

Flood Hazard Note:

Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Area, Zone "AE" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - With Base Flood Elevation (BFE)

According to the F.I.R.M. Community Panel Map No. 48439C0205L, dated March 21, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

Utility Easements:

Any public utility, including the City of North Richland Hills, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of North Richland Hills, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

General Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Bearings derived from G.P.S. observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).
- 3) This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 4) No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- 5) Underground utilities were not located during this survey. Call 811 and/or utility providers before excavation or construction.
- 6) This plat does not increase the number of lots in the previously recorded subdivision.
- 7) The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

Surveyor Certification:

That I, Kyle Rucker, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6444, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon and that this plat correctly represents that survey made by me or under my direct supervision.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: March 16, 2021 - W2103014-RP

Owner/Developer:
Olivia & Marvin Chan
2117 Oak Manor Dr
Bedford, TX 76021

Surveyor:
Kyle Rucker, R.P.L.S.
104 South Walnut Street
Weatherford, TX 76086
817-594-0400

1" = 30'



Roeder Management, LLC
Regal Center, LLC
Roeder Holdings, LLC
D220335367

Legend	
	Power Pole
	Overhead Electric
	Water Meter
	Water Valve
	Pipeline Marker
	Sanitary Sewer Manhole
	Manhole
	Fence

LINE	BEARING	DISTANCE
LI	N 19°27'11" W	16.75'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	101.03'	11.96'	N 02°22'41" E	11.96'

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on THIS ____ DAY OF _____, 2021, to recommend approval of this plat by the City Council

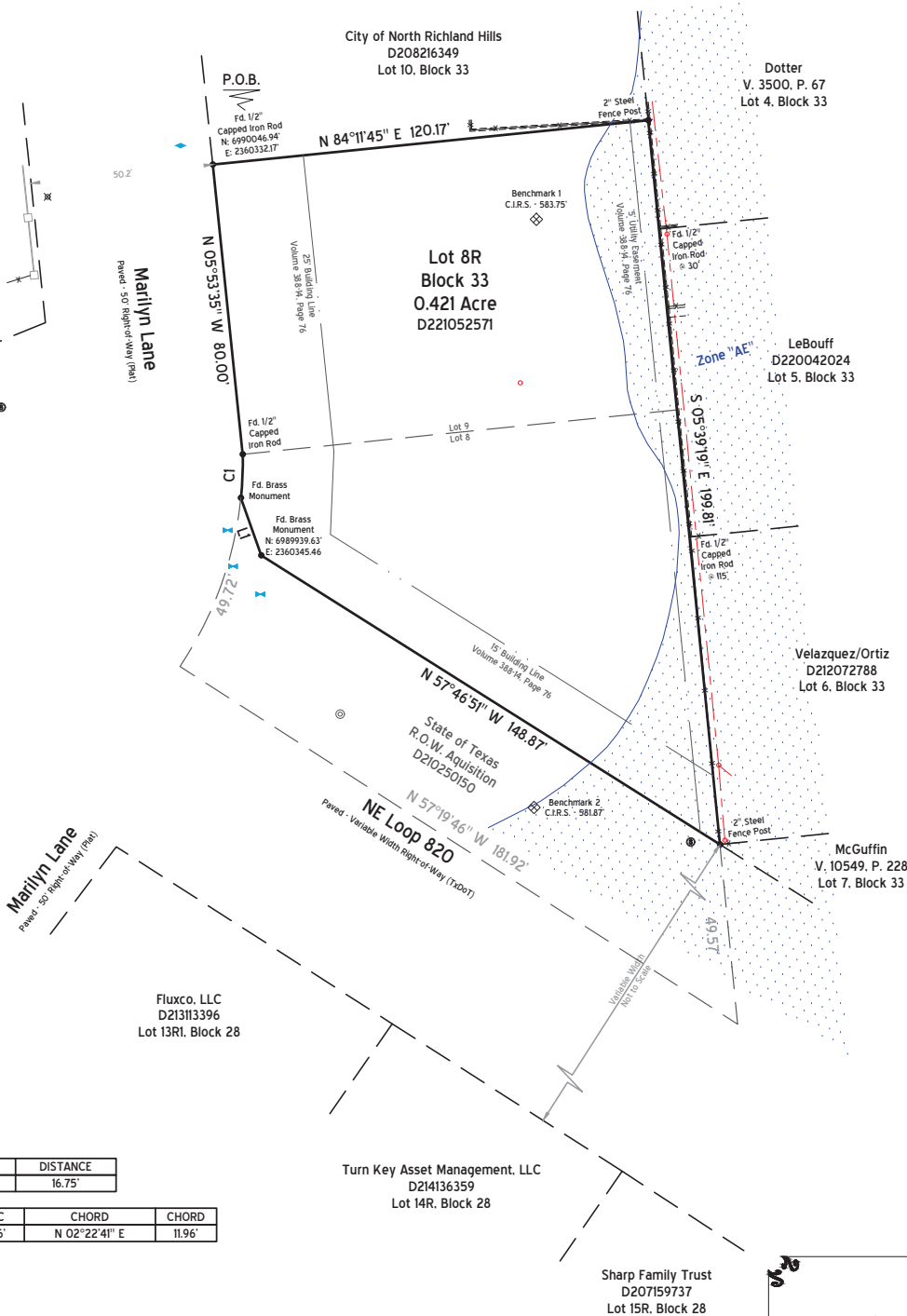
CHAIRMAN - PLANNING & ZONING COMMISSION

ATTEST: SECRETARY - PLANNING & ZONING COMMISSION

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on THIS ____ DAY OF _____, 2021, to approve this plat for filing of record.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY



Owner's Certification and Dedication Statement

State of Texas
County of Tarrant

We Olivia Dep Chan and Marvin Kin Chan, being the sole owners of a 0.421 acre tract of land; being a portion of Lot 8 and all of Lot 9, Block 33, RICHLAND TERRACE ADDITION, an addition to the City of North Richland Hills, as recorded in Volume 388-14, Page 76, Plat Records, Tarrant County, Texas; being all of that certain tract conveyed to Olivia Dep Chan and Marvin Kin Chan in Clerk's File No. D221052571, Real Property Records, Tarrant County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod in the east line of Marilyn Lane and at the northwest corner of said Lot 9, for the northwest and beginning corner of this tract.

THENCE N 84°11'45" E 120.17 feet along the north line of said Lot 9 to a 2" steel fence post at the northeast corner of said Lot 9, for the northeast corner of this tract.

THENCE S 05°39'19" E 199.81 feet to a 2" steel fence post in the north line of NE Loop 820, for the southeast corner of this tract.

THENCE N 57°46'51" W 148.87 feet along said north line of NE loop 820 to a found brass monument, for the southerly southwest corner of this tract.

THENCE N 19°27'11" W 16.75 feet to a found brass monument at the intersection of said north line of NE loop 820 and said east line of Marilyn Lane, for the westerly southwest corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 101.03 feet, an arc length of 11.96 feet, and whose chord bears N 02°22'41" E 11.96 feet to a found 1/2" capped iron rod, for a corner of this tract.

THENCE N 05°53'35" W 80.00 feet along said east line of Marilyn Lane to the POINT OF BEGINNING.

Know All Men By These Presents:

That, _____ and _____, do hereby adopt this plat designating the herein above described property as Lot 8R, Block 33, Richland Terrace Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, and I (we) do hereby dedicate to the use of the public forever the rights-of-way, (alleys, parks) and easements shown thereon for the purpose and consideration therein expressed.

Witness my hand, this the ____ day of _____, 2021.

Olivia Dep Chan Marvin Kin Chan

State of Texas

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 considerations therein expressed.

given under my hand and seal of office on this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

State of Texas

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 considerations therein expressed.

given under my hand and seal of office on this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

Case No. RP 2021-04
Replat
Lot 8R, Block 33
Richland Terrace Addition
an Addition to the City of
North Richland Hills,
Tarrant County, Texas

Being a Replat of a 0.421 acre tract of land; being a portion of Lot 8 and all of Lot 9, Block 33, RICHLAND TERRACE ADDITION, an addition to the City of North Richland Hills, as recorded in Volume 388-14, Page 76, Plat Records, Tarrant County, Texas;

APRIL 2021

