

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 PANEL 48439C0205K, DATED SEPTEMBER 25, 2009, 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:

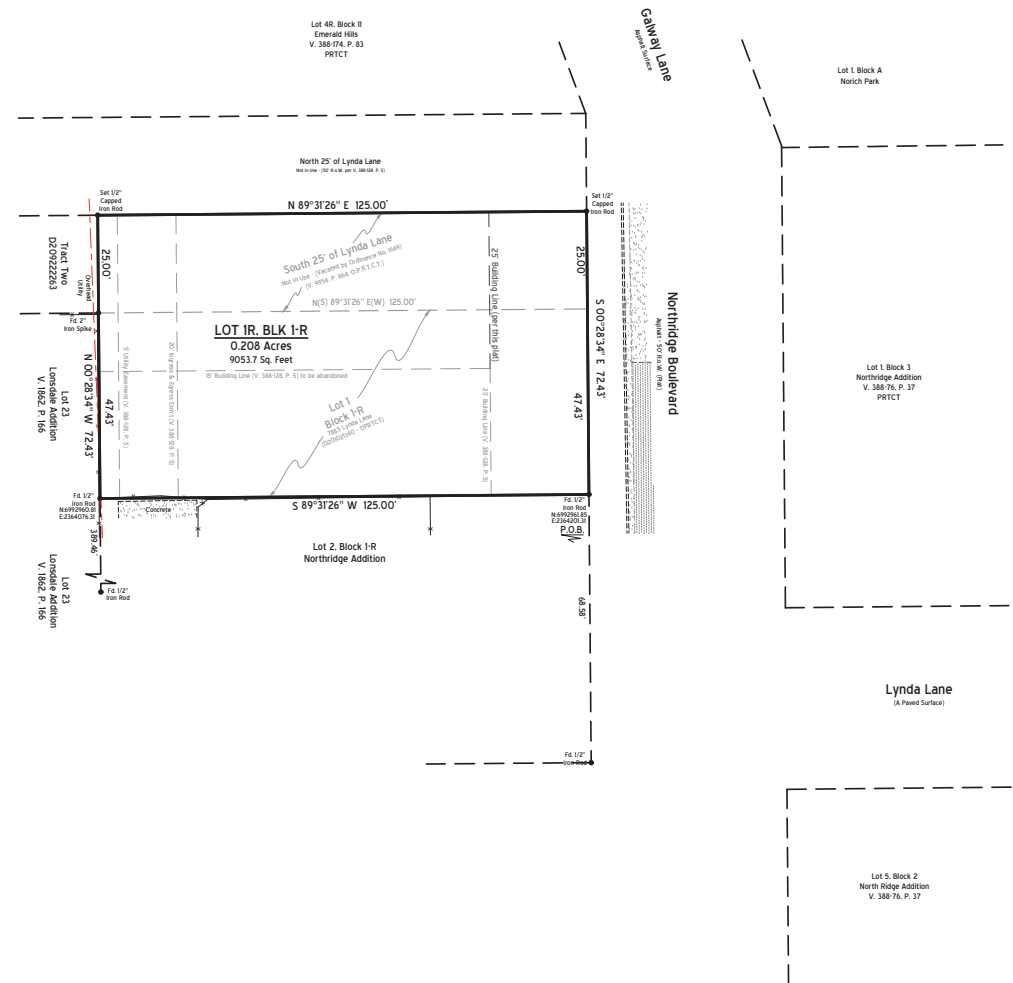
ANY PUBLIC UTILITY, INCLUDING THE CITY OF NORTH RICHLAND HILLS, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS 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 DEED OF RECORD FOUND FOR THE SOUTH 25' OF LYNDA LANE. TAX RECORDING INFORMATION ONLY.



STATE OF TEXAS
COUNTY OF TARRANT

I (we), THE UNDERSIGNED, owner(s) of a 0.208 acres of land, being all of LOT 1, BLOCK 1-R, Northridge Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas. According to the plat as recorded in Volume 388-128, Page 5, Plat Records, Tarrant County, Texas and the South 1/2 of Lynda Lane (not in use - 50' Right-of-Way according to V. 388-128, P. 5); shown on this plat within the area described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the northeast corner of Lot 2, Block 1-R of Northridge Addition according to the plat as recorded in Volume 388-128, Page 5, Plat Records, Tarrant County, Texas for the southeast and beginning corner of this tract.

THENCE S 89°31'26" W 125.00 feet to a found 1/2" iron rod at the northwest corner of said Lot 2 and in the east line of Lot 23, "Lonsdale", an addition to the City of North Richland Hills according to the plat as recorded in Volume 1862, Page 166, Plat Records, Tarrant County, Texas for the southwest corner of this tract.

THENCE N 00°28'34" W . at 47.43 feet passing a found 2" iron spike at the southeast corner of "Tract Two" as described in D209222263, Official Public Records, Tarrant County, Texas, in all 72.43 feet to a set 1/2" iron rod (capped - Texas Surveying, Inc.) in the centerline of Lynda Lane (not in use) and for the northwest corner of this tract.

THENCE N 89°31'26" E 125.00 feet along the centerline of said Lynda Lane (not in use) to a set 1/2" iron rod (capped - Texas Surveying, Inc.) for the northeast corner of this tract.

THENCE S 00°28'34" E 72.43 feet along the west line of Northridge Boulevard (V. 388-128, P. 5) to the POINT OF BEGINNING.

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)

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 1R, BLOCK 1-R, NORTHTRIDGE 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 _____, 2018.

MIGUEL MOLINA DATE

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID TRUST.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

KYLE RUCKER, R.P.L.S. NO. 6444 - AN02412P
104 S. WALNUT ST., WEATHERFORD, TEXAS
FIELD DATE - JANUARY 2017 - 817-594-0400

OWNER/DEVELOPER:
MIGUEL MOLINA
2621 DAISY LANE
FORT WORTH, TX 76111

SURVEYOR:
KYLE RUCKER, R.P.L.S.
110 PALO PINTO ST.
WEATHERFORD, TX 76086
817-594-0400

APPROVED BY THE CITY OF
NORTH RICHLAND HILLS
PLANNING AND ZONING COMMISSION

THIS THE _____ DAY OF _____, 2018.

CHAIRMAN - PLANNING & ZONING COMMISSION

SECRETARY - PLANNING & ZONING COMMISSION

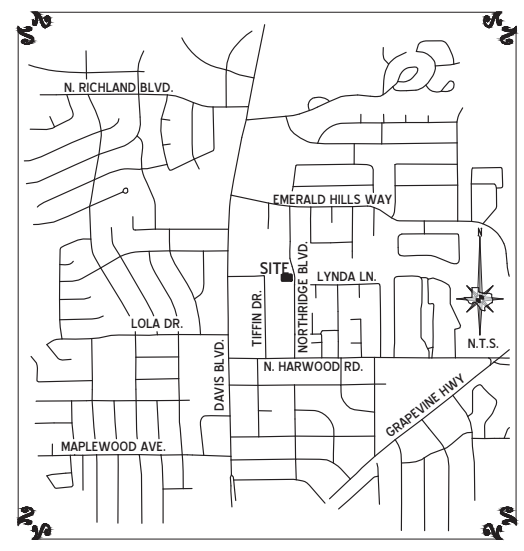
THE CITY COUNCIL OF
NORTH RICHLAND HILLS

ON THIS THE _____ DAY OF _____, 2018
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE
IT FOR FILING OF RECORD.

MAYOR - NORTH RICHLAND HILLS, TEXAS

CITY SECRETARY - NORTH RICHLAND HILLS, TEXAS

FILED THIS THE _____ DAY OF _____, 2018,
IN _____ OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS.



CASE No. RP 2018-01

**LOT 1R, BLOCK 1-R, NORTHTRIDGE ADDITION
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

BEING A 0.208 ACRES RE-PLAT OF ALL OF LOT 1, BLOCK 1-R, NORTHTRIDGE ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND A PORTION OF LYNDA LANE (UNDEVELOPED - NOT IN USE), ACCORDING TO THE PLAT AS RECORDED IN VOLUME 388-128, PAGE 5, PLAT RECORDS, TARRANT COUNTY, TEXAS.

JANUARY 2018

**TEXAS
SURVEYING**
INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM