

SCALE: 1" = 30'

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 CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY CRS CAPPED REBAR SET

5/8" REBAR N: 7007647.40 E: 2369187.52

1/2" REBAR "JPHLAND"

(PER D212133805, P.R.T.C.T.)

(PER D212133805, P.R.T.C.T.)

25' FRONT SETBACK

(PER D206234533, P.R.T.C.T.)

LOT 5, BLOCK 1

TAYLORS PLACE

D212133805, P.R.T.C.T.

7.5' UTILITY EASEMENT (PER D212133805, P.R.T.C.T.)

RIGHT-OF-WAY DEDICATION TO NORTH RICHALND HILLS

SURVEYOR'S NOTES:

LOT 1, BLOCK A

MORROW RANCH

DOC# 212042243, P.R.T.C.T.

APPROXIMATE CENTERLINE OF EXISTING PAVEMENT WITHIN KIRK LANE RIGHT-OF-WAY

7.5' UTILITY EASEMENT

/(BY THIS PLAT)

KIRK LANE (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON DOC # D212042243)

S89°39'55"E 200.00'

LOT 1, BLOCK A 63,338 SQ. FT. 1.454 ACRES

7.5' UTILITY EASEMENT, (PER CABINET A, SLIDE 5935, P.R.T.C.T.)

N89°39'55"W 200.00'

LOT 1, BLOCK 1

LY ADDITION

CABINET A, SLIDE 5935, P.R.T.C.T.

7.5' UTILITY EASEMENT (BY THIS PLAT)

- 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.
- 2. 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

MICHAEL AND STEPHEN MORROW

VOL. 8770, PG. 652, D.R.T.C.T.

POINT OF

BEGINNING

7.5' UTILITY EASEMENT (BY THIS PLAT)

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 ____, 20_____, to approve this plat for filing

Mayor, City of North Richland Hills

Attest: City Secretary

LOT 1, BLOCK 1 LOIBL ADDITION

DOC# 208055419, P.R.T.C.T.

25' BUILDING LINE

RIGHT-OF-WAY DEDICATED TO NORTH RICHLAND HILLS

7.5' UTILITY EASEMENT (PER D208055419, P.R.T.C.T.)

(PER D208055419, P.R.T.C.T.)

7.5' UTILITY EASEMENT (PER D208055419, P.R.T.C.T.)

(PER CABINET A, SLIDE 11393, P.R.T.C.T.)

LOT 1, BLOCK 1

CABINET A, SLIDE 11393, P.R.T.C.T.

(PER CABINET A, SLIDE 11393, P.R.T.C.T.)

REAVES ADDITION

7.5' UTILITY EASEMENT

7.5' UTILITY EASEMENT

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:

- 1. 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;
- 2. North 89 degrees 39 minutes 55 seconds West, a distance of 200.00 feet to a 5/8 inch rebar with cap stamped, "BURNS"
- 3. North 00 degrees 04 minutes 55 seconds West, a distance of 316.70 feet to a 5/8 inch rebar found;

the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

4. 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 the 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

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

JOB NO. 2022.900.252 DRAWN: BCS CHECKED: JHB TABLE OF REVISIONS

VO1

SUMMARY

BCS

BARTON CHAPA

SURVEYING

5200 State Highway 121

Colleyville, TX 76034

Phone: 817-864-1957

info@bcsdfw.com

TBPLS Firm #10194474

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

CASE NO.: XX-XX-XXX

BARTON CHAPA SURVEYING, LLC

LOT 2, BLOCK 1 REAVES ADDITION

CABINET A, SLIDE 11393, P.R.T.C.T.

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

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

PREPARED SEPTEMBER, 2022

THIS PLAT FILE AS INSTRUMENT NO. D