

LAND USE DATA	
LOT SIZE	No. LOTS
78' x 125' (MIN.)	37
OPEN SPACE	
No. OF LOTS	4
AREA OF OPEN SPACE	2.28 ACRES
PERCENT OF OPEN SPACE	15.5%

S.V.S. & U.E. = SIGHT VISIBILITY, SIDEWALK, & UTILITY EASEMENT



VICINITY MAP
(NOT TO SCALE)

PRIVATE OPEN SPACE NOTE: LOT IX, BLOCK A, LOT 2IX, BLOCK C, LOT IX BLOCK D, & LOT IX BLOCK E SHALL BE OWNED AND MAINTAINED BY AN ESTABLISHED HOMEOWNER'S ASSOCIATION

PROPERTY DESCRIPTION
COUNTY OF TARRANT

BEING a tract of land situated in the W.C. Newton Survey, Abstract No. 1182 and the S. Richardson Survey, Abstract No. 1266, City of North Richland Hills, Texas, being the remainder of a tract of land as described in deed to Jody Austin and wife, Susan A. Austin, recorded in Volume 8095, Page 616, Deed Records, Tarrant County, Texas (DRTCT), being that called 5.017 acre tract of land as described in deed to Jody V. Austin and wife, Susan A. Austin, recorded in D20536366, DRTCT, being that tract of land as described in deed to Kenneth G. Ashlock and wife, Judith K. Ashlock, recorded in Volume 12352, Page 356, DRTCT, and being more particularly described as follows:

BEGINNING an aluminum highway disc found in the west right-of-way of line of Precinct Line Road - F.M. 3029 (variable width R.O.W., adjoining R.O.W. per Volume 12456, Page 508 & Volume 12053, Page 1784, DRTCT) at the northeast corner of the remainder of said Austin tract recorded in Volume 8095, Page 616, DRTCT and the southeast corner of the remainder of a tract of land as described in deed to Gene E. Ratcliff and wife, Joan C. Ratcliff, recorded in Volume 8361, Page 99, DRTCT, from which an aluminum highway disc found bears N 00°48'59" W, 131.03 feet (State 131.10 feet),

THENCE along the west line of said Precinct Road and the east line of said Austin remainder tract and said Ashlock tract, as follows:

S 00°53'21" E, a distance of 88.53 feet (State 88.53 feet) to a broken concrete highway monument with brass stem found,

S 02°45'20" E, a distance of 207.38 feet (State 207.35 feet) passing an aluminum highway disc found at the southeast corner of said Austin remainder tract and the northeast corner of said Ashlock tract, continuing a total distance of 300.19 feet (State 300.16 feet) to a concrete highway monument with brass disc found,

S 00°47'03" E, a distance of 155.92 feet (State & deed 155.79 feet) to an aluminum highway disc found at the southeast corner of said Ashlock tract and the northeast corner of a tract of land as described in deed to Coude Partners, L.L.C., recorded in D205166057, DRTCT, from which a concrete highway monument with brass disc found bears S 00°10'33" E, 179.93 feet (Coude deed 180.2 feet),

THENCE S 89°25'23" W, along the south line of said Ashlock tract, a distance of 463.23 feet passing a 3/8" rebar found 0.33 feet south of line, a distance of 678.13 feet passing a 3/8" rebar found 0.56 feet south of line, continuing a total distance of 1250.25 feet (deed 1249.89 feet) to a 1" steel pipe found in the north line of Thornbridge East, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas, being the southeast corner of said Ashlock tract, from which a 1/2" rebar capped LBS found bears N 87°14'06" W, 5.14 feet,

THENCE N 01°42'54" W, along the west line of said Ashlock tract, a distance of 245.08 feet (deed 246.08 feet) to a 1-1/2" steel pipe found at the northwest corner said Ashlock tract and the southwest corner of said Austin called 5.017 acre tract,

THENCE N 00°51'15" W, along the west line of said Austin called 5.017 acre tract, a distance of 261.68 feet (deed 261.77 feet) to a 1/2" rebar capped Goodwin & Marshall set at the northwest corner of said Austin called 5.017 acre tract, from which a 5/8" rebar found at the most southerly southwest corner of North Tarrant Marketplace, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in D21406251, Plat Records, Tarrant County, Texas bears N 01°30'24" W, 382.9 feet,

THENCE along the north line of said Austin tracts and the south line of a tract of land as described in deed to Gene E. Ratcliff and wife, Joan C. Ratcliff, recorded in Volume 8361, Page 99, DRTCT, as follows:

N 89°05'42" E, a distance of 1065.40 feet (deeds 1065.40 feet & 1064.99 feet) to a 1/2" rebar capped Vogt found,

N 01°31'42" W, a distance of 31.83 feet (deeds 31.79 feet & 31.73 feet) to a 1/2" rebar found,

N 89°29'27" E, a distance of 179.07 feet (State 179.12 feet) to the POINT OF BEGINNING and containing 14.762 acres of land.

NOTE:
Bearings are referenced to City of North Richland Hills Geodetic Control Stations GPS-2B, GPS-30 & GPS-31.

THORNBRIDGE DRIVE

THORNBRIDGE, PHASE V
CAB. A, S.L. 4134
P.R.T.C.T.

TEXAS STATE PLANE NAD 83
NORTH CENTRAL ZONE
GRID COORDINATE
N= 7012595.48
E= 2370464.40

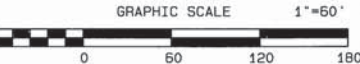
ZONED-AG

THOMAS PECK SURVEY
ABSTRACT No. 1209
(REMAINDER)
GENE E. RATCLIFF
AND WIFE
JOAN C. RATCLIFF
VOL. 8361, PG. 99
D.R.T.C.T.

A-1209
A-1266

LAVACA TRAIL

POINT OF BEGINNING



ZONED "R-2"

THORNBRIDGE, PHASE V
CAB. A, S.L. 4134
P.R.T.C.T.

THORNBRIDGE, PHASE V
CAB. A, S.L. 4134
P.R.T.C.T.

THORNBRIDGE EAST
CAB. A, S.L. 4133
P.R.T.C.T.

S. RICHARDSON SURVEY
ABSTRACT No. 1266

ZONED-AG

COUDE PARTNERS
LTD.
D205166057
D.R.T.C.T.

W.C. NEWTON SURVEY
ABSTRACT No. 1182
TEXAS STATE PLANE NAD 83
NORTH CENTRAL ZONE
GRID COORDINATE
N= 7012501.48
E= 2371725.62

PRELIMINARY PLAT

FOR

THORNBRIDGE NORTH
14.762 ACRES

SITUATED IN THE

W.C. NEWTON SURVEY, ABSTRACT No. 1182
S. RICHARDSON SURVEY, ABSTRACT No. 1266
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

JULY, 2016

ZONED: "R-2"

SHEET 1 OF 2

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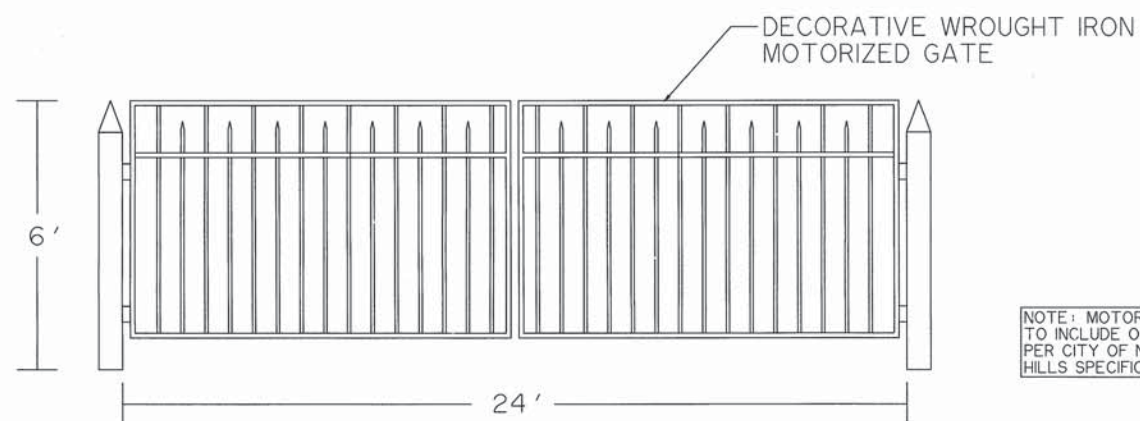
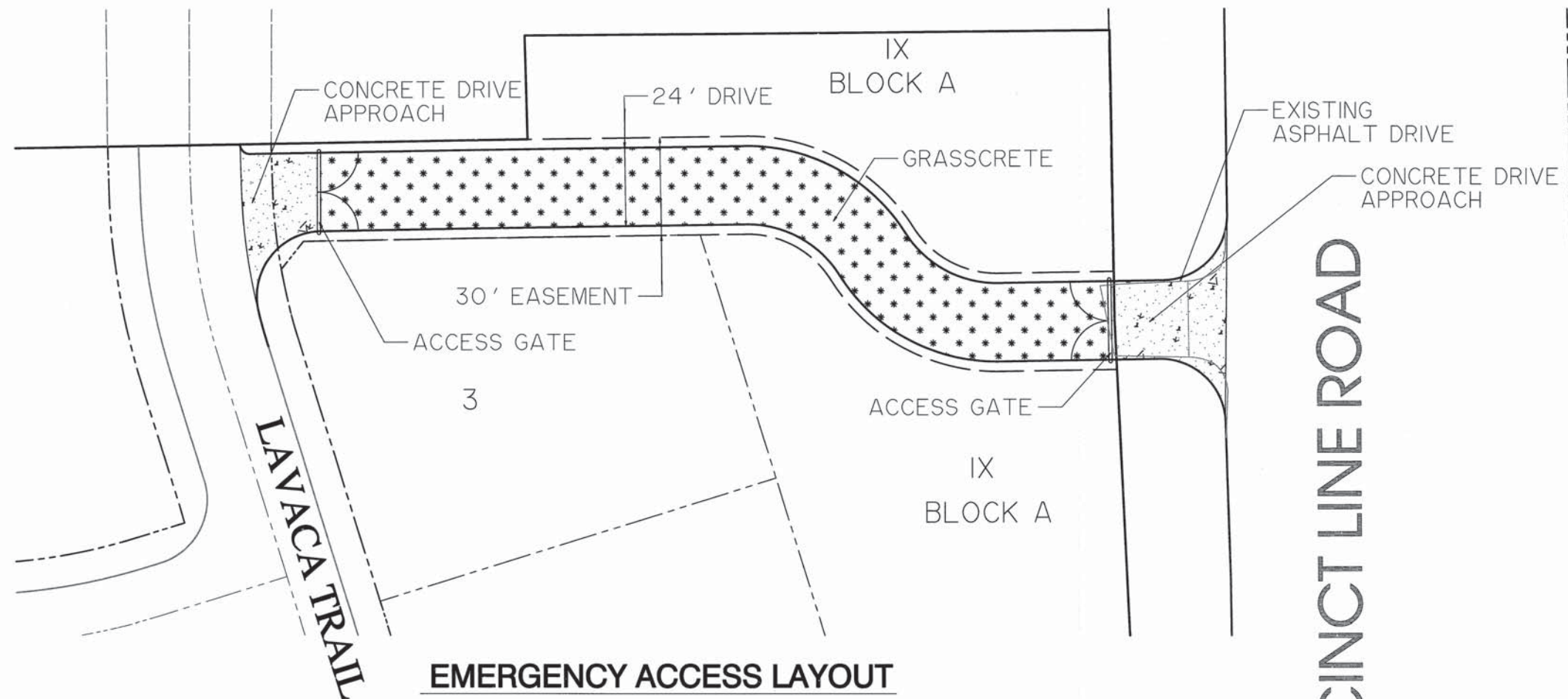
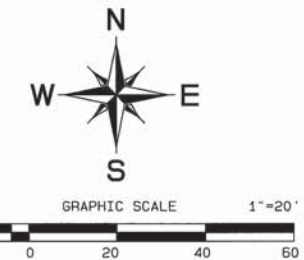
JULY, 2016

ZONED: "R-2"

SHEET 1 OF 2

THORNBRIDGE DRIVE

THORNBRIDGE, PHASE V
CAB. A, S.L. 41



NOTE: MOTORIZED GATE
TO INCLUDE OPTICOM DEVICE
PER CITY OF NORTH RICHLAND
HILLS SPECIFICATIONS

OWNER:
KENNETH & JUDITH ASHLOCK
8153 PRECINCT LINE ROAD,
NORTH RICHLAND HILLS, TX 76182

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
CONTACT: JASON WEAVER, P.E.

OWNER:
JODY AUSTIN
8155 PRECINCT LINE ROAD,
NORTH RICHLAND HILLS, TX 76182

DEVELOPER:
OUR COUNTRY HOMES
700 WEST HARWOOD DRIVE
HURST, TX 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

PRELIMINARY PLAT
FOR
THORNBRIDGE NORTH
14.78 ACRES
SITUATED IN THE
W.C. NEWTON SURVEY, ABSTRACT No. 1182
S. RICHARDSON SURVEY, ABSTRACT No. 1266
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
JULY, 2016
ZONED: "R-2"

PP-2016-07

SHEET 2 OF 2