

VICINITY MAP: 1" = 2000'

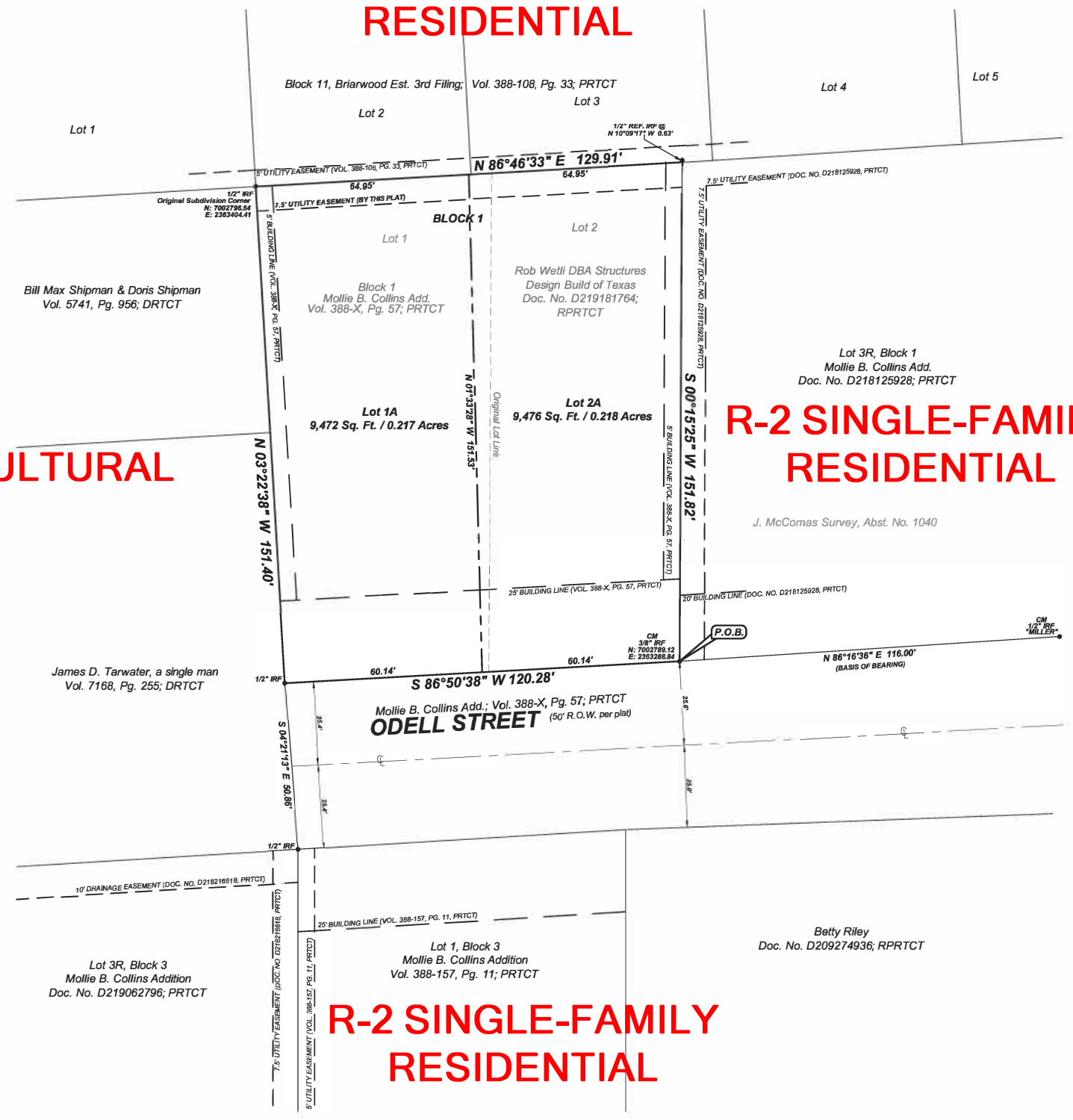


AG AGRICULTURAL

R-2 SINGLE-FAMILY RESIDENTIAL

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SURVEYOR'S STATEMENT
 I, Michael R. Doyle, 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 on the ground made by me or under my direction and supervision.
 Dated this the _____ day of _____, 2019.
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 10/25/2019
 Michael R. Doyle, R.P.L.S.
 No. 5517

GENERAL NOTES
 1.) Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011; on Grid Coordinates, No Scale and No Projection.
 2.) The purpose of this amending plat is to amend the common lot line between Lot 1 and Lot 2.
 3.) The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48439C0205L present effective date of map March 21, 2019, herein property situated within Zone X (unshaded).
 4.) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 5.) This plat does not increase the number of lots in the previously recorded subdivision, nor attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

LEGEND

"B&D" = RED CAP STAMPED "B&D SURVEYING"	PROPERTY LINE
"MILLER" = YELLOW CAP STAMPED "MILLER 5665"	ADJOINER LINE
FD = FOUND MON. (AS DESCRIBED)	BUILDING LINE
VOL = VOLUME	EASEMENT LINE
PG. = PAGE	CENTER LINE / SURVEY LINE
RPRTCT = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS	ABANDONED ADJOINER LINES
PRCTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	CM = CONTROLLING MONUMENT
DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS	IRF = IRON ROD FOUND
SQ.FT. = SQUARE FEET	IRPF = IRON PIPE FOUND
DOC. NO. = DOCUMENT NUMBER	P.O.B. = POINT OF BEGINNING
ABST. = ABSTRACT	
Q = CENTER LINE	

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, ROB WETLI DBA STRUCTURES DESIGN BUILD OF TEXAS, is the sole owner of a 0.435 acre tract of land situated in the J. McComas Survey, Abst. No. 1040, City of North Richland Hills, Tarrant County, Texas, and being Lots 1 and 2, Block 1, of Mollie B. Collins Add., in the City of North Richland Hills, Tarrant County, Texas, as recorded in Vol. 388-X, Pg. 57, Plat Records, Tarrant County, Texas (PRTCT), same being that certain tract described to Rob Wetli DBA Structures Design Build of Texas, as recorded under Doc. No. D219181764, Real Property Records, Tarrant County, Texas (RPRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of said 0.435 acre tract, same being the southeast corner of the herein described tract, also being the southeast corner of said Lot 2, being the southwest corner of Lot 3R, Block 1, of Mollie B. Collins Add., in the City of North Richland Hills, Tarrant County, Texas, as recorded under Doc. No. D218125928, PRTCT, and being in the north line of Odell Street, having a 50.00 foot right-of-way, as shown on said Vol. 388-X, Pg. 57, PRTCT;

THENCE South 86 degrees 50 minutes 38 seconds West, with the south line of the herein described tract, same being the south line of said Lot 2, and continuing with the south line of said Lot 1, a distance of 120.28 feet to a 1/2 inch iron rod found for the common west corner of the herein described tract and said Odell Street, same being the southwest corner of the aforementioned Lot 1, being in the east line of that tract described to James D. Tarwater, a single man, as recorded in Vol. 7168, Pg. 255, Deed Records, Tarrant County, Texas (DRTCT), from which a 1/2 inch iron rod found bears South 04 degrees 21 minutes 13 seconds East, at a distance of 50.86 feet;

THENCE North 03 degrees 22 minutes 38 seconds West, with the common line of the herein described tract and said Tarwater tract, and continuing with the common line of the herein described tract and that tract described to Bill Max Shipman and Doris Shipman, as recorded in Vol. 5741, Pg. 956, DRTCT, same being the west line of said Lot 1, a distance of 151.40 feet to a 1/2 inch iron rod found for the common north corner of the herein described tract and the aforementioned Shipman tract, same being the northwest corner of the aforementioned Lot 1, and the original northwest subdivision corner of said Mollie B. Collins Add., being in the south line of Lot 2, Block 11, of Briarwood Est. 3rd Filing, in the City of North Richland Hills, Tarrant County, Texas, as recorded in Vol. 108, Pg. 33, PRTCT;

THENCE North 86 degrees 46 minutes 33 seconds East, with the common line of the herein described tract and said Briarwood Est., same being the north line of said Lot 1 and continuing with the north line of said Lot 2, a distance of 129.91 feet to a point for the common north corner of the herein described tract and said Lot 3R, same being the northeast corner of said Lot 2, being in the south line of Lot 3 of said Block 11 of Briarwood, from which a 1/2 inch iron rod found bears North 10 degrees 09 minutes 17 seconds West, at a distance of 0.63 feet;

THENCE departing the south line of said Block 11 of Briarwood, South 00 degrees 15 minutes 25 seconds West, with the common line of the herein described tract and said Lot 3R, same being the east line of said Lot 2, a distance of 151.82 feet to the point of beginning, containing 0.435 acres or 18,948 square feet of land, plus or minus.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROB WETLI DBA STRUCTURES DESIGN BUILD OF TEXAS, does hereby adopt this plat designating the hereinabove described real property as Lots 1A and 2A, Block 1, Mollie B. Collins Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Rob Wetli, Owner

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Rob Wetli, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Rob Wetli DBA Structures Design Build of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas
 My Commission expires: _____

ZONING EXHIBIT

Existing: AG Agricultural
 Proposed: R-2 Single-Family Residential

B & D SURVEYING, INC.
 FIRM NO. 101247-00
 MICHAEL R. DOYLE



OWNER/DEVELOPER:
 Structures Design d/b/a Build of Texas
 P.O. Box 1336
 Hurst, Texas 76053
 Phone: 817-584-8188
 Contact: Rob Wetli

P.O. BOX 293264
 LEWISVILLE, TEXAS 75029
 PHONE: 972-221-2838
 bd@bandsurveying.com
 Job No. 190953

ZC 2019-20