

VICINITY MAP

OWNER:
MCM CUSTOM HOMES LLC
MICHAEL MONK
201 RICHELLE COURT
COLLEYVILLE, TEXAS 76034
817.412.1545

ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD KELLIE, PE
P.O. BOX 47898
FORT WORTH, TEXAS 76147
817.455.1396
FAX: 817.704.4458

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

NOTES:
1. ALL IRON PINS SET ARE 1/2" CAPPED STAMPED "LBS #3946"
2. 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.

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON
THIS _____ DAY OF _____, 2016
TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

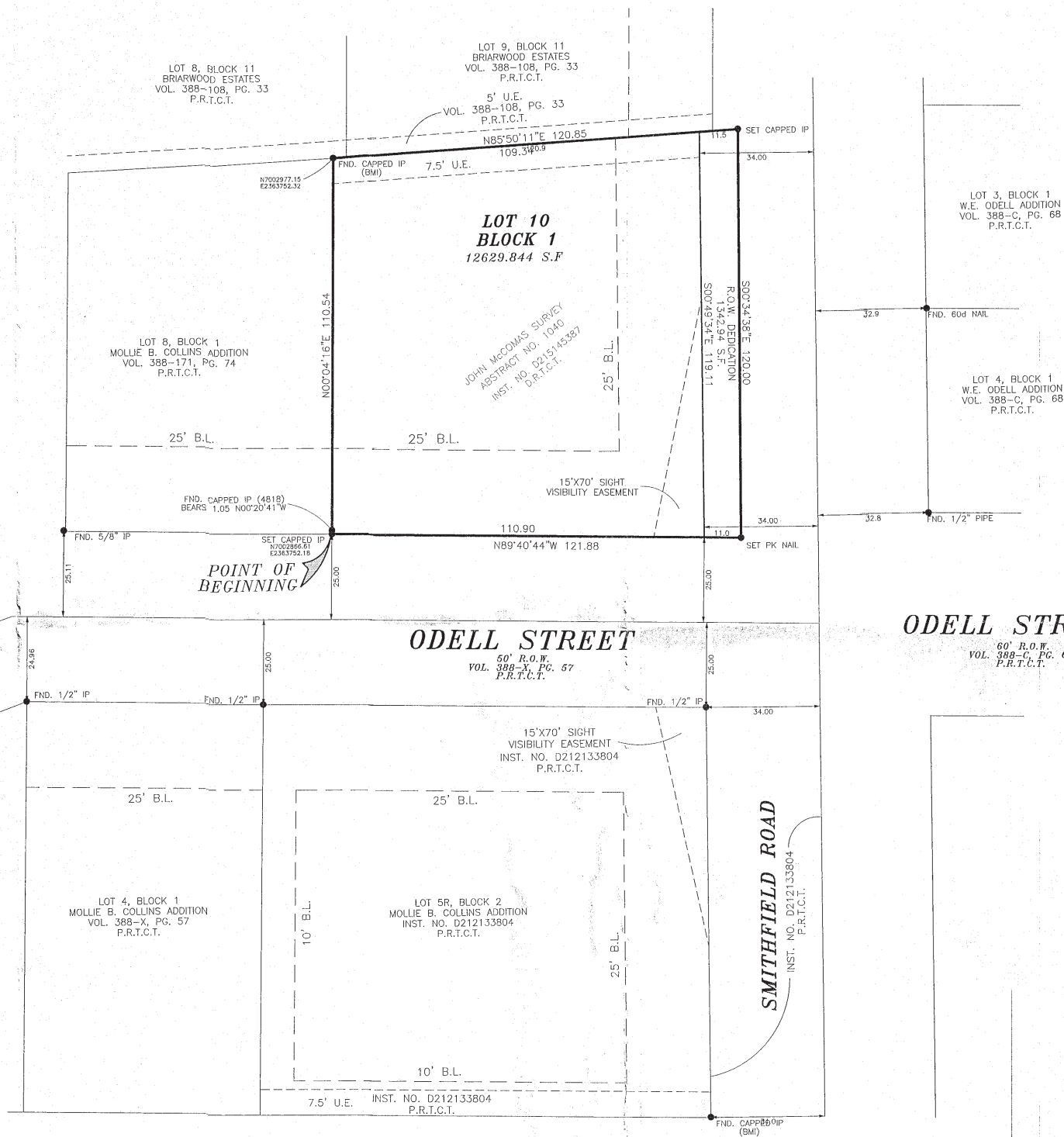
WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED
AFFIRMATIVELY ON THIS _____ DAY OF _____, 2016, TO RECOMMEND APPROVAL OF THIS
PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

16-169
08-18-16

REGISTRATION/LICENSE NO. 10111900



ODELL STREET

60' R.O.W.
VOL. 388-C, PG. 68
P.R.T.C.T.

SMITHFIELD ROAD

INST. NO. D212133804
P.R.T.C.T.

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCM CUSTOM HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS
OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND OUT OF THE JOHN McCOMAS SURVEY, ABSTRACT NO. 1040, TARRANT
COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN
INSTRUMENT NO. D215145387, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED
AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF ODELL STREET FOR
THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST
CORNER OF LOT 9, BLOCK 1, MOLLIE B. COLLINS ADDITION, AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 388-171, PAGE 74, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 00 DEGREES 04 MINUTES 16 SECONDS EAST 110.54 FEET TO A CAPPED
IRON PIN SET IN THE SOUTH LINE OF LOT 8, BLOCK 11, BRIARWOOD ESTATES, AN ADDITION
TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN VOLUME 388-108, PAGE 33, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE
NORTHEAST CORNER OF SAID LOT 8, BLOCK 1, MOLLIE B. COLLINS AND FOR THE NORTHWEST
CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 85 DEGREES 50 MINUTES 11 SECONDS EAST 120.85 FEET ALONG THE
SOUTH LINE OF SAID BLOCK 11, BRIARWOOD ESTATES TO A CAPPED IRON PIN SET IN THE
WEST LINE OF SMITHFIELD ROAD FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 00 DEGREES 34 MINUTES 38 SECONDS EAST 120.00 FEET ALONG THE
WEST LINE OF SAID SMITHFIELD ROAD TO A CAPPED IRON PIN SET IN THE NORTH R.O.W.
LINE OF SAID ODELL STREET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 89 DEGREES 40 MINUTES 44 SECONDS WEST 121.88 FEET ALONG SAID
R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 13972.787 SQUARE FEET OF LAND,
MORE OR LESS

NOW THEREFORE, THAT WE, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY
ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOT 10
BLOCK 1, MOLLIE B. COLLINS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS
AND EASEMENTS SHOWN THEREON. THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE
PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND
CONDUIT, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR
COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.

EXECUTED THIS THE _____ DAY OF _____, 2016

MCM CUSTOM HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY
MICHAEL MONK

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL
MONK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL
OF OFFICE ON THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC

FINAL PLAT
OF

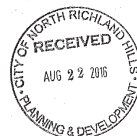
LOT 10, BLOCK 1

MOLLIE B. COLLINS ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE JOHN McCOMAS SURVEY, ABSTRACT NO. 1040, TARRANT
COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN
INSTRUMENT NO. D215145387, DEED RECORDS, TARRANT COUNTY, TEXAS

ZONED AG
13972.787 S.F.



KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED 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.

CHARLES B. HOOKS, JR.
DATE 06-14-16

THIS PLAT FILED IN INSTRUMENT NO. _____, DATED _____

