



Vicinity Map 1"=1000'

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, We L.C. Tubb Jr. & Judith G. Brown, are the sole owner of all that certain lot, tract or parcel of land situated in the Thomas Peck Survey, Abstract Number 1210, City of North Richland Hills, Tarrant County, Texas, and being all of that certain called 8.925 acre tract of land described in deed in favor of L.C. Tubb Jr. recorded in Instrument Number D212214040 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:  
BEGINNING at a 5/8" rebar found at the southeast corner of said 8.925 acre tract, and being the northeast corner of Lot 1, Block 1, L. C. Tubb Jr. Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 354 (Instrument Number 190205781) of the Map Records of Tarrant County, Texas, and being on the west line of Davis Boulevard (called 120' right-of-way as evidenced by that certain called 0.487 acre tract of land described as Tract No. 2 in deed in favor of Tarrant County, recorded in Volume 3021, Page 155 of the Deed Records of Tarrant County, Texas);  
THENCE S 89°13'40" W, 437.97 feet with the south line of said 8.925 acre tract and the north line of said of said L. C. Tubb Jr. Addition to a 1/2" capped rebar found (LBS 3946) at the southwest corner of said 8.925 acre tract, being the southeast corner of Lot 17, Block 1, Saddlebrook Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof, recorded in Instrument Number D213255875 of the Official Public Records of Tarrant County, Texas, being a re-entrant corner in the west line of said 20.8 acre tract from which a "x" found at the northwest corner of said L. C. Tubb Jr. Addition and the westerly northwest corner of said 20.8 acre tract bears S 89°13'40" W, 332.1 feet;  
THENCE N 00°25'55" W, with the west line of said 20.8 acre tract, the west line of said 8.925 acre tract and the east line of said Saddlebrook Estates, passing at 152.0 feet a 1/2" capped rebar found (LBS 3946) at the northeast corner of said Lot 17, Block 1 on the south line of Bride Path Lane (called 50' right-of-way), passing at 202.0 feet a 1/2" capped rebar found (LBS 3946) at the southeast corner of Lot 3, Block 3 of said Saddlebrook Estates on the north line of said Bride Path Lane, passing at 327.0 feet a 1/2" capped rebar found (LBS 3946) at the northeast corner of said Lot 3 and the southeast corner of Lot 2, Block 3 of said Saddlebrook Estates, passing at 452.0 feet a magnetic nail found with shiner at the northeast corner of said Lot 2 on the south line of Clara Drive (called 50' right-of-way), continuing for a total distance of 627.06 feet to a "V" found in the concrete base of a screening wall column at the northerly northwest corner of said 20.8 acre tract and the northwest corner of said 8.925 acre tract, being the northeast corner of Lot 9, Block 2 of said Saddlebrook Estates, the southeast corner of Lot 7, Block 2 of said Saddlebrook Estates and the southwest corner of Lot 2R1, Block 4, Brentwood Estates an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof, recorded in Instrument Number D199242392 of the Official Public Records of Tarrant County, Texas, from which a magnetic nail found in concrete at the northeast corner of said Saddlebrook Estates and the northeast corner of said Brentwood Estates bears N 00°23'00" W, 562.63 feet;  
THENCE N 88°55'50" E, with the north line of said 20.8 acre tract, the north line of said 8.925 acre tract and the south line of said Brentwood Estates, passing at 436.5 feet (0.4' north of line) a 1/2" capped rebar found (Landes) at the southeast corner of said Lot 2R1 and the southwest corner of Lot 3R, Block 4 of said Brentwood Estates, continuing with the south line of Lot 3R, passing at 728.5 feet a 1/2" capped rebar found (BURY PITTMAN) at the southeast corner of said Lot 3R and the southwest corner of Lot 4R, Block 4 of said Brentwood Estates, continuing with the south line of said Lot 4R a total distance of 808.27 feet to a 1/2" capped rebar set (McAdams) at the southeast corner of said Lot 4R and the northeast corner of said 8.925 acre tract, and being on the west line of said Davis Boulevard;  
THENCE S 29°52'30" W 733.72 feet with the east line of said 8.925 acre tract and the west line of Davis Boulevard to the POINT OF BEGINNING and containing approximately 8.991 acres of land.

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 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 \_\_\_\_\_, 2021, to approve this plat for filing of record.  
\_\_\_\_\_  
Mayor, City of North Richland Hills  
Attest: Secretary, Planning and Zoning Commission

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.  
**PRELIMINARY DOCUMENT:**  
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**  
**MARK PAINE, RPLS 6078 7/16/21**  
Mark Paine, RPLS  
Texas Registration No. 5078

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, L.C. Tubb Jr., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block A, Century Hills an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

OWNER

L.C. TUBB JR.

STATE OF TEXAS:

\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Judith Brown, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block A, Century Hills an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

OWNER

JUDITH G. BROWN

STATE OF TEXAS:

\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone, (4202) NAD '83.
- Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams on the subject property.
- According to Community/Panel No. 48439C0090L G, effective March 21, 2019, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Lot 1, Block A will only be developed at this time.
- No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- The easements indicated on this plat are for the purpose of construction, 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.
- Field work performed during the month of January 2020.

LEGEND

- P.O.B. = POINT OF BEGINNING
- RF = REBAR FOUND
- CRS = CAPPED REBAR SET (MCADAMS)
- CRF = CAPPED REBAR FOUND
- PRDCT = FLAT RECORDS, DENTON COUNTY, TEXAS
- RRPDCD = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT

File: M:\Projects\2021\20210304\02-CenturyHills\Survey\Plan\20210304.PP  
Printed: 7/16/2021 2:54 PM, by: [unclear], Date: 7/16/2021 2:41 PM, by: [unclear]

**PRELIMINARY PLAT**  
**CENTURY HILLS ADDITION**  
**Lots 1 & 2, Block A**  
Being 8.991 Acres of land located in the  
T. PECK SURVEY, ABSTRACT NO. 1210  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
JUNE 16, 2021



The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012  
TBP#: 19762 TBP#: 10194440  
www.gson.com  
www.mcadamsco.com

DRAWN BY: SP DATE: 06/15/2021 SCALE: 1"=40' JOB No. **REAL EQ 2020310364**

**OWNER/DEVELOPER**  
**L. C. TUBB JR. & JUDITH G. BROWN**  
5700 NORTH RIVERSIDE DRIVE  
FORT WORTH, TEXAS 76157  
Ph. 803.908.4626  
Contact: L. C. TUBB JR.  
**OWNER/DEVELOPER**  
**VILLAGE COOPERATIVE OF**  
**CENTURY HILLS**  
1400 CORPORATE CENTER  
CURVE, SUITE 9100  
EAGAN, MN 55121  
Ph. 803.908.4626  
Contact: BRIAN BOCOTT

(Case PP 2021-01)

FILED \_\_\_\_\_ DOC # \_\_\_\_\_ PRDCT.