

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being a tract of land out of the John C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas; being the same property sold to Phonssavanh Souvannarath per the deed recorded as County Clerk Document D219115760, Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

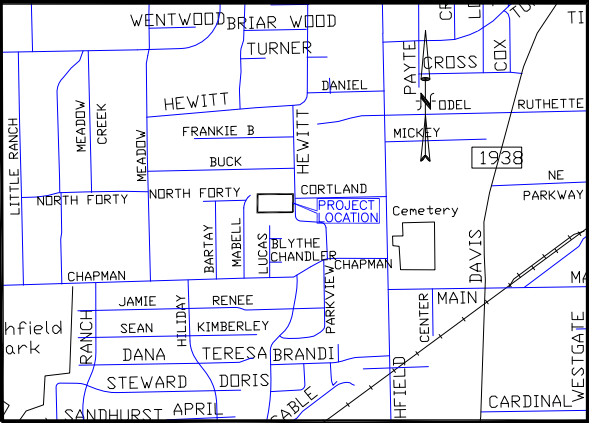
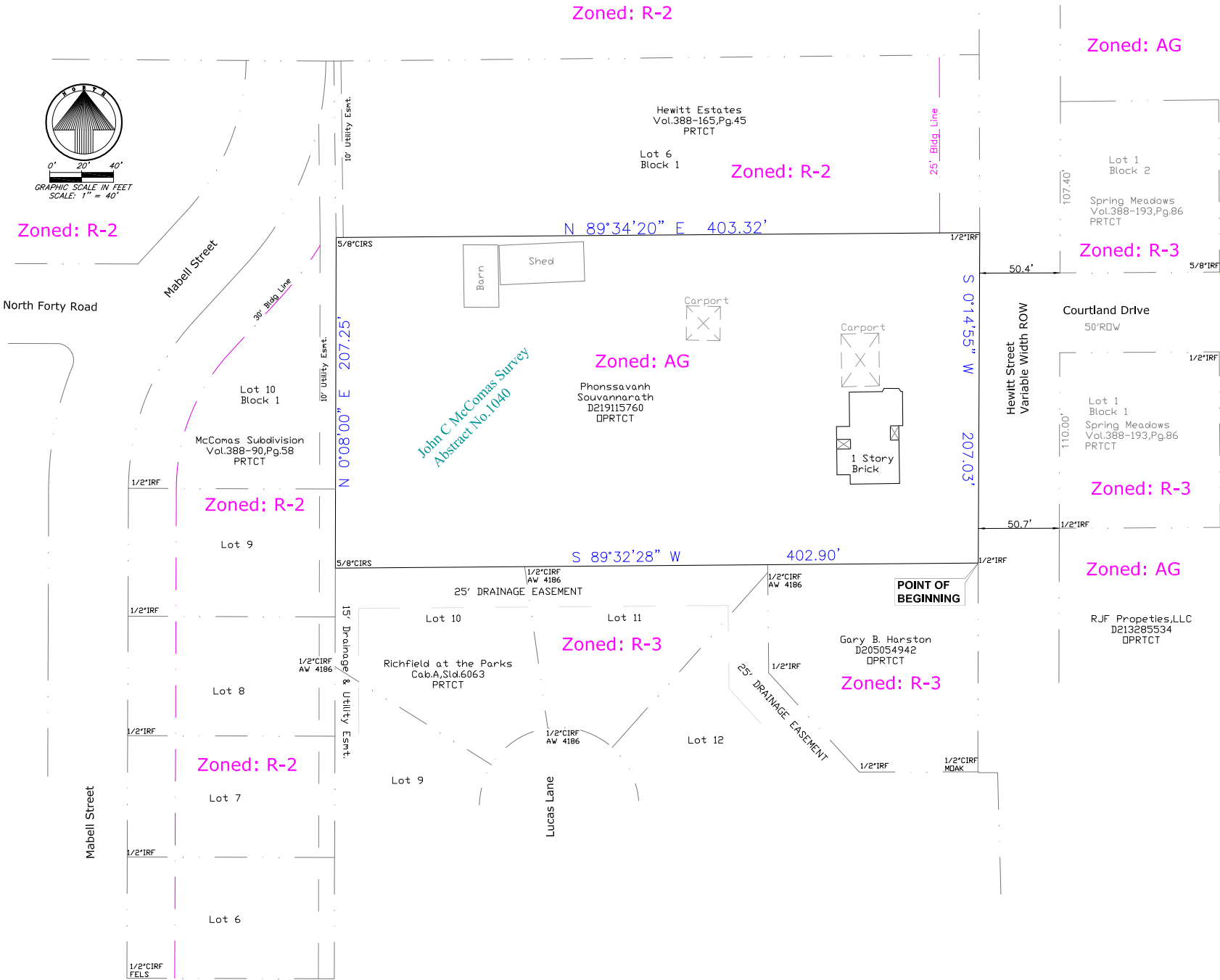
BEGINNING at a 1/2" iron rod found for the northeast corner of a tract of land sold to Gary B. Harston, per the deed recorded as County Clerk Document D205054942, OPRTCT, said corner being on the west line of Hewitt Street, a variable width right of way;

THENCE South 89° 32' 28" West, departing the west line of Hewitt Street, passing at 132.00 feet, the northeast corner of Lot 11, Block 1, Richfield at the Parks Addition per the plat recorded in Cabinet A, Slide 6063, Plat Records, Tarrant County, Texas (PRTCT); continuing with the north line of Richfield at the Parks Addition for a total distance of 402.90 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner on the east line of Lot 9, Block 1, McComas Subdivision, per the plat recorded in Volume 388-90, Page 58, PRTCT

THENCE North 0° 08' 00" East, with the east line of said McComas Subdivision, a distance of 207.25 to a 5/8" iron rod found on the west line of Hewitt Street for the southwest corner of Lot 6, Block 1, Hewitt Estates Addition per the plat recorded in Volume 388-165,Page 45, PRTCT;

THENCE North 89° 34' 20" East, with the south line of said Hewitt Estates, a distance of 403.32 feet to a 1/2" iron rod found on the west line of Hewitt Street for the southeast corner of Lot 6, Block 1, Hewitt Estates Addition;

THENCE South 0° 14' 55" West, with the west line of Hewitt Street, a distance of 207.03 feet to the POINT OF BEGINNING and containing a calculated area of 83,496 square feet or 1.9168 acres.



LOCATION MAP
1" = 1000'

NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Central Texas Zone.

5/8" iron rods with a blue cap stamped RPLS 5094 will be set at lot corners, unless noted otherwise.

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.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone.

Preliminary, for review only.

ZONING EXHIBIT

Lots 1 & 2, Block 1, SOUVAN ADDITION
Being a 1.92 acre tract out of the John C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas,

April 2, 2024 / 2 LOTS

NRH CASE NO. 2024-_____

SURVEYOR'S CERTIFICATION:

That I, Michael B Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE §663.18:
Certification - 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.
Registered Professional Land Surveyor 5094
Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor
Texas Firm Registration Certificate Number: 10135300

OWNER:

Phonssavanh Souvannarath
6725 Hewitt St
North Richland Hills Texas 76182
Phone: 817-999-8214

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