

Jan 31, 2019 - 10:39am

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OWNER'S DEDICATI ON 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 northeast 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 3155' East - 1.06';

THNECE North 86' 31' 39" East - 244.47' to a 1/2" iron rad 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 OO' 26' 41" West possing at a distance of 217.98' a 1/2" iron rod found in the west line of said Lot 1, Block 3, Mollie B. 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 **Jannifer Nguyen**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the some 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.



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

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

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Mayor, City of North Richland Hills

Attest: City Secretary

PURPOSE OF PLAT

across the north property line.

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

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

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

AMENDED PLAT

MOLLIE B. COLLINS ADDITION

LOT 3R, BLOCK 3

The Purpose of this replat is to add a sanitary sewer easement

JANUARY 2019

CITY CASE NO. AP 2019-01