



VICINITY MAP  
NOT TO SCALE  
BEARING CONTROL BASED ON CITY  
NORTH RICHLAND HILLS GPS DATA  
MAD-83  
GPS MONUMENT NO. 23



OWNER:  
JOE OGGIER  
6416 SMITHFIELD ROAD  
NORTH RICHLAND HILL, TEXAS 76180  
817.975.6463  
FAX 817.281.8096

ENGINEER:  
KELLIE ENGINEERING, INC.  
EDWARD KELLIE, PE  
P.O. BOX 47898  
FORT WORTH, TEXAS 76147  
817.455.1396  
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SURVEYOR:  
LOYD BRANSOM SURVEYORS, INC.  
CHARLES B. HOOKS, JR. RPLS  
1028 N. SYLVANIA AVE  
FORT WORTH, TEXAS 76111  
817.834.3477  
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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

STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS:  
THAT WE, TIMOTHY KYLE OGGIER, SUZANNE CECILE OGGIER GEORGE AND JOSEPH DOMINIC OGGIER,  
BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND OUT OF THE T.K. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY,  
TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 13694,  
PAGE 58, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A CAPPED IRON PIN (LBS) FOUND IN THE WEST LINE OF LOT 1, BLOCK 14,  
GLENANN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 388-155, PAGE 55, PLAT RECORDS, TARRANT COUNTY,  
TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST  
CORNER OF LOT 1, BLOCK 1, OGGIER ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8268, PLAT  
RECORDS, TARRANT COUNTY, TEXAS;  
THENCE SOUTH 02 DEGREES 33 MINUTES 04 SECONDS EAST 272.57 FEET ALONG THE WEST LINE  
OF SAID LOT 1, BLOCK 14, GLENANN ADDITION AND LOT 2, BLOCK 14, GLENANN ADDITION, AN  
ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE  
PLAT RECORDED IN CABINET A, SLIDE 6202, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A 5/8"  
IRON PIN FOUND FOR AN INSIDE CORNER OF SAID LOT 2, BLOCK 14, GLENANN ADDITION AND FOR  
THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;  
THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST 375.53 FEET ALONG THE NORTH  
LINE OF SAID LOT 2, BLOCK 14, GLENANN ADDITION TO A 5/8" IRON PIN FOUND IN THE EAST  
LINE OF MARTIN DRIVE FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 2, BLOCK 14,  
GLENANN ADDITION AND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;  
THENCE NORTH 09 DEGREES 14 MINUTES 28 SECONDS EAST 276.22 FEET ALONG THE EAST  
LINE OF SAID MARTIN DRIVE TO A CAPPED IRON PIN SET FOR THE NORTHWEST CORNER OF TRACT  
BEING DESCRIBED;  
THENCE SOUTH 87 DEGREES 35 MINUTES 52 SECONDS EAST 189.69 FEET TO A CAPPED IRON  
PIN SET FOR CORNER OF TRACT BEING DESCRIBED;  
THENCE NORTH 00 DEGREES 20 MINUTES 04 SECONDS WEST 17.91 FEET TO A CAPPED IRON  
PIN (LBS) FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED,  
SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, OGGIER ESTATES;  
THENCE NORTH 89 DEGREES 39 MINUTES 56 SECONDS EAST 131.24 FEET ALONG THE SOUTH  
LINE OF SAID LOT 1, BLOCK 1, OGGIER ESTATES TO THE POINT OF BEGINNING AND CONTAINING  
2.109 ACRES 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 LOTS 2 AND  
3, BLOCK 1, OGGIER ESTATES, 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

TIMOTHY KYLE OGGIER

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY  
KYLE OGGIER, 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

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

SUZANNE CECILE OGGIER GEORGE

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUZANNE CECILE  
OGGIER GEORGE, 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

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

JOSEPH DOMINIC OGGIER

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH  
DOMINIC OGGIER, 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  
LOTS 2 AND 3, BLOCK 1  
OGGIER ESTATES  
AN ADDITION TO THE CITY OF NORTH  
RICHLAND HILLS, TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE T.K. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY,  
TEXAS, AND BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED IN DEEDS RECORDED  
IN VOLUME 13694, PAGE 58, DEED RECORDS, TARRANT COUNTY, TEXAS

2.109 ACRES

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 06-24-16



THIS PLAT FILED AS INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_, FP 2016-08