



**LEGEND**

- BL.....Building Line
- CIRF.....Capped Iron Rod Found
- D.R.T.C.T.....Deed Records, Tarrant County, Texas
- O.P.R.T.C.T.....Official Public Records, Tarrant County, Texas
- IRF.....Iron Rod Found
- IRS.....Set 5/8 inch Capped Iron Rod
- Marked "BHB INC"
- POB.....Point of Beginning
- POC.....Point of Commencing
- P.R.T.C.T.....Plat Records, Tarrant County, Texas
- D&UE.....Drainage and Utility Easement
- UE.....Utility Easement
- SV, SWE, & UE.....10'x10' Sight Visibility, Sidewalk, & Utility Easement
- SSE.....Sanitary Sewer Easement
- SDE.....Storm Drain Easement
- FME.....Fence Maintenance Easement

**LAVACA TRAIL**  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

4" BRASS DISC  
TXDOT MON.

- GENERAL NOTES**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
  2. All distances shown are at ground.
  3. By scaled location of FEMA FIRM # 48121C0675G, effective date 04/18/2011, this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
  4. No Electrical Appurtenances are permitted in the front yard of the properties.
  5. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
  6. Areas shown on this plat as Open Space areas (X) shall be owned and maintained by the Home Owner's Association.
  7. All property corners are 5/8 inch capped iron rod marked "BHB INC" set unless otherwise noted.
  8. The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.
  9. The HOA reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace or maintain the fence within the easement as deemed necessary by the HOA.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ZONED R-2 SINGLE FAMILY RESIDENTIAL  
NRH CASE # FP 2017-09  
**FINAL PLAT**  
**THORNBRIDGE NORTH**  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS  
BEING A 17.607 ACRE TRACT OF LAND SITUATED WITHIN THE  
W.C. NEWTON SURVEY, ABSTRACT NO. 1182, &  
THE S. RICHARDSON SURVEY, ABSTRACT NO. 1266  
TARRANT COUNTY, TEXAS  
JANUARY 2018  
SHEET 1 OF 2

**SURVEYOR:**  
**BHB** Baird, Hampton & Brown  
Engineering & Surveying  
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116  
ma@bhbinco.com 817-338-1277 www.bhbinco.com  
BHB Project # 2017.800.054 TBPE Firm F-44 TBPL Firm 10011300

**OWNER/DEVELOPER:**  
Beaten Path Development -  
Thornridge North, LLC  
Dustin Austin  
700 West Harwood Dr., Suite G  
Hurst, TX 76054  
Phone: 817-528-4100

Residential Lots: 50  
Open Space Lots: 4; Lot 1X Block A, Lot 8X  
Block D, Lot 1X Block E, & Lot 1X Block F  
Total Lots: 54

This plat filed in County Clerk's Document No. \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTION**

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Beaten Path Development - Thornbridge North, LLC, is the owner of 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, Tarrant County, Texas, as recorded in the Special Warranty Deed, in Document Number D217282850, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said tract of land being all of three (3) tracts of land described in the deeds to Beaten Path Development, LLC, as recorded in Document Numbers D216217245, D216217247, & D217071866, O.P.R.T.C.T., and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. All distances are at ground):

BEGINNING at a TXDot Concrete Right-of-Way Monument with a 4" Aluminum Disk found at the Northeast corner of said Beaten Path Development tract (D21617247), on the South line of a called 4.96 acre tract of land described in the Warranty Deed with Vendor's Lien to Gene E. Ratcliff and wife, Joan C. Ratcliff, as recorded in Volume 8361, Page 99, D.R.T.C.T., and on the West Right-of-Way line of Precinct Line Road (a variable width Right-of-Way), from which a TXDot Concrete Right-of-Way Monument with a 4" Aluminum Disk found on the North line of said Ratcliff tract, on the South line of a tract of land described in the Special Warranty Deed to Don Charles Golyghtly and Janet Gay Golyghtly, Co-Trustees of the Golyghtly Family Trust, as recorded in Document No. 217094130, O.P.R.T.C.T., and on the West line of said Precinct Line Road, bears North 00°48'31" West, a distance of 130.95 feet, said beginning point having a Northing of 7013045.64 feet and an Easting of 2371707.84 feet, Texas State Plane Grid-Texas North Central Zone 4202, NAD83;

THENCE with the West Right-of-Way line of said Precinct Line Road and the East line of said TBeaten Path Development tracts, the following courses and distance:

South 00°55'15" East, a distance of 88.66 feet to a TXDOT Concrete Right-of-Way Monument (broken) found for an angle point;

South 02°46'00" East, passing a TXDot Concrete Right-of-Way Monument with a 4" Aluminum Disk found for the Southeast corner of said Beaten Path Development tract (D21617247) and the Northeast corner of said Beaten Path Development tract (D216217245) at a distance of 207.44 feet and continuing in all a total distance of 300.14 feet to a TXDot Concrete Right-of-Way Monument with a 4" Brass Disk found for an angle point;

South 00°45'07" East, a distance of 155.97 feet to a 5/8 inch capped iron rod marked "BHB INC" set for the Southeast corner of said Beaten Path Development tract (D216217245) and the Northeast corner of said Beaten Path Development tract (D217071866);

South 01°03'26" East, a distance of 44.19 feet to a 5/8 inch capped iron rod marked "BHB INC" set for an angle point;

South 00°09'13" West, a distance of 135.75 feet to a TXDot Concrete Right-of-Way Monument with a 4" Brass Disk for the Southeast corner of said Beaten Path Development tract (D217071866) and on the North line of the remainder of a tract of land described in the Warranty Deed with Vendor's Lien to Albert W. Morris, Jr. and wife, Martha Morris as recorded in Volume 4487, Page 241, D.R.T.C.T., from which a TXDot Concrete Right-of-Way Monument with a 4" Brass Disk found for an angle point on the West Right-of-Way line of said Precinct Line Road bears South 00°11'03" West, a distance of 164.22 feet;

THENCE South 89°23'34" West, leaving the West Right-of-Way line of said Precinct Line Road and with the common line of said Beaten Path Development tract (D217071866) and said Morris tract, a distance of 677.93 feet to a 5/8 inch capped iron rod marked "BHB INC" set at the Southwest corner of said Beaten Path Development tract (D217071866), and on the East line of Thornbridge East, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 00°14'20" West, with the common line of said Beaten Path Development tract (D217071866) and said Thornbridge East, a distance of 179.33 feet to a 3/8 inch iron rod found at the Northwest corner of said Beaten Path Development tract (D217071866), the Northeast corner of said Thornbridge East and on the South line of said Beaten Path Development tract (D216217245);

THENCE South 89°30'10" West, with the common line of said Beaten Path Development tract (D216217245) and said Thornbridge East, a distance of 577.24 feet to a 1/2 inch capped iron rod marked "LBS 3946" found on the East line of Thornbridge, Phase V, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 4134, P.R.T.C.T., from which a 1 inch Pipe found bears South 86°56'53" East, a distance of 5.17 feet;

THENCE North 01°01'32" West, with the East line of said Thornbridge, Phase V, a distance of 506.37 feet to a 5/8 inch capped iron rod marked "BHB INC" set at the Southwest corner of said Ratcliff tract;

THENCE with the common line of said Beaten Path Development tract (D216217247) and said Ratcliff tract, the following courses and distances:

North 89°05'43" East, passing a 1/2 inch capped iron rod marked "Goodwin & Marshall" found at a distance of 2.94 feet, and continuing a total distance of 1,068.40 feet to a 1/2 inch capped iron rod marked "VOGT 1928" found for an angle point;

North 00°38'03" West, a distance of 31.80 feet to a 1/2 inch capped iron rod marked "VOGT 1928" found for an angle point;

North 89°28'28" East, a distance of 178.61 feet to the POINT OF BEGINNING and containing 766,977 Square Feet or 17.607 Acres of Land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Beaten Path Development - Thornbridge North, LLC, Owner, acting by and through Dustin Austin, Manager, does hereby adopt that plat designating the hereinabove described property as **Lots 1X, 2-8 BLOCK A, LOTS 1-6 BLOCK B, LOTS 1-24 BLOCK C, LOTS 1-7, 8X, 9-14 BLOCK D, LOT 1X BLOCK E, & LOT 1X BLOCK F, THORNBRIDGE NORTH**, an addition to the City of North Richland Hills and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills.

Witness our hands at Tarrant County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Dustin Austin, Manager  
Beaten Path Development - Thornbridge North, LLC

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Dustin Austin, Authorized Agent, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Witness our hands at Tarrant County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATION**

That I, Lon E. Whitten, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.  
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW BY:**

Lon E. Whitten Date: 1-10-2018  
Registered Professional Land Surveyor #5893

**CURVE DATA TABLE**

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	19°11'00"	200.00'	66.96'	S81°00'56"E	66.65'
C2	19°45'37"	300.00'	103.47'	N8°58'32"E	102.95'
C3	18°45'54"	200.00'	65.50'	S81°31'20"E	65.21'
C4	18°45'54"	500.00'	163.75'	N81°31'20"W	163.02'
C5	90°00'00"	35.00'	54.98'	S45°54'17"E	49.50'
C6	5°29'12"	500.00'	47.88'	N3°38'53"W	47.86'
C7	5°29'12"	500.00'	47.88'	S3°38'53"E	47.86'
C8	19°38'27"	275.00'	94.27'	N81°05'03"W	93.81'
C9	19°38'27"	275.00'	94.27'	S81°05'03"E	93.81'
C10	90°00'00"	35.00'	54.98'	N45°54'17"W	49.50'
C11	12°50'00"	225.00'	50.40'	N84°11'26"W	50.29'
C12	10°55'36"	175.00'	33.37'	S85°08'38"E	33.32'
C13	19°45'37"	325.00'	112.09'	S8°58'32"W	111.53'
C14	12°27'56"	60.00'	13.05'	N7°08'15"W	13.03'
C15	44°49'47"	60.00'	46.95'	N35°47'06"W	45.76'
C16	32°42'17"	60.00'	34.25'	S74°33'08"E	33.79'
C17	14°15'32"	250.00'	62.22'	S78°23'36"E	62.06'
C18	5°28'30"	300.00'	28.67'	S74°00'05"E	28.66'
C19	14°09'57"	300.00'	74.17'	S83°49'18"E	73.98'
C20	5°29'16"	525.00'	50.28'	N3°38'55"W	50.27'

**LINE DATA TABLE**

NO.	BEARING	DIST
L1	S1°03'26"E	44.19'
L2	N0°38'03"W	31.80'
L3	S86°56'53"E	5.22'
L4	S18°51'21"W	5.96'
L5	N89°05'43"E	88.93'
L6	N0°04'25"E	7.22'
L7	S18°51'21"W	3.64'
L8	S89°23'34"W	49.70'
L9	N89°05'43"E	2.94'
L10	N76°37'47"E	17.97'

**CURVE DATA TABLE**

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C21	0°42'05"	475.00'	5.82'	N6°02'21"W	5.82'
C22	4°47'02"	475.00'	39.66'	N3°17'48"W	39.65'
C23	56°26'34"	60.00'	59.11'	N29°07'34"W	56.75'
C24	33°33'26"	60.00'	35.14'	N74°07'34"W	34.64'
C25	18°45'54"	475.00'	155.57'	N81°31'20"W	154.87'
C26	9°36'36"	225.00'	37.74'	N76°56'41"W	37.69'
C27	9°09'17"	225.00'	35.95'	N86°19'38"W	35.91'
C28	14°32'40"	275.00'	69.81'	N11°35'01"E	69.62'
C29	5°31'41"	175.00'	16.88'	S88°08'26"E	16.88'
C30	13°14'13"	175.00'	40.43'	S78°45'30"E	40.34'
C31	0°57'01"	525.00'	8.71'	S72°36'54"E	8.71'
C32	8°45'38"	525.00'	80.27'	S77°28'13"E	80.19'
C33	8°33'01"	525.00'	78.34'	S86°07'33"E	78.27'
C34	0°30'14"	525.00'	4.62'	N89°20'50"E	4.62'
C35	5°29'16"	525.00'	50.28'	S3°38'55"E	50.27'
C36	5°29'07"	475.00'	45.47'	S3°38'50"E	45.46'
C37	18°10'47"	250.00'	79.32'	N81°48'53"W	78.99'
C38	1°27'40"	250.00'	6.37'	N71°59'40"W	6.37'
C39	14°07'08"	300.00'	73.93'	N78°19'24"W	73.74'
C40	5°31'19"	300.00'	28.91'	N88°08'37"W	28.90'

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively

on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, to approve this final plat.

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 \_\_\_\_\_, 2018, to approve this final plat.

Mayor, City of North Richland Hills

Attest: City Secretary

ZONED R-2 SINGLE FAMILY RESIDENTIAL  
NRH CASE # FP 2017-09

**FINAL PLAT**

**THORNBRIDGE NORTH**  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS  
BEING A 17.607 ACRE TRACT OF LAND SITUATED WITHIN THE  
W.C. NEWTON SURVEY, ABSTRACT NO. 1182, &  
THE S. RICHARDSON SURVEY, ABSTRACT NO. 1266  
TARRANT COUNTY, TEXAS  
JANUARY 2018  
SHEET 2 OF 2

**SURVEYOR:**  
**B B** Baird, Hampton & Brown  
Engineering & Surveying  
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116  
mail@bhbinc.com 817-338-1277 www.bhbinc.com  
BHB Project # 2017.800.054 TBPE Firm F-44 TBPLS Firm 10011300

**OWNER/DEVELOPER:**  
Beaten Path Development -  
Thornbridge North, LLC  
Dustin Austin  
700 West Harwood Dr., Suite G  
Hurst, TX 76054  
Phone: 817-528-4100