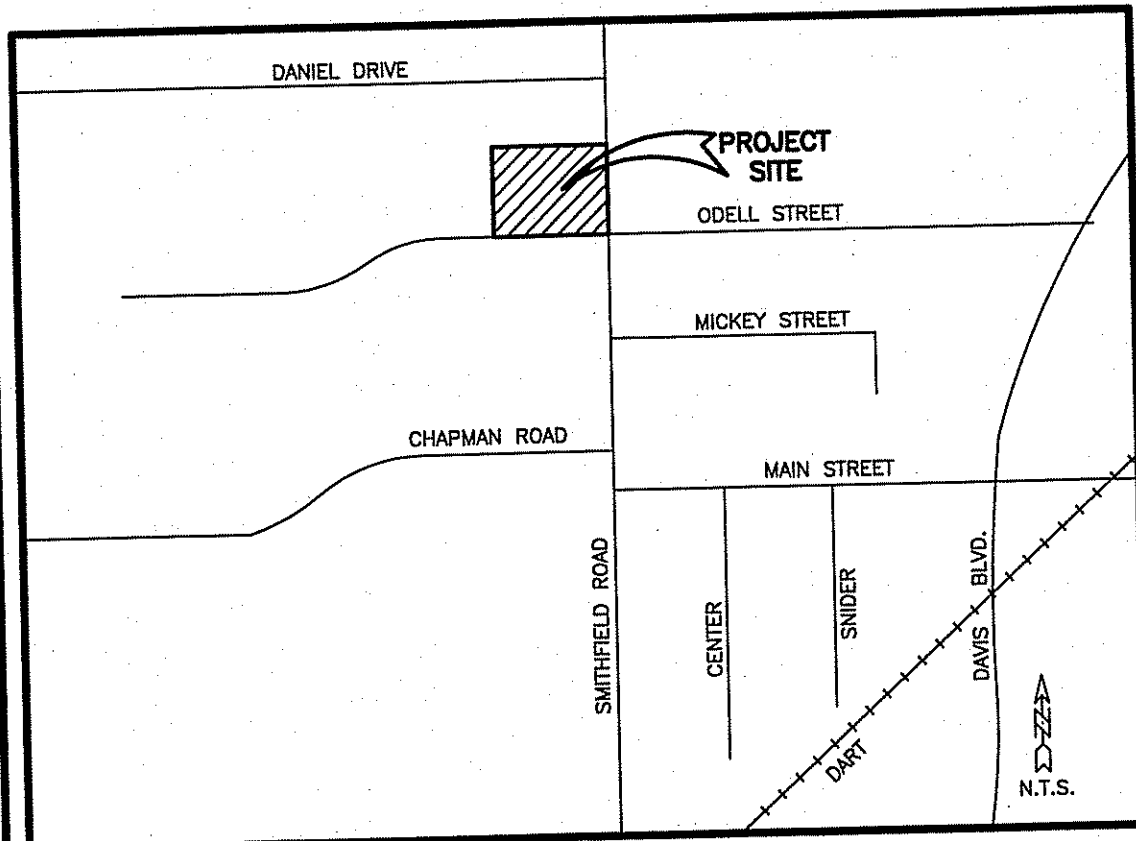


Scale 1" = 20'



VICINITY MAP

OWNER:
TODD DUNCAN, TRUSTEE
1240 SOUTHRIDGE COURT #105
HURST, TEXAS 76053
817.282.9050

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.
3. THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTE OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2017
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 _____, 2017, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, 6901 SMITHFIELD ROAD NORTH RICHLAND HILLS, TEXAS REVOCABLE LAND TRUST, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 10, BLOCK 1, MOLLIE B. COLLINS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D216253588, PLAT 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-X, PAGE 57, 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-X, 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 109.34 FEET ALONG THE SOUTH LINE OF SAID BLOCK 11, BRIARWOOD ESTATES TO A CAPPED IRON PIN SET IN THE WEST R.O.W. LINE OF SMITHFIELD ROAD FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 00 DEGREES 49 MINUTES 34 SECONDS EAST 119.11 FEET ALONG THE WEST R.O.W. 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 110.90 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 12629.844 SQUARE FEET OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 6901 SMITHFIELD ROAD NORTH RICHLAND HILLS, TEXAS REVOCABLE LAND TRUST, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 10R, BLOCK 1, MOLLIE B. COLLINS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

OWNER'S AGENT
TITLE
EXECUTED THIS THE _____ DAY OF _____, 2017

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD DUNCAN, 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 _____, 2017.

NOTARY PUBLIC
6901 SMITHFIELD ROAD NORTH RICHLAND HILLS, TEXAS REVOCABLE LAND TRUST
TODD DUNCAN, TRUSTEE

ODELL STREET
VOL. 60th R.O.W.
VOL. 388-C, PG. 68
P.R.T.C.T.

THE PURPOSE OF THIS PLAT IS TO CHANGE BUILDING LINES
FROM 25' (FEET) TO 20' (FEET)

AMENDED PLAT
OF
LOT 10R, BLOCK 1
MOLLIE B. COLLINS ADDITION

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

BEING A REVISION OF LOT 10, BLOCK 1, MOLLIE B. COLLINS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE TO PLAT RECORDED IN INSTRUMENT NO. D216253588, PLAT RECORDS, TARRANT COUNTY, TEXAS

ZONED R-2
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. 03-20-17
DATE

THIS PLAT FILED IN INSTRUMENT NO. _____, DATED _____

AP 2017-01