

- FEET

## 8. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN OR 500 YEAR FLOOD PLAIN, BUT APPEARS TO BE LOCATED WITHIN "ZONE X" (AREAS OUTSIDE OF THE 2X ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL No. 48439CCQ20 K, DAIETS SETPMERE 2S, 2007. 9. THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY. 1/2"IRF STEWART DRIVE N 89°29'44"E (GRID BEARING) N 88°20'54"E 164.63' N 88°37'48"E 210.16' % N 88°37'48"E ... 1/2"IRS **50.63**" 114.00' 41.87 N = 7002373.11 E = 2368753.86S 89°54'48"W 406.82' 125.16' 85.00' PLACE OF NOTES LOT 6R2 0.387 Ac. (16,839 S.F.) BEGINNING LOT 48 LOT 6R1 0.566 Ac. ROAD CC# D217045472 O.P.R.T.C.T. BLOCK 12 LOT 7, BLOCK 2 LOT 8, BLOCK 2 CREEKSIDE ESTATES CREEKSIDE ESTATES CREEKSIDE ESTATES CC# D217045472 O.P.R.T.C.T. LTON 0 LOT 47 UR 15' DRAINAGE & UTILITY ES'MT. CC# P217045472 O.P.R.T.C.T.**114.97**' 15' DRAINAGE & UTLITY ES'MT. CC# D217034929 C.P.R.T.C.T. 85.00 92.48' S 89°33'10"W 207.45' S 89°33'10"W 211.05' S 89°33'10"W 207.45' LOT 7 LOT 5

COPPER CANYON ROAD

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning

WHEREAS, The City Council of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2017 to approve this Replat for filing of record..

Mayor, City of North Richland Hills

Attest: City Secretary

BASIS OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF STEWART DRIVE ACCORDING TO DEED RECORDED IN CLERK'S FILE No. D216133461, R.P.R.T.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294" C.M. DENOTES CONTROLLING MONUMENT



\* N O T E \*
ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
DEED & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

WHEREAS, KENNETH T. COLLINS AND KRISTY M. COLLINS and ROBERT JEFFREY TAYLOR and wife, CHRISTIE RENEE TAYLOR, are the sole owners of the following described property:

BEING all that certain tract of land located in the T. K. MARTIN SURVEY, ABSTRACT No. 1055, City of North Richland Hills, Tarrant County, Texas according to the respective deeds recorded in Clerk's File No. D2170800889 of the Official Public Records of Tarrant County, Texas and being all of Lat 6, Black 2, Creekside Estates, an addition to the City of North Richland Hills, Tarrant County Texas according to the plat recorded in Clerk's File No. D217034099 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2—inch iron rod found at the Northwest corner of said Lot 6 lying in the East boundary line of Lot 5, Block 2, Creekside Estates, on addition the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Clerk's File No. D214131024 of the Official Public Records of Tarrant County, Texas and lying in the South right—of—way line of Stewart Drive (a 50—foot wide right—of—way at this public).

TTHENCE N 88° 37′ 48° E, 210.16 feet along the said South right-of-way line of Stewart Drive with the North boundary line of said Lot 6 to a 1/2-inch iron rod found with plastic cap stamped \*MOAK SURV INC" of the Northest corner thereof, being the Northwest corner of Lot 7, Block 2, Creskeide Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Clerk's File No. D217054572 of the Official Public Records of Tarrant County, Texas:

THENCE S 07 55' 49" E, 200.30 feet along the common boundary line between said Lots 6 and 7 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said Lot 6 lying in the North boundary line of that certain tract of land described in deed to Marie L. Chose and Jeffrey Russell Wortham recorded in Clerk's File No. D212147881 of the Official Public Records of

THENCE S 89° 33′ 10° W, 211.05 feet along the common boundary line between said Lot 6 and said Chase and Wortham Tract with the North boundary line of Block A/75, The Hill N N Ooks Place Addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-99, Page 41 of the Plat Records of Tarrant County, Texas to a 1/2-inch iron rad found with plastic ap stamped "MOAK SURV INC" at the Southwest corner of said Lot 6 being the Southeest corner of afforesaid Lot 5;

THENCE N 07° 48° 09° W, 196.83 feet along the common boundary line between said Lots 5 and 6 to the PLACE OF BEGINNING, containing 0.953 acre (41,513 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KENNETH T. COLLINS AND KRISTY M. COLLINS and ROBERT JEFFREY TAYLOR and wife, CHRISTIE RENEE TAYLOR do hereby adopt this plot designating the hereinabove described real property as LOTS 6R1 AND 6R2, BLOCK 2, CRECKSIDE ESTATES, an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, alleys, rights—of—way, assements and other multiple reas shown an this plot. We also hereby certify that this plot does not attempt to after or remov

of, 2017.	th, Tarrant County, Texas this day
KENNETH T. COLLINS	KRISTY M. COLLINS
WITNESS OUR HANDS at Fort Wort	th, Tarrant County, Texas this day of
ROBERT JEFFREY TAYLOR	CHRISTIE RENEE TAYLOR
STATE OF TEXAS	
COUNTY OF TARRANT	
COLLINS, known to me to be the	ority, on this day personally appeared KENNETH T. persons whose names are subscribed to the foreg ecuted the same for purposes and considerations t
GIVEN UNDER MY HAND AND SEAL	OF OFFICE, this the day of
, 2017.	

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT JEFFREY TAYLOR and wife, CHRISTIE RENEE TAYLOR, 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 purposes and considerations therein expressed.

GIVEN	UNDER	MY	HAND	AND	SEAL	OF	OFFICE,	this	the	 day
				201	7.					

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Texas Regist	ratio

--- REPLAT

## LOTS 6R1 & 6R2, BLOCK 2 **CREEKSIDE ESTATES**

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

BEING 0.953 ACRE OF LAND LOCATED IN THE T. K. MARTIN SURVEY, ABSTRACT No. 1055 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS BEING A REVISION OF LOT 6, BLOCK 2, CREEKSIDE ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE No. D217034929 OF THE

OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

OWNER LOT 6R1: OWNER LOT 6R2: SURVEYOR:

KENNETH & KRISTY COLLINS
753 CATALPA ROAD
FORT WORTH, TEXAS 76131
PHONE (817) 690–3482

OWNER LOT 6R2: SURVEYOR:

OCOMBS LAND SURVEYING, INC.
P. 0. BOX 11370
PHONE (817) 319–1296

CONTACT ROAD
CONTA PHONE (817) 690-3482 PHONE (817) 319-1296 CC# D216133461, O.P.R.T.C.T. CC# D217080889, O.P.R.T.C.T.

PHONE (817) 920-7600

JUNE 6, 2017 NRH CASE No.

THIS PLAT RECORDED IN INSTRUMENT # \_

1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, CORS96 ADJUSTMENT AS DERIVED FROM CITY OF NORTH RICHLAND HILLS ...MONUMENTS 416 AND 407.

2. A COMBINED SCALE FACTOR OF 0.999846754 IS USED TO CONVERT SURFACE DISTANCES TO GRID DISTANCES.

6. SITE VISIBILITY TRIANGLE EASEMENTS SHALL BE KEPT CLEAR OF ANY OBSTRUCTION WHICH INTEFERES WITH AH CLEAR LINE OF SIGHT AT ELEVATION BETWEEN 30 INCHES AND NINE FEET ABOVE THE AVERAGE CURB GRADE.

7. CITY OF NORTH RICHLAND HILLS BENCHMARKS: BM 1 - 2 " ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS BM NO. 416" N 7000834, E 2365118, ELEV. = 640.546 (PUBLISHED). BM 2 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS BM No. 407" N 7003699, E 2370388 ELEV. = 638.098

3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET. 4. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.

O.P.R.T.C.T. DATE:\_

2 LOTS

RP 2017-08