

- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - DOC. NO. DOCUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - NMS NO MONUMENT SET, FALLS IN ROAD
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.F. SQUARE FEET
 - S.W.E. SIDEWALK EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - V.S.E. VISIBILITY SITE EASEMENT
 - D.&U.E. UTILITY & DRAINAGE EASEMENT
 - O.S.D.&U.E. OPEN SPACE, DRAINAGE, & UTILITY EASEMENT
 - O.S.&U.E. OPEN SPACE & UTILITY EASEMENT
 - T.E.S.C.O. TEXAS ELECTRIC SERVICE COMPANY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°37'53" E	24.29'
L2	S 00°02'25" E	30.00'
L3	N 00°00'53" W	29.92'
L4	N 00°27'11" E	3.10'
L5	S 00°06'53" E	29.78'
L6	N 45°24'39" W	14.14'
L7	N 44°35'21" E	14.14'
L8	S 45°07'06" E	14.07'
L9	N 44°52'54" E	14.21'
L10	N 45°07'06" W	12.24'
L11	S 44°52'54" W	14.21'
L12	S 45°24'18" E	14.14'
L13	N 39°43'16" E	22.90'
L14	S 89°35'21" W	20.03'
L15	S 45°23'30" W	14.34'
L16	S 44°36'30" E	13.94'
L17	S 01°11'40" W	4.88'
L18	S 36°40'54" E	21.37'
L19	N 14°12'00" E	5.05'
L20	S 89°33'21" W	27.22'
L21	N 45°24'39" W	14.14'
L22	N 44°35'21" E	14.14'
L23	S 45°24'39" E	14.14'
L24	N 38°05'05" E	26.56'
L25	S 07°04'58" W	15.00'
L26	S 19°50'06" W	18.22'
L27	N 19°50'06" E	37.82'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	136.28'	97.84'	S 41°08'36" E	156°09'35"
C2	975.00'	27.11'	27.11'	S 00°23'52" W	1°35'36"
C3	50.00'	132.90'	97.09'	S 37°00'50" W	152°17'40"
C4	20.00'	27.10'	25.07'	S 40°00'25" W	77°37'30"
C5	160.00'	216.77'	200.57'	S 40°00'25" W	77°37'30"
C6	703.00'	119.47'	119.33'	S 83°41'17" W	9°44'15"
C7	850.00'	144.47'	144.29'	S 83°41'18" W	9°44'17"
C8	253.00'	133.59'	132.05'	N 76°18'58" W	30°15'15"
C9	400.00'	211.21'	208.77'	N 76°18'58" W	30°15'15"
C10	337.00'	123.66'	122.97'	N 71°42'04" W	21°01'28"
C11	190.00'	97.01'	95.96'	N 75°49'00" W	29°15'19"
C12	50.00'	129.05'	96.10'	N 40°31'05" W	147°52'55"
C13	100.00'	121.13'	113.86'	N 34°14'02" W	69°24'17"
C14	415.00'	46.79'	46.76'	N 80°22'40" W	6°27'35"

PURPOSE OF PLAT
 The Purpose of this plat is combine three existing platted lots and a 12.70 acreage tract into a 47 lot residential development.

**A FINAL PLAT OF
 LOTS 1-8X, BLOCK 1, LOTS 1-16, BLOCK 2,
 LOTS 1-25X, BLOCK 3, AND LOT 1X, BLOCK 4
 SHADY GROVE ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK 1, PAGE ACRES ADDITION AND TRACT 1 IN THE THOMAS PECK SURVEY, A-1209, IN THE THOMAS PECK SURVEY, A-1209, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 NRH CASE NO. PLAT23-XXXX
 JULY 2023

OWNER:
 H CREEK DEVELOPMENT, LLC
 P.O. Box 92747
 Southlake, TX 76092
 Eason Maykus

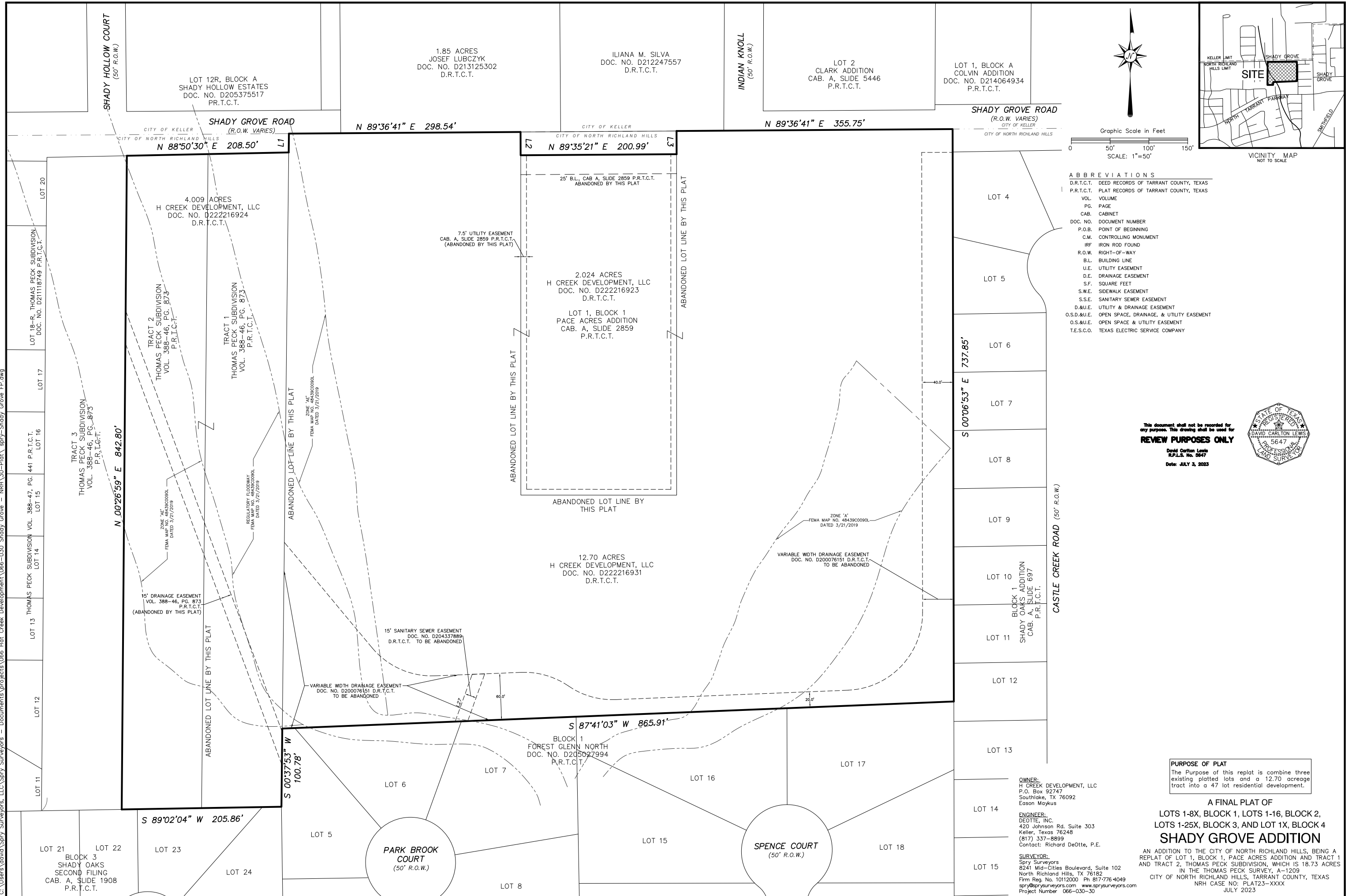
ENGINEER:
 DEOTTE, INC.
 420 Johnson Rd. Suite 303
 Keller, Texas 76248
 (817) 337-8899
 Contact: Richard DeOtte, P.E.

SURVEYOR:
 Spry Surveyors
 8241 Mid-Cities Boulevard, Suite 102
 North Richland Hills, TX 76182
 Firm Reg. No. 1012000 Ph 817-776-4049
 spry@sprysurveyors.com www.sprysurveyors.com
 Project Number 066-030-30



This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY
 David Carlton Lewis
 R.P.L.S. No. 5647
 Date: JULY 3, 2023

Jul 03, 2023 12:15pm
C:\Users\David\Spry Surveyors, LLC\Spry Surveyors - Documents\projects\086 Hat Creek Development\086-030 Shady Grove - NRH\30-Plat\ spry-Shady Grove FP.dwg



1.85 ACRES
JOSEF LUBCZYK
DOC. NO. D213125302
D.R.T.C.T.

ILIANA M. SILVA
DOC. NO. D212247557
D.R.T.C.T.

LOT 2
CLARK ADDITION
CAB. A, SLIDE 5446
P.R.T.C.T.

LOT 1, BLOCK A
COLVIN ADDITION
DOC. NO. D214064934
P.R.T.C.T.

LOT 12R, BLOCK A
SHADY HOLLOW ESTATES
DOC. NO. D205375517
P.R.T.C.T.

SHADY GROVE ROAD
(R.O.W. VARIES)

N 89°36'41" E 298.54'

N 89°36'41" E 355.75'

SHADY GROVE ROAD
(R.O.W. VARIES)
CITY OF KELLER
CITY OF NORTH RICHLAND HILLS

N 88°50'30" E 208.50'

N 89°35'21" E 200.99'

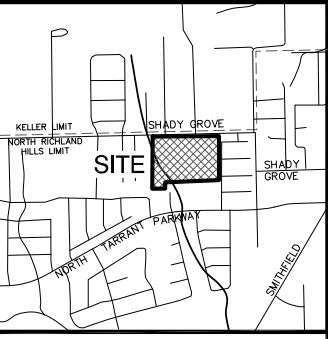
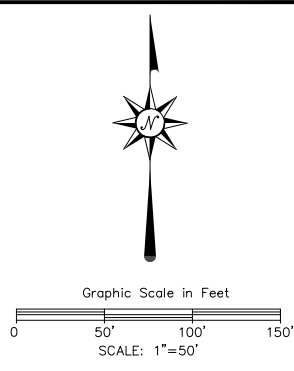
4.009 ACRES
H CREEK DEVELOPMENT, LLC
DOC. NO. D222216924
D.R.T.C.T.

2.024 ACRES
H CREEK DEVELOPMENT, LLC
DOC. NO. D222216923
D.R.T.C.T.

LOT 1, BLOCK 1
PACE ACRES ADDITION
CAB. A, SLIDE 2859
P.R.T.C.T.

12.70 ACRES
H CREEK DEVELOPMENT, LLC
DOC. NO. D222216931
D.R.T.C.T.

BLOCK 1
FOREST GLENN NORTH
DOC. NO. D205027994
P.R.T.C.T.



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David Carlton Lewis
P.L.S. No. 0847
Date: JULY 3, 2023



PURPOSE OF PLAT
The Purpose of this replat is combine three existing platted lots and a 12.70 acreage tract into a 47 lot residential development.

**A FINAL PLAT OF
LOTS 1-8X, BLOCK 1, LOTS 1-16, BLOCK 2,
LOTS 1-25X, BLOCK 3, AND LOT 1X, BLOCK 4
SHADY GROVE ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK 1, PACE ACRES ADDITION AND TRACT 1 AND TRACT 2, THOMAS PECK SUBDIVISION, WHICH IS 18.73 ACRES IN THE THOMAS PECK SURVEY, A-1209 IN THE THOMAS PECK SURVEY, TARRANT COUNTY, TEXAS
NRH CASE NO: PLAT23-XXXX
JULY 2023

OWNER:
H CREEK DEVELOPMENT, LLC
P.O. Box 92747
Southlake, TX 76092
Eason Maykus

ENGINEER:
DEOTTE, INC.
420 Johnson Rd. Suite 303
Keller, Texas 76248
(817) 337-8899
Contact: Richard DeOtte, P.E.

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number 086-030-30

**OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT**

WHEREAS H Creek Development, LLC is the owner of all that certain 18.73 acres of land, by virtue of the deeds recorded in Document Numbers D222216923, D222216924, and D222216931, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which includes all of Tract 1 & Tract 2, Thomas Peck Addition, recorded in Volume 388-46, Page 873, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lot 1, Block 1, Pace Acres Addition, recorded in Cabinet A, Slide 2859, P.R.T.C.T., and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983)

BEGINNING at a 1/2" iron rod found for the northwest corner of said Tract 2, Thomas Peck Addition, common to the northeast corner of Tract 3, of said Thomas Peck Addition, and in the south right-of-way line of Shady Grove Road (a variable-width right-of-way);

THENCE North 88° 50' 30" East - 208.50', along the north line of said Tract 2 and Tract 1, Thomas Peck Addition, common to the south right-of-way line of Shady Grove Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract;

THENCE North 00° 37' 53" East - 24.29' to a point for corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE North 89° 36' 41" East - 298.54' along the approximate centerline of said Shady Grove Road, to a point for corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE South 00° 02' 25" East - 30.00' to a 1/2" iron rod with a cap stamped "RPLS 2002" found for the northwest corner of said Lot 1, Block 1, Pace Acres Addition;

THENCE North 89° 35' 21" East - 200.99' along the north line of said Lot 1, Block 1, Pace Acres Addition, common to the south right-of-way line of said Shady Grove Road, to a 1/2" iron rod with a cap stamped "RPLS 2002" found for the northeast corner of said Lot 1, Block 1, Pace Acres Addition;

THENCE North 00° 00' 53" West - 29.92' to a point for an angle corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE North 89° 36' 41" East - 355.75' along the approximate centerline of said Shady Grove Road, to a point for an angle corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE South 00° 06' 53" East, along the east line of the herein described tract, passing a 1/2" iron rod found for the northwest corner of Lot 4, Block 1, Shady Oaks Addition, recorded in Cabinet A, Slide 697, P.R.T.C.T., at a distance of 29.58', and continuing along the east line of the herein described tract, common to the west line of said Block 1, Shady Oaks Addition, for a total distance of 737.85' to a 1/2" iron rod in a rail road tie found for the southeast corner of the herein described tract, common to the northeast corner of Lot 17, Block 1, Forest Glenn North, recorded in Document Number D205027994, P.R.T.C.T.;

THENCE South 87° 41' 03" West - 865.91', along the south line of the herein described tract, common to the north line of said Block 1, Forest Glenn North, to a 1/2" iron rod with a cap stamped "LBS 3948" found for an angle corner of the herein described tract, common to the northwest corner of Lot 5, Block 1, of said Forest Glenn North, and in the east line of said Tract 1, Thomas Peck Subdivision;

THENCE South 00° 37' 53" West - 100.78', along the east line of said Tract 1, Thomas Peck Subdivision, common to the west line of said Lot 5, Block 1, Forest Glenn North, to an angle corner of the herein described tract, in the west line of said Lot 5, Block 1, Forest Glenn North, in the north line of Lot 24, Block 3, Shady Oaks Second Filing, recorded in Cabinet A, Slide 1908, P.R.T.C.T., and from which a 1/2" iron rod found bears South 52° 30' East - 1.49';

THENCE South 89° 02' 04" West, along the south line of Tracts 1 & 2, Thomas Peck Subdivision, common to the north line of Block 3, Shady Oaks Second Filing, passing a 5/8" iron rod with a cap stamped "C&B" found for the northwest corner of Lot 23 of said Block 3, Shady Oaks Addition Second Filing, and continuing for a total distance of 205.86' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the southeast corner of said Tract 3, Thomas Peck Subdivision;

THENCE North 00° 27' 11" East - 842.80' along the west line of the herein described tract, common to the east line of said Tract 3, Thomas Peck Subdivision, to the POINT OF BEGINNING and containing 18.73 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **H Creek Development, LLC**, the Owner, does hereby adopt this plat designating the herein before described property as **Lots 1-8X, Block 1, Lots 1-16, Block 2, Lots 1-25X, Block 3, & Lot 1X, Block 4, Block A, Shady Grove Addition**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement 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, Texas.

Witness our hands this _____ day of _____, 2023.

Eason Maykus
H Creek Development, LLC

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Eason Maykus**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature

Notary Stamp:

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, a portion of the subject tract shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood, and a portion of the surveyed property shown herein lies within the area designated as Zone A, which is defined as areas of 100-year flooding with no base flood elevations determined. Additionally a portion lies within the Regulatory Floodway Area in Zone "AE". The Regulatory Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in the flood height. further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: JULY 3, 2023

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182



**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature

Notary Stamp:

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2023, to approve this final plat.

Chair, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of North Richland Hills, Texas, voted affirmatively on this _____ day _____, 2023, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

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