VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet

0   20'   40'   60'

SCALE: 1"=20'

N O T E S

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

4. According to the Flood Insurance Rate Map No. 48439C0205K, published by the Federal Emergency Management Agency, dated: September 25, 2009, revised per LOMR Case No. 11-062943P, dated: August 11, 2011, a portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.

5. On the issue date of this survey the surveyed property shown hereon is zoned R-2 (Single Family Residential) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

6. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Jennifer Nguyen, is the owner of all that certain 1.225 acres of land, described in the deed to Jennifer Nguyen, recorded in Document Number D217130325 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the J.C. McComas Survey, A-1040, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, common to the northwest corner of Lot 2, Block 3, Mollie B. Collins Addition, recorded in Document Number D213194981, in the P.R.T.C.T., in the east right-of-way line of Hewitt Street (right-of-way varies);

THENCE North 00° 18' 06" East – 211.02' along the east right-of-way line of said Hewitt Street to a bent 1/2" iron rod found for the northwest corner of the herein described tract, common to the southwest corner of a tract of land described in the deed to James D. Tarwater recorded in Volume 7168, Page 255, in the P.R.T.C.T., from which a leaning 3/4" iron rod found bears South 31'55" East – 1.06';

THENCE North 86° 31' 39" East – 244.47' to a 1/2" iron rod found for the northeast corner of the herein described tract, common to the southeast corner of said Tarwater tract, northwest corner of Lot 1, Block 3, Mollie B. Collins Addition, recorded in Volume 388-157, Page 11, in the P.R.T.C.T., and the southwest right-of-way corner of Odell Street (50' right-of-way);

THENCE South 00° 26' 41" West passing at a distance of 217.98' a 1/2" iron rod found in the west line of said Lot 1, Block 3, Mollie B. Collins Addition (388-157, 11), continuing for a total distance of 227.11' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of said Lot 2, Block 3, Mollie B. Collins Addition (D213194981), in the west line of said Lot 1, Block 3, Mollie B. Addition (388-157, 11);

THENCE North 89° 41' 54" West – 243.37' along the north line of said Lot 2, Block 3, Mollie B. Collins Addition (D213194981), to the POINT OF BEGINNING and containing 1.225 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **Jennifer Nguyen**, does hereby adopt this plat designating the herein above described real property as **Lot 3, Block 3, Mollie B. Collins Addition**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat. When there are multiple owners, each one should be identified with their individual lots, if applicable.

_____
Jennifer Nguyen

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared **Jennifer Nguyen**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual, as applicable.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, ____.
Notary Public, State of Texas
My Commission expires: _____
NOTARY SEAL

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: April 24, 2018

_____
David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, ____.

_____
Notary Signature

Notary Stamp:

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this _____ day of _____, _____, 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 North Richland Hills, Texas, voted affirmatively on this _____ day of _____, _____ to approve this Plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary

PURPOSE OF PLAT
The Purpose of this plat is to create a residential platted lot.

SURVEYOR: Spry Surveyors, LLC
            8241 Mid-Cities Blvd., Ste.102
            North Richland Hills, TX 76182
            Phone: 817-776-4049
            Firm Reg. No. 10112000
            Project No.: 023-113-30

ENGINEER: Hamilton Duffy, P.C.
            E.S.&C.M., Inc.
            8241 Mid-Cities Blvd., Ste.100
            North Richland Hills, TX 76182
            Phone: 817-268-0408

OWNER: Jennifer Nguyen
            7919 Klamath Mountain Rd
            Fort Worth, TX 76137
            Phone: 979-492-3994

FINAL PLAT
MOLLIE B. COLLINS ADDITION
LOT 3, BLOCK 3
AN ADDITION TO THE CITY NORTH OF RICHLAND HILLS,
TARRANT COUNTY, TEXAS BEING 1.225 ACRES OF LAND
LOCATED IN THE J.C. McCOMAS SURVEY, A-1040

APRIL 2018

CITY CASE NO. FP 2018-03

Survey drawing labels:

JAMES D. TARWATER
VOL. 7168, PG. 255
P.R.T.C.T.

ODELL STREET
(50' R.O.W.)

1/2" IRF (C.M.)
N: 7002731.73
E: 2363172.71

1/2" IRF (BENT)
3/4" IRF (LEANING)
BEARS S 31'55" E-1.06'

N 86°31'39" E 244.47'

10' D.E.
(BY THIS PLAT)

54.8'

LOT 5, BLOCK 3
HEWITT ESTATES
CAB. 388-O, PG. 311
P.R.T.C.T.

1/2" IRF w/CAP
"T VOGT"

HEWITT STREET
(R.O.W. VARIES)

N 00°18'06" E 211.02'

20' B.L.

1.225 ACRES

LOT 3, BLOCK 3
MOLLIE B. COLLINS
ADDITION

JENNIFER NGUYEN
DOC. NO. D217130325
P.R.T.C.T.

7.5' U.E.
(BY THIS PLAT)

S 00°26'41" W 227.11'

LOT 1, BLOCK 3
MOLLIE B. COLLINS ADDITION
VOL. 388-157, PG. 11
P.R.T.C.T.

FRANKIE B STREET
(60' R.O.W.)

1/2" IRF

53.9'

P.O.B.
1/2" IRF (C.M.)
N: 7002505.92
E: 2362927.59

N 89°41'54" W 243.37'

PASSING AT 217.98
A 1/2" IRF

1/2" IRS w/CAP
"SPRY 5647"

LOT 6, BLOCK 2
HEWITT ESTATES
CAB. 388-O, PG. 311
P.R.T.C.T.

LOT 2, BLOCK 3
MOLLIE B. COLLINS ADDITION
DOC. NO. D213194981
P.R.T.C.T.

Apr 24, 2018 - 9:56am
S:\023-113 6812 Hewitt Street - NRH\30-Plat\ spry-6812HewittSt-Plat.dwg