

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Miquel Molina, is the sole owner of a 0.208 acre tract of land being all of Lot 1R, Block 1-R, Northridge Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to plat as recorded in Clerk File No. D218121458, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 0.208 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod, in the west right-of-way line of Northridge Boulevard (50 feet wide) of Northridge Addition, according to the plat as recorded in Volume 388-128, Page 5, (P.R.T.C.T.), for the northeast corner of Lot 2, Block 1-R, of Northridge Addition, according to the plat as recorded in Volume 388-128, Page 5, (P.R.T.C.T.), being the southeast corner of the herein described 0.208 acre tract:

THENCE South 89° 31' 26" West, 125.00 feet, to a found 1/2" iron rod, in the east line of Lot 23, Lonsdale, according to the plat as recorded in Volume 1862, Page 166, (P.R.T.C.T.), for the northwest corner of said Lot 2, being the southwest corner of the herein described 0.208 acre tract:

THENCE North 00° 28' 34" West, passing at 47.43 feet, a found 2" iron spike at the southeast corner of Tract Two described in instrument recorded in Clerk File No. D209222263, Official Public Records, Tarrant County, Texas, for a total distance of 72.43 feet, to a found 1/2" capped iron rod, in the south line of Tract 1, the 25 foot north side of the vacated Lynda Lane, documented in North Richland Hills Ordinance No. 1669, being the northwest corner of the herein described 0.208 acre tract:

THENCE North 89° 31' 26" East, 125.00 feet, along the south line of said Tract 1, to a found 1/2" capped iron rod, in the west right-of-way of said Northridge Boulevard, being the northeast corner of the herein described 0.208 acre tract:

THENCE South 00° 28' 34" East, 72.43 feet, with the west right-of-way of said Northridge Boulevard, to the POINT OF BEGINNING, and containing 0.208 acres of land.

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)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Miquel Molina, does hereby adopt this plat designating the here in above described real property as Lot 1R1, Block 1-R, NORTHDRIDGE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicated to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2020

Miquel Molina, Owner

THE STATE OF TEXAS { }

COUNTY OF TARRANT { }

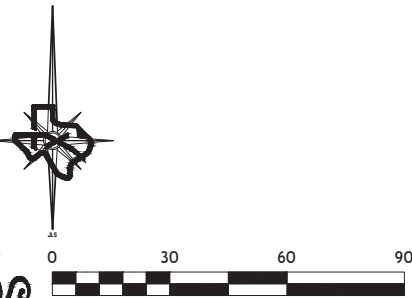
BEFORE ME, the undersigned authority, on this day personally appeared Miquel Molina, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for The State of Texas

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground, by me or under my direct supervision; visible conflicts, encroachments, and overlaps as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying, Inc. - Aledo Branch  
208 S. Front Street, Aledo TX 76008  
aledo@txsurveying.com - 817-441-5263(LAND)  
AN03994 - April 24, 2020



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 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 \_\_\_\_ day of \_\_\_\_\_, 2020, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

FILED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020,

IN \_\_\_\_\_ OF THE  
PLAT RECORDS, TARRANT COUNTY, TEXAS.

#### 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 change floodplain, according to the F.I.R.M. Community Panel 48439C0205L, dated March 21, 2019. For up to date Flood Hazard information always visit the official F.E.M.A. website at [www.fema.gov](http://www.fema.gov).

#### IMPACT FEES:

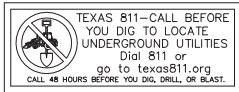
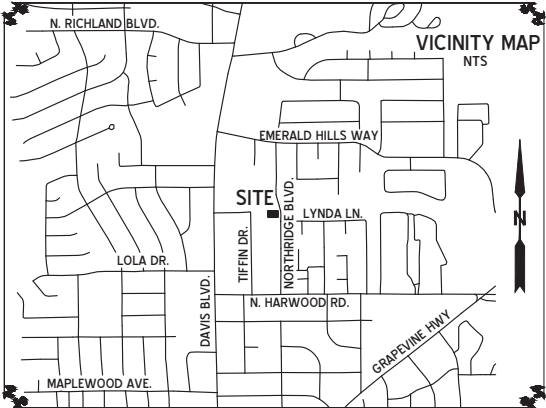
This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.

#### 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 replat; 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.



#### NOTES:

- All Bearings and Distances, and/or Areas are derived from GNSS observations performed by Texas Surveying, Inc. reflect N.A.D.(1983) Texas State Plane Coordinate System, North Central Zone 4202, (Grid)
- No abstract of title or title commitment was provided to this surveyor. Record research performed 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.
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Currently Zoned Single Family Residential (R-2); Building Lines as shown
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- 20' Ingress and Egress easement to be abandoned by this replat is shown in hatched area. This hatched area does NOT remove the 5 foot utility easement along the rear of the property.

## REPLAT NORTHDRIDGE ADDITION LOT 1R1, BLOCK 1-R

Being a revision of LOT 1R, BLOCK 1-R, NORTHDRIDGE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Clerk File No. D218121458, Plat Records, Tarrant County, Texas CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS CASE RP 2020-08 MAY 2020

**TEXAS SURVEYING INC.**  
ALEDO BRANCH - 817-441-5263  
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

OWNERS/DEVELOPERS:  
MIGUEL MOLINA  
2621 DAISY LANE  
FORT WORTH, TX 76111

SURVEYOR:  
ZACHARIAH R. SAVORY  
TEXAS SURVEYING, INC.  
208 SOUTH FRONT STREET  
ALEDO, TX 76008  
817-441-5263