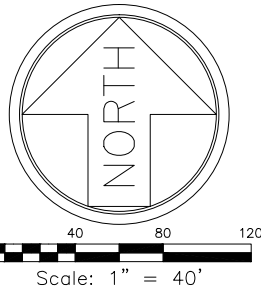


Vicinity Map



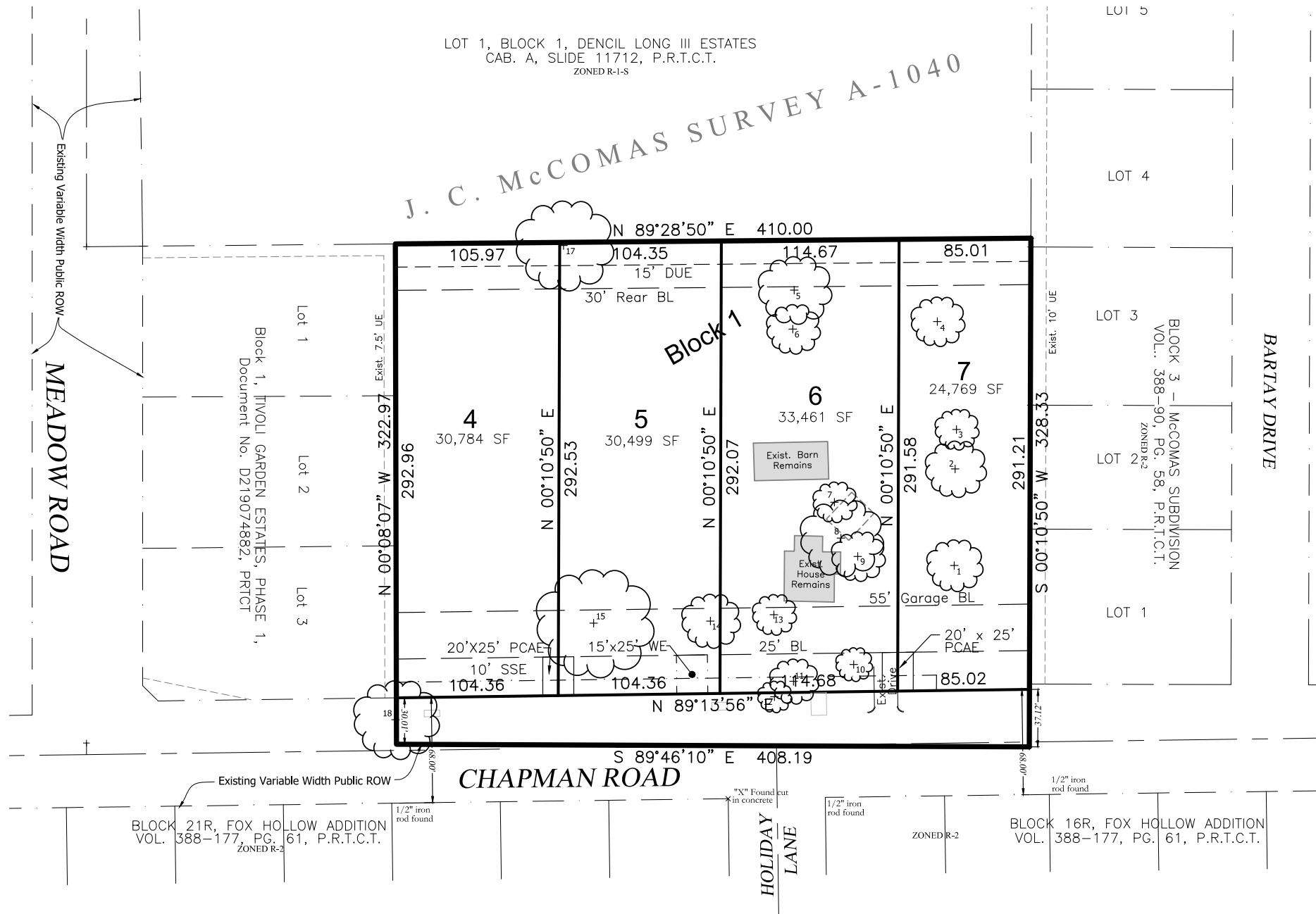
Owner/Applicant
 Torino, LLC
 Bob Flynn
 1313 Regency Court
 Southlake, TX 76092
 817.308.7747

Surveyor
 Roger W. Hart, RPLS
 Barron-Stark Engineers, LP
 6221 Southwest Blvd., Suite 100
 Fort Worth, TX 76132
 817.2318123

Engineer
 Tom Hoover, PE
 Thomas Hoover Engineering, LLC
 P. O. Box 1808
 Keller, TX 76244
 817.913.1350

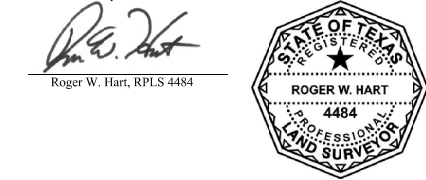
LOT 1, BLOCK 1, DENCIL LONG III ESTATES
 CAB. A, SLIDE 11712, P.R.T.C.T.
 ZONED R-1-S

J. C. McCOMAS SURVEY A-1040



- Notes:**
- The Texas Coordinate System information shown hereon is based on field observations using City of North Richland Hills Benchmark No. GPS 32 and GPS 37.
 - Maintenance of the driveway constructed with the Private Cross Access & Utility Easement dedicated hereon shall be shared equally by Lots 4, 5, 6, and 7, Block 1.
 - All new electrical, telecommunications and cable facilities, including new service drops, must be placed underground in an easement at the rear lot line. Where rear lot utilities are located on corner lots, above ground appearances must be located behind the side building line.
 - The Private Cross Access Easements are to be shared between the two lots. Driveways must be designed to provide adequate maneuvering space off-street to turn around and exit the property without backing into Chapman Drive
 - Abbreviations:
 P.R.T.C.T. = Plat Records, Tarrant County, Texas
 R.P.R.T.C.T. = Real Property Records, Tarrant County, Texas
 PCAE = Private Cross-Access Easement
 BL = Building Line
 UE = Utility Easement
 WE = Water Easement
 SSE = Sanitary Sewer Easement
 DUE = Drainage & Utility Easement
 - No above ground franchise utility appearances are allowed in the fronts of the properties.
 - 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 operated and maintain the public utilities.
 - Each lot must provide adequate turn-around space on the lot so that vehicles do not back on to Chapman Road.

Surveyor's Certificate:
 I, Roger W. Hart, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was compiled from under my direction and supervision.



Roger W. Hart, RPLS 4484

BLOCK 21R, FOX HOLLOW ADDITION
 VOL. 388-177, PG. 61, P.R.T.C.T.
 ZONED R-2

BLOCK 16R, FOX HOLLOW ADDITION
 VOL. 388-177, PG. 61, P.R.T.C.T.

Preliminary Plat
TIVOLI GARDEN ESTATES

Lots 4 thru 7, Block 1
 Being 3.06 acres of land in the
 J. C. McComas Survey, Abstract Number 1040,
 City of North Richland Hills, Tarrant County, Texas.

Prepared February, 2022

City Case No. PLAT22-0009

Project No. 476-9959

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day of _____, 20____, to recommend approval of this plat by 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 _____, 20____, to approve this plat.

 Mayor, Planning and Zoning Commission

 Attest: City Secretary

Barron-Stark Engineers
 6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com