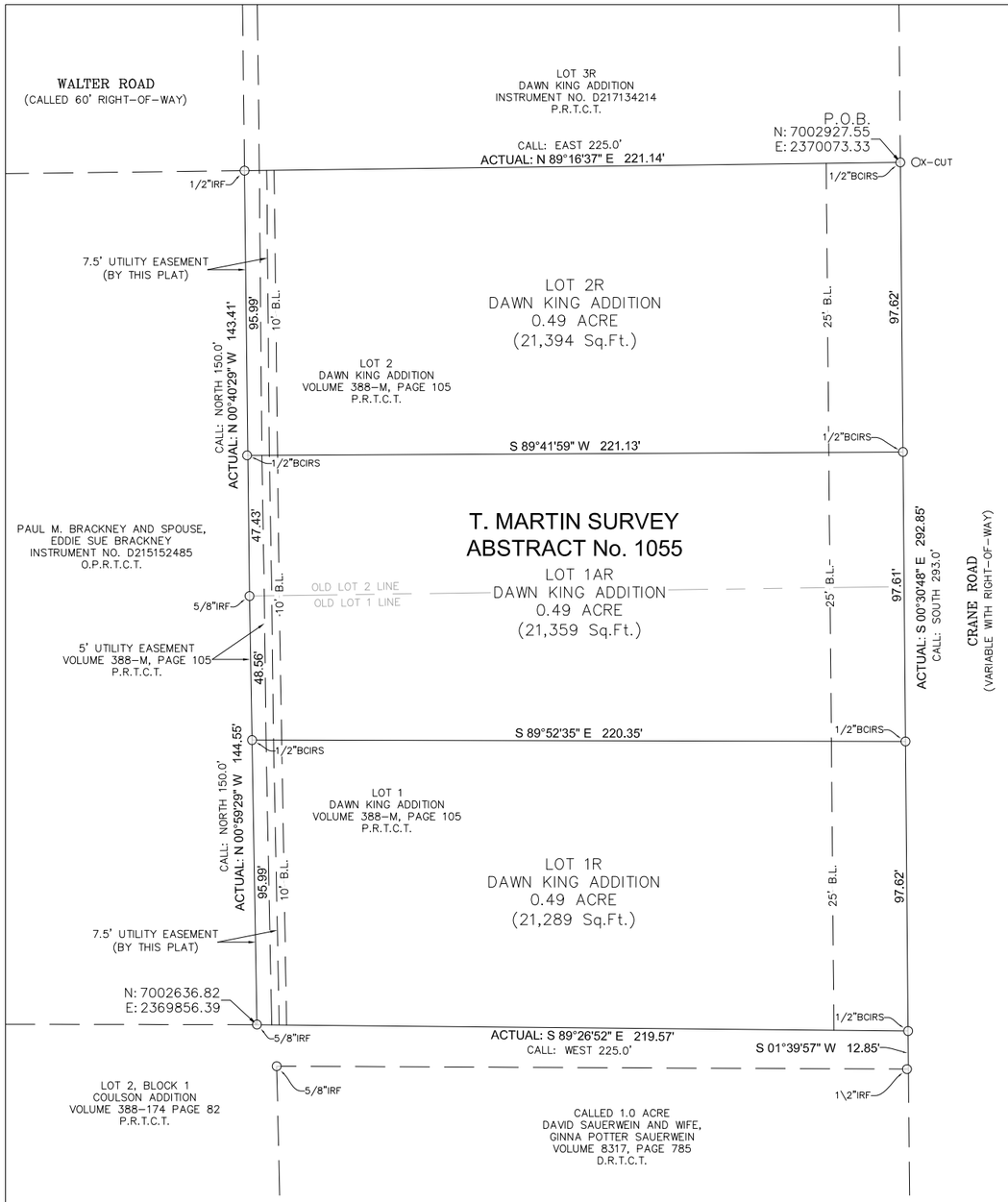


NOTES:

1. GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP No. 48439C0205L, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED 03-21-2019, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD..

3. OWNERS AS SHOWN PER TARRANT COUNTY APPRAISAL DISTRICT.

4. THERE ARE NO LIENHOLDER(S) ON THIS PROPERTY.

5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. NO UNDERGROUND UTILITIES WERE PHYSICALLY LOCATED FOR THE PURPOSE OF THIS SURVEY.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WE TODD TRAVIS HICKSON AND ABBY MARIE HICKSON, ARE THE SOLE OWNERS OF LAND IN THE T. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY, TEXAS AND BEING ALL OF LOTS 1 AND 2, DAWN KING ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 388-M, PAGE 105 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP STAMPED "JDS 10194118" BEING THE NORTHEAST CORNER OF SAID LOT 2, BEING THE SOUTHEAST CORNER OF LOT 3R, DAWN KING ADDITION AS SHOWN BY PLAT RECORDED AS INSTRUMENT No. D217134214 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING IN THE WEST LINE OF CRANE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 30' 48" EAST, ALONG THE COMMON LINE OF SAID LOT 2, LOT 1, AND CRANE ROAD, A DISTANCE OF 292.85 FEET TO A 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP STAMPED "JDS 10194118" BEING THE SOUTHEAST CORNER OF SAID LOT 1, BEING IN THE WEST LINE OF SAID CRANE ROAD, AND BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, COULSON ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 388-174, PAGE 82 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE LEAVING SAID WEST LINE OF CRANE ROAD, SOUTH 89° 26' 52" WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 219.57 FEET TO A 5/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 1, BEING IN THE NORTH LINE OF SAID LOT 2, AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL M. BRACKNEY AND SPOUSE, EDDIE SUE BRACKNEY AS RECORDED IN INSTRUMENT No. D215152485 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00° 59' 29" WEST, WITH THE COMMON LINE OF SAID LOT 1 AND SAID BRACKNEY TRACT, A DISTANCE OF 144.55 FEET TO A 5/8" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING IN THE EAST LINE OF SAID BRACKNEY TRACT;

THENCE NORTH 00° 40' 29" WEST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID BRACKNEY TRACT, A DISTANCE OF 143.41 FEET TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 2, BEING THE NORTHEAST CORNER OF SAID BRACKNEY TRACT, AND BEING THE SOUTWEST CORNER OF SAID LOT 3R;

THENCE NORTH 89° 16' 37" EAST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3R, A DISTANCE OF 221.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

That I, Todd Travis and Hickson and Abby Marie Hickson do hereby certify that we are the legal owners of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness our hands this _____ day of _____, _____.

_____
Todd Travis Hickson - Owner

_____
Abby Marie Hickson - Owner

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Todd Travis Hickson and Abby Marie Hickson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for Tarrant County

_____
My printed name

_____
My commission expires

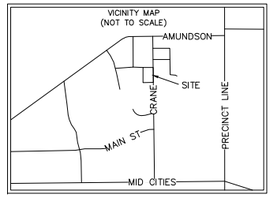
SURVEYORS CERTIFICATE

That I, Jace D. Scarbrough, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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

_____
JACE D. SCARBROUGH
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6289

SCALE: 1" = 30'



0' 30' 60'

LEGEND

IRF	IRON ROD FOUND
BCIRS	IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "JDS 10194118"
X-CUT	X-CUT FOUND ON CONCRETE
B.L.	BUILDING LINE
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

WHEREAS the PLANNING AND ZONING COMMISSION of the City OF North Richland Hills, votes affirmatively on this _____ day of _____, _____, to recommend approval of this Plat by the City Council.

_____
Chairman, Planning and Zoning

_____
Attest: Secretary, Planning and Zoning

WHEREAS the City Council of North Richland Hills, Texas, boted affirmatively on this _____ day of _____, _____, to approve of this Plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary

OWNER:
TODD TRAVIS HICKSON AND
ABBY MARIE HICKSON
7625 IRA DRIVE
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: 817-201-5321

SURVEYOR:
JDS SURVEYING, INC.
159 WEST MAIN STREET
VAN, TEXAS 75790
PHONE: 903-963-2333

PLAT REVISION
LOTS 1R, 1AR, AND 2R
DAWN KING ADDITION
BEING
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
1.47 ACRES IN THE
T. MARTIN SURVEY, ABSTRACT No. 1055
SITUATED IN THE
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
FEBRUARY 2024

FILED AS INSTRUMENT #_____, DATE_____
CITY CASE No.: