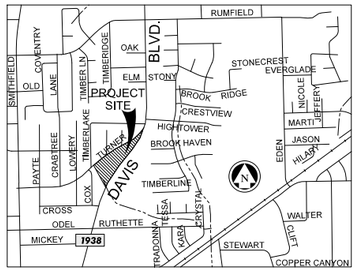


VICINITY MAP

N.T.S.

CL CURVE DATA						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	LC	CHORD BEARING
(1)	22° 10' 45"	225.00'	87.10'	44.10'	86.55'	S 20°44'40" E
(2)	15° 03' 35"	275.00'	72.28'	36.35'	72.07'	S 17°11'06" E
(3)	32° 41' 59"	100.00'	57.07'	29.34'	56.30'	N57°55'58"E
(4)	16° 34' 58"	525.00'	151.95'	76.51'	151.42'	N49°52'28"E

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).

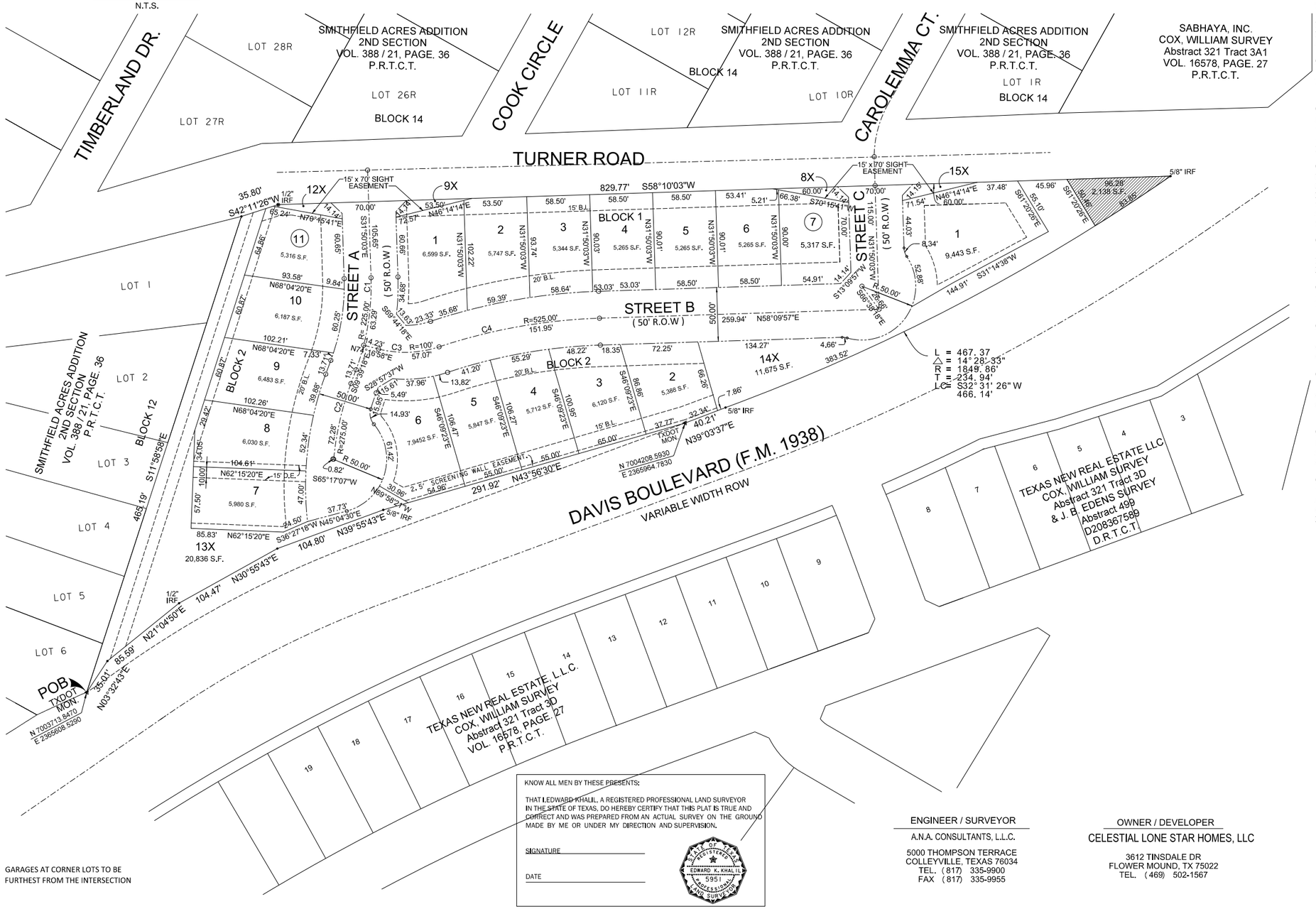
_____
Chair - Planning and Zoning Commission

_____
Secretary - Planning and Zoning Commission

Approved by the City Council of the City of North Richland Hills, Texas, on _____ (date).

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary



GARAGES AT CORNER LOTS TO BE FURTHEST FROM THE INTERSECTION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

SIGNATURE _____

DATE _____

STATE OF TEXAS REGISTERED EDWARD K. KHALIL 5957 PROFESSIONAL LAND SURVEYOR A.N.A. CONSULTANTS

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER

CELESTIAL LONE STAR HOMES, LLC

3612 TINSDALE DR
FLOWER MOUND, TX 75022
TEL. (469) 502-1567

LEGAL DESCRIPTION

BEING 4.298 ACRE TRACT OF LAND CALLED COMMERCIAL TRACT IN BLOCK 12, SMITHFIELD ACRES ADDITION, SECOND SECTION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-21, PAGE 36, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO CELESTIAL LONE STAR HOMES LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D223212309, AND CORRECTED IN INSTRUMENT NUMBER D223214155, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOR THE SOUTH CORNER OF SAID 4.298 ACRE TRACT IN THE WEST RIGHT OF WAY LINE OF DAVIS BOULEVARD (STATE HIGHWAY 1938) VARIABLE WIDTH RIGH OF WAY AS RECORDED IN VOLUME 9421, PAGE 2171, OF SAID DEED RECORDS, ALSO BEING THE EASTERLY CORNER OF LOT 6, BLOCK 12, OF SAID SMITHFIELD ACRES ADDITION;

THENCE NORTH 11 DEGREES 58 MINUTES 58 SECONDS WEST, 465.19 FEET WITH THE COMMON LINE OF SAID 4.298 ACRE TRACT AND SAID SMITHFIELD ACRES ADDITION TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET FOR THE NORTHWEST CORNER OF SAID 4.298 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 12, IN THE SOUTHERLY RIGHT OF WAY LINE OF TURNER ROAD;

THENCE NORTH 42 DEGREES 11 MINUTES 26 SECONDS EAST, 35.80 FEET WITH THE NORTHERLY LINE OF SAID 4.298 ACRE TRACT AND THE SOUTHERLY LINE OF SAID TURNER ROAD TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH 58 DEGREES 10 MINUTES 03 SECONDS EAST, 829.77 FEET TO 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND FOR THE NORTHEAST CORNER OF SAID 4.298 ACRE TRACT IN THE NORTHERLY LINE OF SAID DAVIS BOULEVARD AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 467.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD, THROUGH A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 33 SECONDS WITH A RADIUS OF 1849.86 FEET, A TANGENT LENGTH OF 234.94 FEET AND A CHORD WHICH BEARS SOUTH 32 DEGREES 31 MINUTES 26 SECONDS WEST, 466.14 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET;

THENCE SOUTH 39 DEGREES 03 MINUTES 37 SECONDS WEST, 40.21 FEET WITH THE NORTHWESTERLY LINE OF SAID DAVIS BOULEVARD TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;

THENCE SOUTH 43 DEGREES 56 MINUTES 30 SECONDS WEST, 291.92 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND;

THENCE SOUTH 39 DEGREES 55 MINUTES 43 SECONDS WEST, 104.80 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND;

THENCE SOUTH 30 DEGREES 55 MINUTES 43 SECONDS WEST, 104.47 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND;

THENCE SOUTH 21 DEGREES 04 MINUTES 50 SECONDS WEST, 85.59 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET;

THENCE SOUTH 03 DEGREES 32 MINUTES 43 SECONDS WEST, 35.01 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO THE **PLACE OF BEGINNING** AND CONTAINING 187,224 SQUARE FEET OR 4.298 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT

ORCHARD WALK ESTATES

EXIST. ZONING "C-2" COMMERCIAL
PROP. ZONING "RI-PD RESIDENTIAL
INFILL PLANNED DEVELOPMENT"
LOTS 1-7, 8X & 9X BLOCK 1 &
LOTS 1-11, 12X,13X,14X & 15X BLOCK 2
BEING A REPLAT OF COMMERCIAL TRACT
IN BLOCK 12
SMITHFIELD ACRES ADDITION
AND BEING 4.298 ACRES OF LAND
18 RESIDENTIAL LOTS &
6 OPEN SPACE LOTS
IN THE COX, WILLIAM SURVEY
ABSTRACT NO. 321,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PREPARED MAY 2024

REVISIONS						
DATE						
240360	APA	OFN	05-21-2024			
PROJECT NO.	DRAWN BY	APPROVED BY	DATE			

PRELIMINARY PLAT
ORCHARD WALK ESTATES

5000 THOMPSON TERRACE
COLLEYVILLE, TX.76034
(817)335-9900
FAX:(817)335-9955

SHEET 1 OF 1

CASE PP 2024-XX

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A.N.A. JOB NUMBER 240360

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9/4/2024
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