



- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090L, with an effective date of 3/21/2019, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this day of 20 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 20 to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS MPN SERVICES, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land out of the S. Richardson Survey, Abstract Number 1266 in the City of North Richland Hills, Tarrant County, Texas, and being the same tract of land described by deed to MPN Services, LLC as recorded under Document Number D221038654, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northeast corner of said MPN tract and the herein described tract;

THENCE with the perimeter and to the corners of said MPN tract, the following calls:

- South 00 degrees 04 minutes 55 seconds East, a distance of 316.70 feet to a point from which a 5/8 inch rebar found bears South 43 degrees West, a distance of 0.49 feet;
- North 89 degrees 39 minutes 55 seconds West, a distance of 200.00 feet to a 5/8 inch rebar with cap stamped, "BURNS" found;
- North 00 degrees 04 minutes 55 seconds West, a distance of 316.70 feet to a 5/8 inch rebar found;
- South 89 degrees 39 minutes 55 seconds East, a distance of 200.00 feet, returning to the POINT OF BEGINNING and enclosing 1.454 acres (63,338 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, MPN SERVICES, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1 BLOCK 1, CASWELL ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, easements and rights-of-way shown hereon.

WITNESS my hand this day of 20

MPN SERVICES, LLC., Owner's Agent/Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: September 9, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT September 9, 2022

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas

SHORT FORM FINAL PLAT
LOT 1, BLOCK A
CASWELL ADDITION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
BEING 1.454 ACRES OF LAND LOCATED IN THE
S. RICHARDSON SURVEY, ABSTRACT #1266
PREPARED SEPTEMBER, 2022

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER
MPN SERVICES, LLC
1135 S. AIRPORT CIRCLE
EULESS, TX 76040
CONTACT: BEN LOIBL
BLOIBL@CXPLUNK.COM



JOB NO. 2022.900.252

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SHEET:

VO1