

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 with a blue cap stamped RPLS 5094 set 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, being the owner, do hereby adopt this plat designating the hereinabove described property as Lots 1 & 2, Block 1, SOUVAN ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2024.

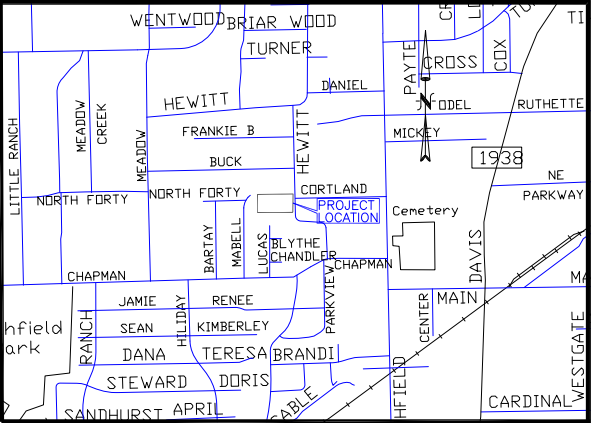
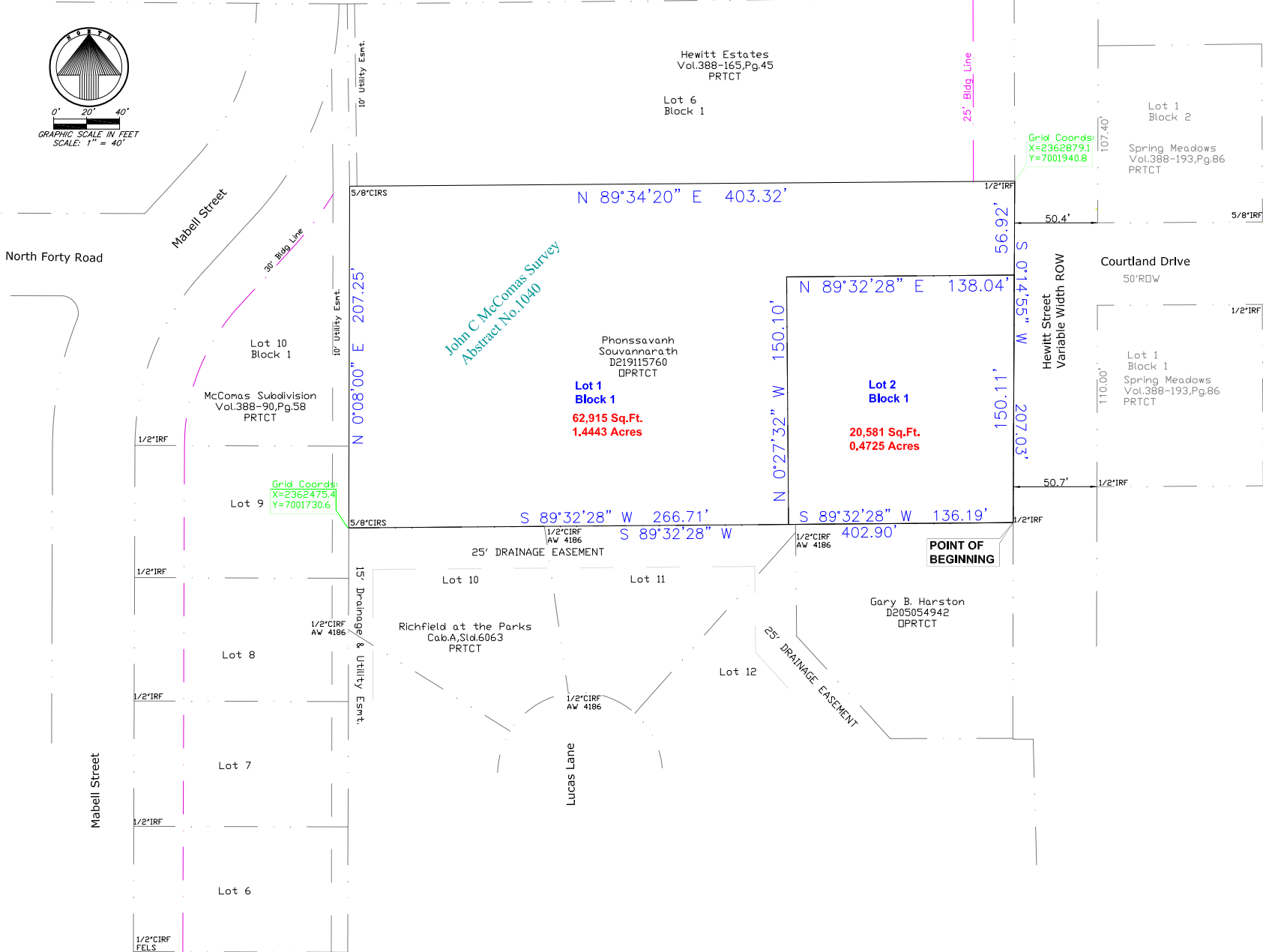
Owner

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public, State of Texas



NOTES:

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

5/8" capped iron rods stamped RPLS 5094 will be set at all 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.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2024, 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 _____, 2024, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

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
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