



<b>- LEGEND -</b>	
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
⊙	SANITARY SEWER MANHOLE
P.R., T.Co., Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R., T.Co., Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
( )	PER RECORD DOCUMENT
CAB.	CABINET
SL.	SLIDE
SFHA	SPECIAL FLOOD HAZARD AREA
GIS	GEOGRAPHICAL INFORMATION SYSTEM
B.L.	BUILDING LINE
—	SUBJECT PROPERTY
—	ADJACENT PROPERTY
—	EASEMENT
—	BUILDING LINE
—	CENTERLINE R-O-W

- GENERAL NOTES:**
- BEARINGS AND COORDINATES ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD VALUES.
  - NO PORTION OF THE PROPERTY SHOWN HEREON IS CONTAINED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) DESIGNATED SPECIAL FLOOD HAZARD AREA, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0205K, COMMUNITY PANEL No. 0205, AS REVISED SEPTEMBER 25, 2009.
  - THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.
  - THE PURPOSE OF THIS PLAT IS TO SPLIT A SINGLE EXISTING DUPLEX RESIDENCE LOT INTO TWO LOTS.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas Voted affirmatively on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017 , to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

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

Mayor, City of North Richland Hills

Attest: City Secretary

North Park Estates  
First Installment  
Vol. 388-66, Page 7  
(P.R., T.Co., Tx.)

Lot 35  
Block 23  
(Owner: James R. McCartney)

Lot 34  
Block 23  
(Owner: Brenda L. Cantu)

LOT 12, BLOCK 17R  
FOX HOLLOW  
COUNTY CLERKS DOC. No. D184035891  
O.P.R., T.Co., Tx.  
(Owner: Gabriel Landivar)

LOT 13, BLOCK 17R  
FOX HOLLOW  
COUNTY CLERKS DOC. No. D184035891  
O.P.R., T.Co., Tx.  
(Owner: Joseph H. Evans)

LOT 14, BLOCK 17R  
FOX HOLLOW  
COUNTY CLERKS DOC. No. D184035891  
O.P.R., T.Co., Tx.  
(Owner: Richard Shimmel)

LOT 37R, BLOCK 1  
FOX HOLLOW  
VOLUME 388-179, PAGE 98  
P.R., T.Co., Tx.  
(Owner: Thomas K. Wilson)

LOT 36R1, BLOCK 1  
FOX HOLLOW  
0.151 ACRES  
(6,592 sq.ft.)

LOT 36R, BLOCK 1  
FOX HOLLOW  
VOLUME 388-179, PAGE 98  
P.R., T.Co., Tx.

LOT 36R, BLOCK 1  
FOX HOLLOW  
VOLUME 388-179, PAGE 98  
P.R., T.Co., Tx.

LOT 36R2, BLOCK 1  
FOX HOLLOW  
0.101 ACRES  
(4,386 sq.ft.)

LOT 35R, BLOCK 1  
FOX HOLLOW  
VOLUME 388-179, PAGE 98  
P.R., T.Co., Tx.

## OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, DFWOF Homes, LLC is the owner of that certain lot, tract, or parcel of land described as Lot 36R, Block 1, Fox Hollow Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-179, Page 98 of the Plat Records of Tarrant County, Texas (P.R., T.Co., Tx.) and being all of a tract of land described in a deed to DFWOF Homes, LLC as recorded in Instrument No. D217186534 of the Official Public Records of Tarrant County, Texas (O.P.R., T.Co., Tx.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron pin found for the southeast corner of said Lot 36R and the northeast corner of Lot 35R of said Fox Hollow, said ½ inch iron pin being in the right-of-way line of Mark Court;

**THENCE** South 89 degrees 45 minutes 54 seconds West, with the common line between said Lot 36R and said Lot 35R, a distance of 97.53 feet to a 5/8 inch iron pin found for the southwest corner of said Lot 36R and the northwest corner of said Lot 35R and being in the east line of Block 23 of North Park Estates, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in County Clerk's Document No. D171077275 (O.P.R., T.Co., Tx.);

**THENCE** North 00 degrees 58 minutes 41 seconds West, with the west line of said Lot 36R and the east line of said Block 23, a distance of 163.27 feet to a ½ inch iron pin found for the northwest corner of said Lot 36R and the northwest corner of Lot 37R of said Fox Hollow Addition and being the northeast corner of Lot 35 of said Block 23 of said North Park Estates and being in the south line of Block 17R of Fox Hollow Addition Replat an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in County Clerk's Document No. D184035891 (O.P.R., T.Co., Tx.);

**THENCE** South 43 degrees 42 minutes 43 seconds East, with the north line of said Lot 36R and the westerly line of said Lot 37R and departing said Block 17R of Fox Hollow Addition Replat, a distance of 160.64 feet to a ½ inch iron pin found for the northeasterly corner of said Lot 36R and the most southerly corner of said Lot 37R and being in the right-of-way line of said Mark Court and being in a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 57 degrees 17 minutes 56 seconds, a chord bearing of South 12 degrees 52 minutes 43 seconds West and a chord length of 47.94 feet;

**THENCE** with the right-of-way line of said Mark Court and the east line of said Lot 36R, an arc length of 50.00 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 0.252 acres, more or less.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DFWOF Homes, LLC, being the owners of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOT 36R1 and 36R2, BLOCK 1, FOX HOLLOW ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT DFWOF of Homes, LLC, is the current owner, AND HAS NO OBJECTION TO THIS PLAT.

Chris Johnson

Before me, the undersigned Notary Public, on this day personally appeared, Chris Johnson, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, State of Texas Notary name (printed)

My commission expires: \_\_\_\_\_

**CERTIFICATION:**  
This is to certify that I, Jim G. Glass, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE  
AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

Jim G. Glass, R.P.L.S.  
Texas Registration No. 5262

Mark Court

Point of Beginning  
1/2" I.P.F.

Project No. 10884 Base

**Sempco Surveying Inc.**  
3208 S. MAIN ST., FORT WORTH, TX 76110-4278  
TEL: (817) 926-7876 FAX: (817) 926-7878  
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS  
Website: sempcosurveying.com Firm Registration Number 10084500 Copyright 2017

**OWNER / DEVELOPER:**

DFWOF Homes, LLC  
3208 SOUTH MAIN STREET  
6349 & 6351 Mark Court  
North Richland Hills 76182  
817-808-4911

**SURVEYOR:**

SEMPCO SURVEYING INC.  
Chris Johnson  
3208 SOUTH MAIN STREET  
FORT WORTH, TEXAS  
817-926-7876

Tarrant County Document No. \_\_\_\_\_; Date \_\_\_\_-\_\_\_\_-\_\_\_\_

REPLAT  
FOX HOLLOW ADDITION  
LOTS 36R1 AND 36R2, BLOCK 1

Being a replat of Lot 36R Block 1 of the Fox Hollow Addition  
an addition to the City of North Richland Hills, Tarrant County, Texas  
as recorded in Volume 388-179, Page 98 (P.R., T.Co., Tx.)

November 01, 2017

City Case No. RP 2017-12