



VICINITY MAP	
NTS	
- LEGEND -	
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
⊙	SANITARY SEWER MANHOLE
P.R., T.Co., Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R., T.Co., Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
()	PER RECORD DOCUMENT
CAB.	CABINET
SL.	SLIDE
SFHA	SPECIAL FLOOD HAZARD AREA
GIS	GEOGRAPHICAL INFORMATION SYSTEM
B.L.	BUILDING LINE
---	SUBJECT PROPERTY
---	ADJACENT PROPERTY
---	EASEMENT
---	BUILDING LINE
---	CENTERLINE R-O-W

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
- NO PORTION OF THE PROPERTY SHOWN HEREON IS CONTAINED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) DESIGNATED SPECIAL FLOOD HAZARD AREA AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0209K, COMMUNITY PANEL No. 0205, AS REVISED SEPTEMBER 25, 2009.
- THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO SPLIT A SINGLE EXISTING DUPLEX RESIDENCE LOT INTO TWO LOTS.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas Voted affirmatively on this the ____ day of _____, 2017 , to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this the ____ day _____, 2017 , to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

LOT 40R, BLOCK 1
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: Henry V. Barbeti)

LOT 41R, BLOCK 1
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: James Williams)

LOT 42R1, BLOCK 1
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: Richard Hayes)

April Lane

50.0' Right-of-Way

Point of Beginning
1/2" I.P.F.

N 89°17'08" E
35.00'

1/2" I.P.S. N 89°17'08" E
35.00'

1/2" I.P.F.

20' Building Line

JON T. FLAIG AND KIRSTEN D FLAIG,
HUSBAND AND WIFE
COUNTY CLERK'S DOC. No. D205263130
O.P.R., T.Co., Tx.

JON T. FLAIG AND KIRSTEN D FLAIG,
HUSBAND AND WIFE
COUNTY CLERK'S DOC. No. D205263130
O.P.R., T.Co., Tx.

LOT 5R1, BLOCK 1
FOX HOLLOW
0.100 ACRES
(4,364 sq.ft.)

LOT 5R2, BLOCK 1
FOX HOLLOW
0.098 ACRES
(4,211 sq.ft.)

LOT 6R1, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: Christine A. Barbeti)

LOT 5R, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.

LOT 5R, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.

LOT 4R, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: W. C. Stewart)

LOT 10R, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: Felix Juarez)

LOT 11R, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: Thomas K. Wilson)

LOT 12R, BLOCK 2
FOX HOLLOW
VOLUME 388-179, PAGE 98
P.R., T.Co., Tx.
(Owner: Tuan Ngo)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Jon T. Flaig and Kirsten D. Flaig, husband and wife are the owners of that certain lot, tract, or parcel of land described as Lot 5R, Block 2, Fox Hollow Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-179, Page 98 of the Plat Records of Tarrant County, Texas (P.R., T.Co., Tx.) and being all of a tract of land described in a deed to Jon T. Flaig and Kirsten D. Flaig, husband and wife as recorded in Instrument No. D205263130 of the Official Public Records of Tarrant County, Texas (O.P.R., T.Co., Tx.) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pin found for the northwest corner of said Lot 5R and being the northeast corner of Lot 6R1 of said Fox Hollow Addition, said ½ inch iron pin being in the south right-of-way line of April Lane (50.0' right-of-way);

THENCE North 89 degrees 17 minutes 08 seconds East, with the north line of said Lot 5R and the south right-of-way line of said April Lane, a distance of 70.00 feet to a ½ inch iron pin found for the northeast corner of said Lot 5R and the northwest corner of Lot 4R of said Fox Hollow Addition;

THENCE South 00 degrees 14 minutes 52 seconds East, with the common line between said Lot 5R and said Lot 4R and departing the south right-of-way line of said April Lane, a distance of 122.50 feet to a 5/8 inch iron pin with cap stamped "SEMPCO SURVEYING" set for the common corner of Lots 5R, 4R, 11R and 12R of said Fox Hollow Addition;

THENCE South 89 degrees 17 minutes 08 West, with the south line of said Lot 5R and the north line of said Lot 11R, a distance of 70.00 feet to a 5/8 inch iron pin with cap stamped "SEMPCO SURVEYING" set for the common corner of Lots 5R, 6R1, 11R and 10R of said Fox Hollow Addition;

THENCE North 00 degrees 14 minutes 52 seconds West, with the common line of said Lot 5R and said Lot 6R1, a distance of 122.50 feet to the POINT OF BEGINNING, containing within these metes and bounds 0.198 acres of land, more or less.

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Jon T. Flaig and Kirsten D. Flaig, husband and wife, being the owners of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOT 5R1 and 5R2, BLOCK 1, FOX HOLLOW ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Jon T. Flaig and Kirsten D. Flaig, are the current owners, AND HAS NO OBJECTION TO THIS PLAT.

Jon T. Flaig

Kirsten D. Flaig

Before me, the undersigned Notary Public, on this day personally appeared, Jon T. Flaig, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

Notary Public, State of Texas

Notary name (printed)

My commission expires: _____

Before me, the undersigned Notary Public, on this day personally appeared, Kirsten D. Flaig, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2017.

Notary Public, State of Texas

Notary name (printed)

My commission expires: _____

CERTIFICATION:

This is to certify that I, Jim G. Glass, Registered Professional Land Surveyor of the State of Texas, have plotted the described property from an actual survey on the ground by Sempco Surveying, Inc.

PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE
AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

Jim G. Glass, R.P.L.S.

Texas Registration No. 5262

REPLAT FOX HOLLOW ADDITION LOTS 5R1 AND 5R2, BLOCK 1

Being a replat of Lot 5R Block 1 of the Fox Hollow Addition
an addition to the City of North Richland Hills, Tarrant County, Texas
as recorded in Volume 388-179, Page 98 (P.R., T.Co., Tx.)

November 01, 2017

City Case No. RP 2017-13

Project No. 10906 Base

Sempco Surveying Inc.
3208 S. MAIN ST., FORT WORTH, TX 76110-4278
TEL: (817) 926-7876 FAX: (817) 926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website: sempcosurveying.com Firm Registration Number 10084500 Copyright 2017

OWNER / DEVELOPER:

DFWOF Homes, LLC
Chris Johnson
6349 & 6351 Mark Court
North Richland Hills 76182
817-808-4911

SURVEYOR:

SEMPCO SURVEYING INC.
3208 SOUTH MAIN STREET
FORT WORTH, TEXAS 76110
817-926-7876

Tarrant County Document No. _____; Date ____-____-____