

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Jason Moore, Assistant to the City Manager
Date: September 1, 2015
Subject: Amending Plat Richland Hills, Lot 1-R, Block B – Amending Lots 1, 2, 3, 13, 14 and 15, Block B Richland Hills (Volume 388-C, Page 154 P.R.T.C.T)

Council Action: Approve and issue an amending plat, Lot 1-R, Block B for lots 1, 2, 3, 13, 14, and 15, Block B Richland Hills (Volume 388-C, Page 154 P.R.T.C.T.) an addition to the City of Richland Hills, Tarrant County, Texas out of the A.G. Walker Survey Abstract.

Background Information: As you will recall, Council approved a quitclaim deed for abandoning a drainage easement for the Concord Apartments, located at 6626 Reeves Street (complex fronts Reeves, Rufe Snow and Bridges Avenue) a couple of months ago. The reason for the abandonment was due to the fact that the property owners are in the process of re-financing their property and the lender would not proceed with the loan considering the current plat and survey on file due to easements traversing directly through their buildings. The quitclaim deed solved the drainage easement issue but the financial institutions were still not satisfied and asked that the property owner amend the plat to show ownership as one single lot with the easements removed as and where necessary. All utilities have provided letters stating their approval of the abandonments where required. An amending plat is allowed based on these circumstances since there is one property owner that owns the entire site and they are essentially erasing lot lines that are no longer needed.

In the future, if the apartment complex ceases to exist and someone wants to subdivide the property into multiple lots, then they will have to go through the full replat process.

Board/Citizen Input: N/A

Financial Impact: N/A

Staff Contacts: Jason Moore, Assistant to the City Manager, jmoore@richlandhills.com

Attachments: 1) Amending Plat; 2) Meets and Bounds description of Lot 1-R, Block B



THE STATE OF TEXAS, COUNTY OF ...

LINE	BEARING	DISTANCE
1	N 00° 00' 00" E	100.00
2	S 00° 00' 00" E	100.00
3	S 00° 00' 00" W	100.00
4	N 00° 00' 00" W	100.00

BEARINGS AND DISTANCES OF THE LINES...

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THE STATE OF TEXAS, COUNTY OF ...

BEARINGS AND DISTANCES OF THE LINES...

FULLER ENGINEERING & LAND SURVEYING, INC.

STATE OF TEXAS, COUNTY OF ...

LOT	ACRES	FRAC
10	0.125	1/8
11	0.125	1/8



THE STATE OF TEXAS §

OWNER'S ACKNOWLEDGMENT AND DEDICATION

COUNTY OF TARRANT §

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND, AS RECORDED IN VOL. 388-B, PAGE 154, DEED RECORDS, TARRANT COUNTY, TEXAS, SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES & BOUNDS DESCRIPTION:

BEING LOTS 1, 2, 3, 13, 14 AND 15, BLOCK "B", RICHLAND HILLS, AN ADDITION TO THE CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS, OUT OF THE A. G. WALKER SURVEY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 154, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT) AND BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ROD BEING AT THE NORTHWEST INTERSECTION CORNER OF RUFÉ SNOW DRIVE AND BRIDGES AVENUE (50 FOOT RIGHT-OF-WAY);

THENCE N 85°30' W (BEARING BASIS), WITH THE NORTH RIGHT-OF-WAY OF BRIDGES AVENUE, A DISTANCE OF 225.0 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF LOT 12, BLOCK "B", RICHLAND HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 388-C, PAGE 154, PRTCT;

THENCE N 04°30' E, WITH THE EAST LINE OF THE SAID LOT 12, A DISTANCE OF 148.7 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE NORTHEAST CORNER OF THE SAID LOT 12 FROM WHICH A CHAINLINK FENCE POST BEARS N 05°29'03" E, 0.61 FEET;

THENCE N 84°12' W, WITH THE NORTH LINE OF THE SAID LOT 12, A DISTANCE OF 69.2 FEET TO A 1/2 INCH IRON ROD SET FOR THE WESTERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, A POINT IN THE NORTH LINE OF THE SAID LOT 12 AND THE SOUTHEAST CORNER OF LOT 4, BLOCK "B", RICHLAND HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 388-C, PAGE 154, PRTCT;

THENCE N 04°27' E, WITH THE EAST LINE OF THE SAID LOT 4, A DISTANCE OF 137.0 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE

HEREIN DESCRIBED TRACT OF LAND, THE NORTHEAST CORNER OF THE SAID LOT 4, SAID IRON ALSO BEING IN THE SOUTH LINE OF REEVES STREET (50 FOOT RIGHT-OF-WAY) AND BEING IN A CURVE TO THE LEFT WITH A RADIUS OF 1171.3 FEET AND WHOSE CHORD BEARS S 87°40'20" E, 86.98 FEET;

THENCE WITH SAID CURVE AND SAID SOUTH LINE OF THE SAID REEVES STREET, IN A SOUTHEASTERLY DIRECTION, A DISTANCE ALONG THE ARC OF 87.0 FEET TO A PK NAIL SET FOR A POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND IN THE SOUTH LINE OF THE SAID REEVES STREET;

THENCE S 89°48' E, WITH THE SOUTH RIGHT-OF-WAY OF THE SAID REEVES STREET, A DISTANCE OF 185.0 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND AT THE SOUTHWEST INTERSECTION OF THE SAID RUFÉ SNOW DRIVE AND REEVES STREET;

THENCE S 00°12' W, WITH THE WEST RIGHT-OF-WAY OF THE SAID RUFÉ SNOW DRIVE, A DISTANCE OF 305.3 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6775 ACRES OF LAND, MORE OR LESS AND DESIGNATED HEREIN AS THE SUBDIVISION TO THE CITY, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.