

C:\MBD\_RPLS\6779 Brittany Park Court\6779 Brittany Park Ct-Working Zoning Exhibit.dwg modified by mbd at Jul 25, 2018 - 9:24am

NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Cenral Texas Zone.

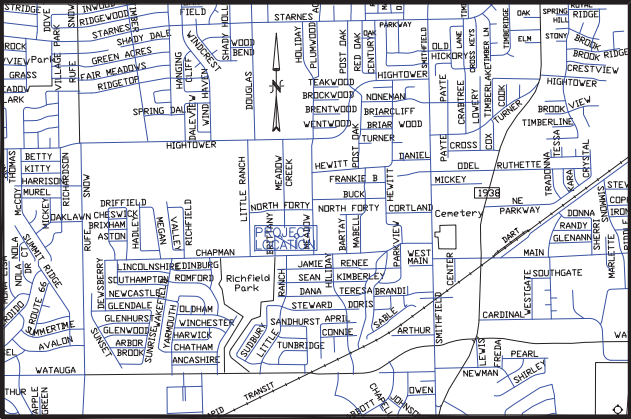
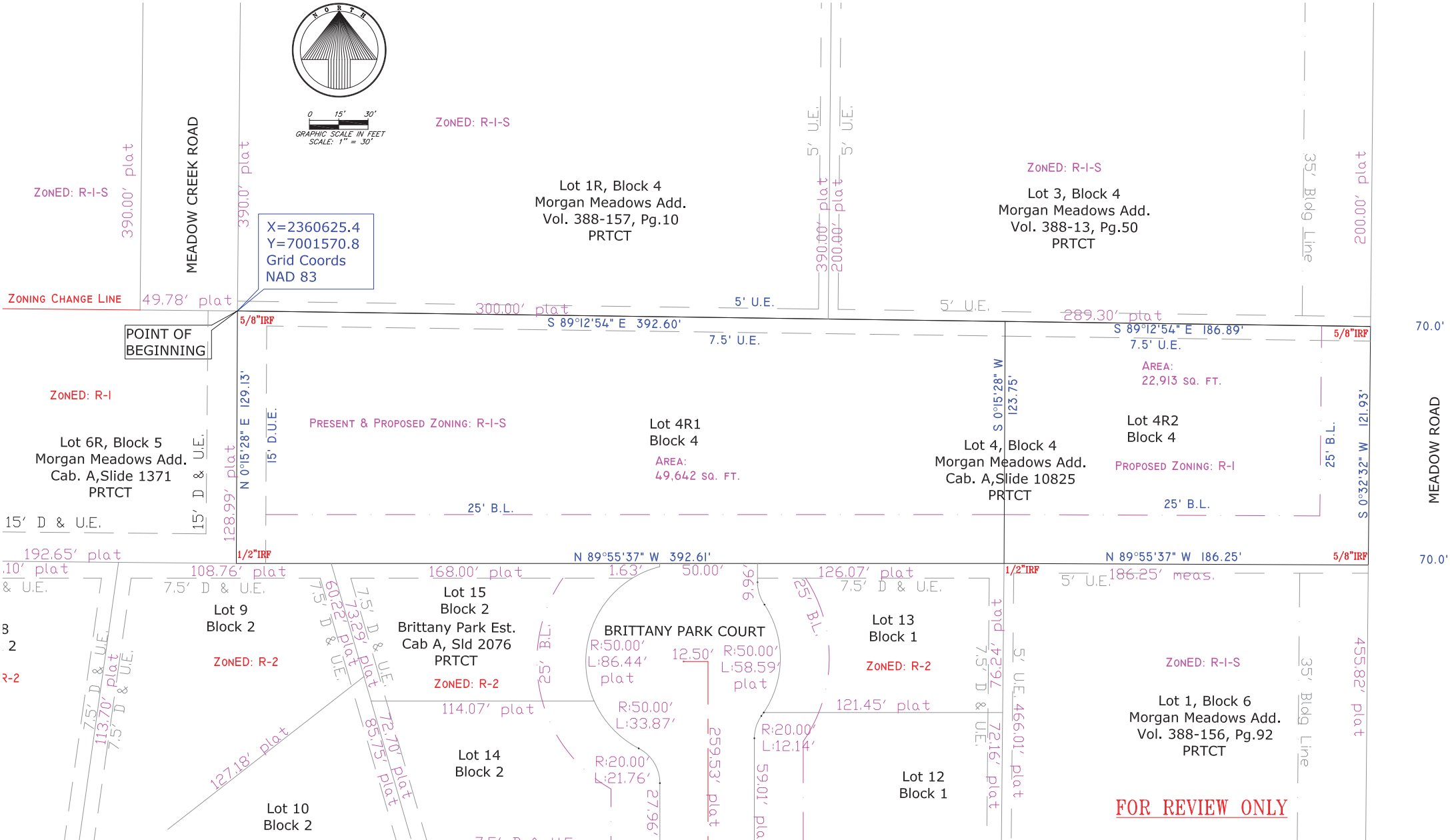
5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

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.

This replat does not amend or remove any covenants or restrictions.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone.

There are no sidewalks in this subdivision ... even the new house that was completed last month at 8216 Woods Lane does not have sidewalks!



LOCATION MAP  
1" = 2000'

Property Description:

Being all of Lot 4, Block 4, Morgan Meadows Addition as filed in Cabinet A, Slide 10825, Plat Records, Tarrant County, Texas (PRTCT) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the Northeast corner of said Lot 4;

THENCE South 89° 12' 54" East, with the common line between said Lot 4 and Lots 1R & 3, Block 4, Morgan Meadows Addition, per the plat recorded in Volume 388-13, Page 50, PRTCT, a distance of 579.49 feet to a 5/8" iron rod found for the southeast corner of said Lot 3 on the west line of Meadow Road;

THENCE South 0° 32' 32" West, with west line of Meadow Road, a distance of 121.93 feet to a 1/2" iron rod found for the northeast corner of Lot 1, Block 5, Morgan Meadows Addition per the plat recorded in Volume 388-155, Page 92, PRTCT;

THENCE North 89° 55' 37" West, passing a 1/2" iron rod found for the northeast corner of Lot 13, Block 1, Brittany Park Estates, per the plat recorded in Cabinet A, Slide 2076, PRTCT at 126.10 feet, in all a total distance of 578.86 feet to a 1/2 iron rod found for the southeast corner of Lot 4R, Block 5, Morgan Meadows Addition, per the plat recorded in Cabinet A, Slide 1371, PRTCT;

THENCE North 0° 15' 28" East, with the east line of Lot 4R, a distance of 129.13 to the POINT OF BEGINNING and containing a calculated area of 72,555 square feet or 1.6656 acres of land.

ZONING EXHIBIT

LOT 4, BLOCK 4  
MORGAN MEADOWS  
AN ADDITION TO THE  
CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
FILED IN CABINET A, SLIDE 10825  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
1.665 ACRES OUT OF THE W. MANN SURVEY  
ABSTRACT No. 1010

JULY 25, 2018 / 2 LOTS

NRH CASE NO. ZC 2018-11

SURVEYOR'S CERTIFICATION:

That I, Michael B H Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE §663.18:  
Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Registered Professional Land Surveyor 5094  
Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor

OWNER:

Frank Swearingin  
6890 Bluebonnet Ct  
NRH, Texas 76182  
Ph: 817-614-3800

ENGINEER:

Thomas Hoover  
Engineering, LLC  
Tom Hoover, P.E.  
P.O. Box 1808  
Keller Texas 76244  
Ph: 817-913-1350

Alpha Land Surveying, Inc.

969 Elkin Lane  
Roanoke, Texas 76282-4941  
Phone: 817-614-8017  
Fax - 817-379-5696  
mbd7@gte.net

FOR REVIEW ONLY