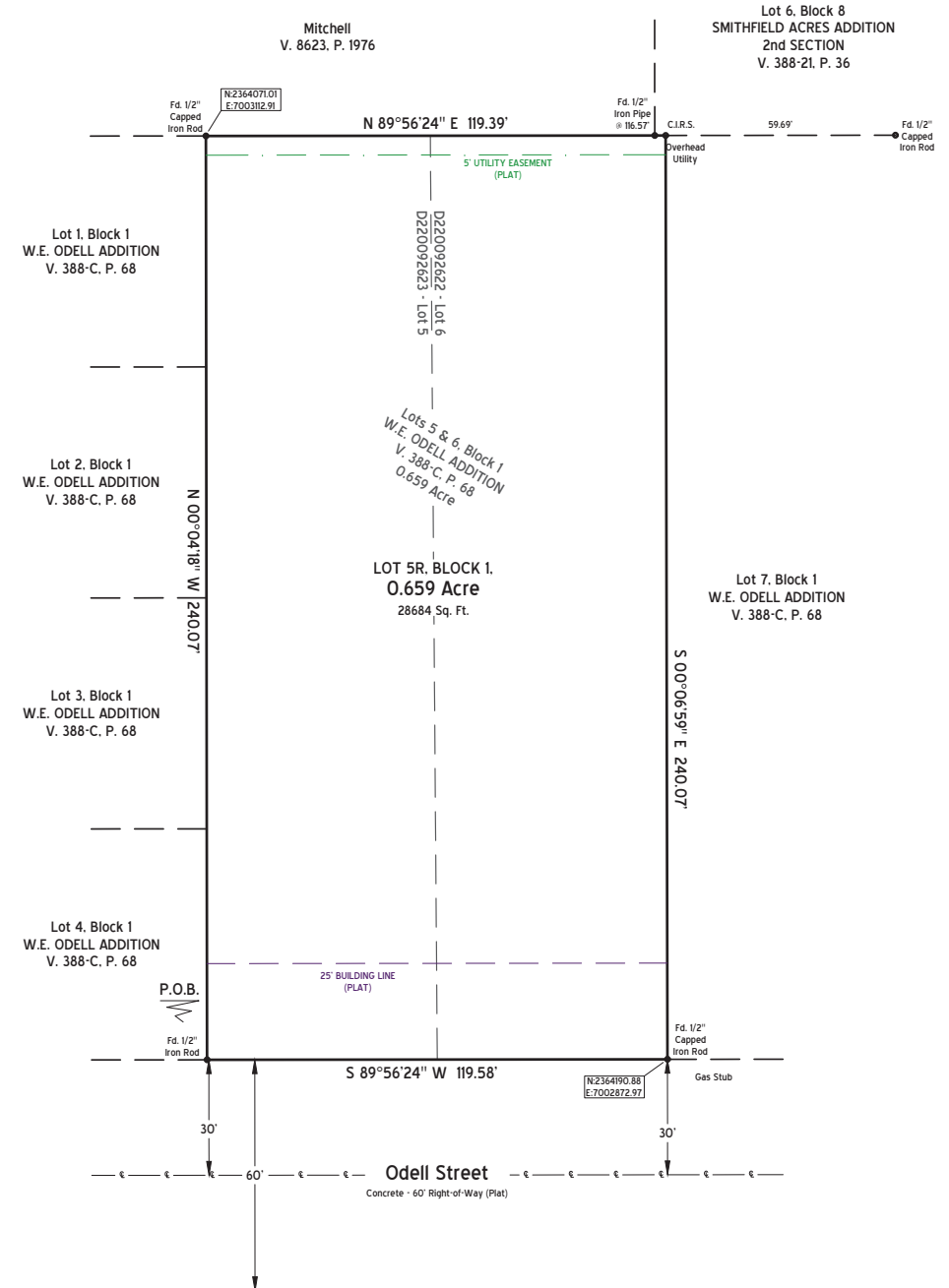
ANY PUBLIC UTILITY, INCLUDING THE CITY OF NORTH RICHLAND HILLS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF NORTH RICHLAND HILLS, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**EMERGENCY ACCESS AND FIRE LANE EASEMENTS:**

SHALL BE PROVIDED IN LOCATIONS REQUIRED BY THE CHIEF OF THE NORTH RICHLAND HILLS FIRE DEPARTMENT. THESE EASEMENTS SHALL MEET THE REQUIREMENTS OF THE NORTH RICHLAND HILLS FIRE DEPARTMENT SPECIFICATIONS FOR FIRE LANES.

**GENERAL NOTES:**

- 1) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 2) BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)
- 3) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 4) NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.



STATE OF TEXAS  
COUNTY OF TARRANT

I (we), THE UNDERSIGNED, owner(s) of a 0.659 acre tract of land being all of lots 5 and 6, Block 1, W.E. ODELL ADDITION, an addition to the City of North Richland Hills, according to the plat recorded in Volume 388-C, Page 68, Plat Records, Tarrant County, Texas; being all of those certain tracts conveyed to Browning in D220092622 and D220092623, Real Property Records, Tarrant County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod in the north line of Odell Street and at the common southern corner of said Lot 5 and Lot 4, Block 1 of said W.E. ODELL ADDITION, for the southwest and beginning corner of this tract.

THENCE N 00°04'18" W 240.07 feet along the west line of said Lot 5 to a found 1/2" capped iron rod at the northwest corner of said Lot 5 and in the south line of that certain tract conveyed to Mitchell in Volume 8623, Page 1976, for the northwest corner of this tract.

THENCE N 89°56'24" E at 116.57 feet pass a found 1/2" iron pipe at the southwest corner of Lot 6, Block 8, SMITHFIELD ACRES ADDITION, 2nd SECTION, as recorded in Volume 388-21, Page 36, Plat Records, Tarrant County, Texas, in all 119.39 feet along the south line of said Mitchell tract to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" at the common northerly corner of said Lot 6 and Lot 7, Block 1 of said W.E. ODELL ADDITION for the northeast corner of this tract. WHENCE a found 1/2" capped iron rod at the northeast corner of said Lot 7 bears N 89°56'24" E at 59.69 feet.

THENCE S 00°06'59" E 240.07 feet along the common line of said Lots 6 and 7 to a found 1/2" capped iron rod in said north line of Odell Street, for the southeast corner of this tract.

THENCE S 89°56'24" W 119.58 feet along said north line of Odell Street to the POINT OF BEGINNING.

**SURVEYOR CERTIFICATION:**

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KYLE RUCKER, R.P.L.S. NO. 6444 - JN200103P  
104 S. WALNUT ST., WEATHERFORD, TEXAS  
FIELD DATE - SEPTEMBER 2020 - 817-594-0400  
JN200895P

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, \_\_\_\_\_ BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 5R, BLOCK 1, W.E. ODELL ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS-OF-WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

OWNER/TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

**OWNER/DEVELOPER:**  
KAREN WATSON  
6733 LUCAS LN  
NORTH RICHLAND HILLS  
TARRANT COUNTY, TX. 76182

**SURVEYOR:**  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TX 76086  
817-594-0400

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, to recommend approval of this plat by the City Council

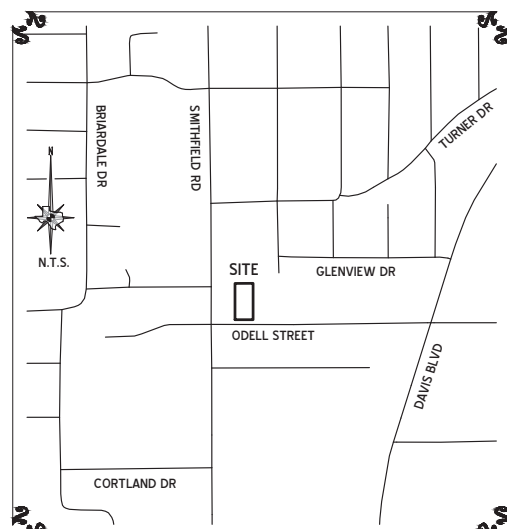
CHAIRMAN - PLANNING & ZONING COMMISSION

ATTEST: SECRETARY - PLANNING & ZONING COMMISSION

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, to approve this plat for filing of record.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY



CASE No. \_\_\_\_\_  
**LOT 5R, BLOCK 1, W.E. ODELL ADDITION**  
**AN ADDITION TO THE CITY OF**  
**NORTH RICHLAND HILLS,**  
**TARRANT COUNTY, TEXAS**  
BEING A 0.659 ACRE TRACT OF LAND BEING ALL OF LOTS 5 AND 6, BLOCK 1, W.E. ODELL ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-C, PAGE 68, PLAT RECORDS, TARRANT COUNTY, TEXAS  
**OCTOBER 2020**



FILED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,  
IN \_\_\_\_\_ OF THE  
PLAT RECORDS OF TARRANT COUNTY, TEXAS.

