

- 2. ACCORDING TO THE FLOOD INSURINCE RATE MAP NO. 46-39-02205., POBLISHE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED 03-21-2019, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD..
- 3. OWNERS AS SHOWN PER TARRANT COUNTY APPRAISAL DISTRICT.
- 4. THERE ARE NO LIENHOLDER(S) ON THIS PROPERTY.
- 5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6. NO UNDERGROUND UTILITIES WERE PHYSICALLY LOCATED FOR THE PURPOSE OF THIS SURVEY.

OWNERS DEDICATION

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, WE TODD TRAVIS HICKSON AND ABBY MARIE HICKSON, ARE THE SOLE OWNERS OF LAND IN THE T. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY, TEXAS AND BEING ALL OF LOTS 1 AND 2, DAWN KING ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 388-M, PAGE 105 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP STAMPED "JDS 10194118" BEING THE NORTHEAST CORNER OF SAID LOT 2, BEING THE SOUTHEAST CORNER OF LOT 3R, DAWN KING ADDITION AS SHOWN BY PLAT RECORDED AS INSTRUMENT No. D217134214 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING IN THE WEST LINE OF CRANE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 30' 48" EAST. ALONG THE COMMON LINE OF SAID LOT 2, LOT 1, AND CRANE ROAD, A DISTANCE OF 292.85 FEET TO A 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP STAMPED
"JDS 10194118" BEING THE SOUTHEAST CORNER OF SAID LOT 1, BEING IN THE WEST LINE OF SAID
CRANE ROAD, AND BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, COULSON ADDITION AS
SHOWN BY PLAT RECORDED IN VOLUME 388—174, PAGE 82 OF THE PLAT RECORDS OF TARRANT

THENCE LEAVING SAID WEST LINE OF CRANE ROAD, SOUTH 89' 26' 52" WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 219.57 FEET TO A 5/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 1, BEING IN THE NORTH LINE OF SAID LOT 2, AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL M. BRACKNEY AND SPOUSE, EDDIE SUE BRACKNEY AS RECORDED IN INSTRUMENT No. D215152485 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00° 59' 29" WEST, WITH THE COMMON LINE OF SAID LOT 1 AND SAID BRACKNEY TRACT, A DISTANCE OF 144.55 FEET TO A 5/8" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING IN THE EAST LINE OF SAID BRACKNEY TRACT;

THENCE NORTH 00° 40' 29" WEST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID BRACKNEY TRACT, A DISTANCE OF 143.41 FEET TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 2, BEING THE NORTHEAST CORNER OF SAID BRACKNEY TRACT, AND BEING THE SOUTWEST CORNER OF SAID LOT 3R:

THENCE NORTH 89' 16' 37" EAST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3R, A DISTANCE OF 221.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

That I, Todd Travis and Hickson and Abby Marie Hickson do hereby certify that we are the legal owners of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights—of—way, and any other public areas shown on this plat.

Witness our hands this ____ day of __

Todd Travis Hickson - Owner Abby Marie Hickson - Owner

NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Todd Travis Hickson and Abby Morie Hickson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of ___

Notary Public in and for Tarrant County

My printed name

My commission expires

SURVEYORS CERTIFICATE

That I, Jace D. Scarbrough, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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

SURVEYOR:

JDS SURVEYING INC.

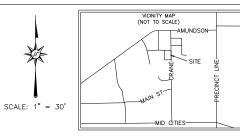
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6289

PLAT REVISION LOTS 1R, 1AR, AND 2R DAWN KING ADDITION BEING

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS 1.47 ACRES IN THE

T. MARTIN SURVEY, ABSTRACT No. 1055 SITUATED IN THE

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS FEBRUARY 2024





LEGEND

IRON ROD FOUND IRON ROD SET WITH BLUE PLASTIC BCIRS CAP STAMPED "JDS 10194118" X-CUT FOUND ON CONCRETE BUILDING LINE X-CUT B.L. P.R.T.C.T. PLAT RECORDS TARRANT COUNTY. TEXAS DEED RECORDS TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS D.R.T.C.T.

0.P.R.T.C.T. TARRANT COUNTY, TEXAS

WHFRFAS the PLANNING AND ZONING COMMISSION of the City OF North Richland Hills, votes affirmatively on this _____ of _____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning

Attest: Secretary, Planning and Zonin

WHEREAS the City Council of North Richland Hills, Texas, boted affirmatively on this ____ day of ____ to approve of this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

OWNER TODD TRAVIS HICKSON AND ABBY MARIE HICKSON 7625 IRA DRIVE 159 WEST MAIN STREET NORTH RICHLAND HILLS, TEXAS 76182 PHONE: 817-201-5321

VAN, TEXAS 75790 PHONE: 903-963-2333

FILED AS INSTRUMENT #_ CITY CASE No.