

C:\MBD_RPLS\6779 Brittany Park Ct-Working Plat.dwg modified by mbd at Aug 15, 2018 - 7:58am

NOTES:

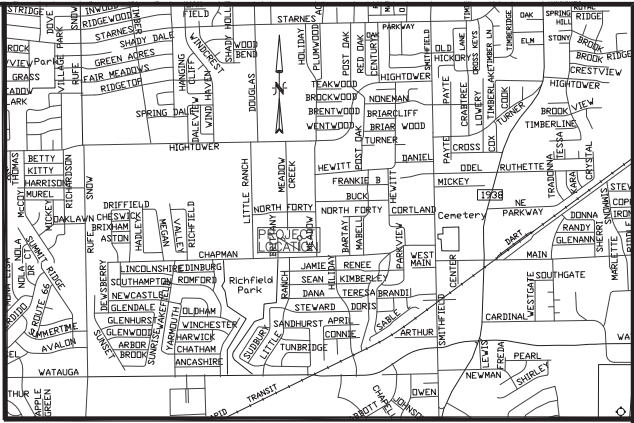
The Basis of Bearings for this plat is Grid North, NAD 83, North Cenral Texas Zone.

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.



LOCATION MAP

1" = 2000'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

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 plats recorded in Volume 388-13, Page 50 & 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 6, 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 1.665 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, being the owner, do hereby adopt this plat designating the hereinabove described property as Lots 4R1 & 4R2, Block 4, MORGAN MEADOWS ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2018.

Owner _____

Owner _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2018.

Notary Public, State of Texas

REPLAT

MORGAN MEADOWS ADDITION
LOTS 4R1 AND 4R2, BLOCK 4
BEING A REVISION OF LOT 4, BLOCK 4, MORGAN MEADOWS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10825, PLAT RECORDS, TARRANT COUNTY, TEXAS.
1.665 ACRES OUT OF THE W. MANN SURVEY, ABSTRACT NO. 1010.

AUGUST 15, 2018 / 2 LOTS

NRH CASE NO. RP 2018-06

SHEET 1 of 1

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

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2018, 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 ____ day of _____, 2018, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

OWNER:

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ENGINEER:

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Ph: 817-913-1350

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