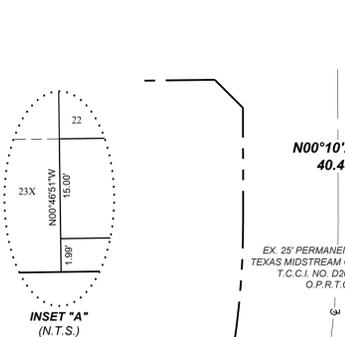
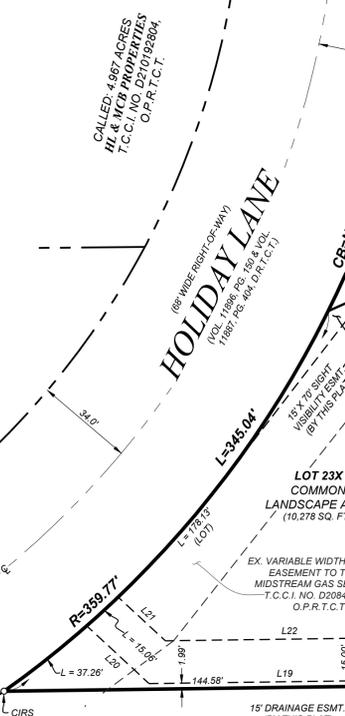


\* VICINITY MAP \*  
(NOT TO SCALE)

BLOCK "A" AREA TABLE		BLOCK "B" AREA TABLE		BLOCK "B" AREA TABLE	
LOT	AREA	LOT	AREA	LOT	AREA
1	4,869 SQ. FT.	1	4,983 SQ. FT.	13	4,025 SQ. FT.
2	4,103 SQ. FT.	2	4,025 SQ. FT.	14	4,025 SQ. FT.
3	4,102 SQ. FT.	3	4,025 SQ. FT.	15	4,025 SQ. FT.
4	4,099 SQ. FT.	4	4,029 SQ. FT.	16	4,025 SQ. FT.
5	5,617 SQ. FT.	5	4,139 SQ. FT.	17	4,025 SQ. FT.
6	5,245 SQ. FT.	6	6,135 SQ. FT.	18	4,025 SQ. FT.
7	4,025 SQ. FT.	7	4,025 SQ. FT.	19	4,257 SQ. FT.
8	4,025 SQ. FT.	8	3,912 SQ. FT.	20	4,257 SQ. FT.
9	4,025 SQ. FT.	9	3,994 SQ. FT.	21	4,036 SQ. FT.
10	4,025 SQ. FT.	10	4,257 SQ. FT.	22	4,758 SQ. FT.
11	4,025 SQ. FT.	11	4,257 SQ. FT.		
12	4,025 SQ. FT.				
13	4,393 SQ. FT.				
14	4,391 SQ. FT.				
15	4,538 SQ. FT.				



INSET "A"  
(N.T.S.)



NOTE: ALLEYS SHOWN HEREON ARE PUBLIC RIGHT-OF-WAYS

CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	LENGTH	CH. BEARING	CURVE	RADIUS	LENGTH	CH. BEARING
C1	575.92	250.01	N78°36'40"W	C14	250.00	68.48	N82°55'59"W
C2	225.00	73.54	S81°25'01"E	C15	40.00	62.61	S45°32'45"E
C3	175.00	91.83	N14°19'44"E	C16	70.00	39.35	S15°23'59"W
C4	225.00	78.51	N10°42'01"W	C17	50.00	50.37	S60°21'41"W
C5	47.50	74.35	S45°32'45"E	C18	40.00	62.83	N45°48'51"W
C6	77.50	43.56	S15°23'59"W	C19	50.00	103.70	N55°29'30"E
C7	57.50	57.92	S60°21'41"W	C20	200.00	66.01	N08°45'08"E
C8	200.00	50.32	S83°34'22"E	C21	250.00	4.45	N01°12'48"W
C9	40.00	62.85	N45°48'51"W	C22	40.00	62.82	N44°13'49"E
C10	40.00	48.28	N54°38'36"E	C23	40.00	63.86	S45°03'44"E
C11	200.00	53.25	N08°19'54"W	C24	40.00	62.83	N45°48'51"W
C12	250.00	54.80	N11°26'45"W	C25	40.00	62.83	S44°13'09"W
C13	40.00	62.83	N44°13'09"E	C26	150.00	54.68	N09°44'20"E

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N44°31'45"E	14.14	L13	S65°42'10"E	20.23
L2	N89°09'53"E	37.84	L14	S22°08'32"W	22.44
L3	N89°36'43"E	100.59	L15	N89°13'09"E	70.00
L4	S00°42'14"E	163.55	L16	S89°13'09"W	49.51
L5	S31°30'12"W	117.81	L17	S65°55'19"W	22.75
L6	N00°46'51"W	147.50	L18	N55°39'20"E	16.67
L7	S00°45'31"E	147.50	L19	S89°13'09"W	93.19
L8	N00°46'51"W	147.50	L20	N47°21'35"W	30.02
L9	S29°41'02"E	21.39	L21	S47°21'35"E	22.73
L10	N89°14'29"E	52.11	L22	N89°13'09"E	87.22
L11	S89°13'09"W	1.15	L23	N04°34'01"E	5.54
L12	N03°30'29"E	35.10	L24	S04°34'01"W	4.51

\* LEGEND \*

CIRFS	IRON ROD FOUND WITH CAP	D.R.T.C.T.	DEED RECORDS,
CIRF	5/8" IRON ROD W/ CAP STAMPED	O.P.R.T.C.T.	TARRANT COUNTY, TEXAS
IRF	IRON ROD FOUND	P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
XCF	"X" CUT IN CONCRETE FOUND	TARRANT COUNTY, TEXAS	PLAT RECORDS
(CM)	CONTROLLING MONUMENT	B.T.P.	TARRANT COUNTY, TEXAS
VOL.	VOLUME	D.E.	BY THIS PLAT
PG.	PAGE	ESMT.	DRAINAGE EASEMENT
T.C.C.I. NO.	TARRANT COUNTY CLERK'S INSTRUMENT NUMBER	⊕	EASEMENT
		⊕	CENTERLINE
		⊕	ARC LENGTH OF 5.00'

NOTE: See Page 2 of 2 for Owner's Dedication, Owner's Certificate, Surveyor's Statement, General Notes, and City Approval.

ENGINEER:  
**MACATEE ENGINEERING**  
DAYTON MACATEE ENGINEERING, LLC  
(Tex. Reg. No. E-456)  
3519 MILES STREET DALLAS, TEXAS 75209  
TEL 214-373-1180 FAX 214-373-6580  
E-MAIL: daytonm@macatee-engineering.com

SURVEYOR:  
**SPOONER & ASSOCIATES**  
OVER 25 YEARS OF SERVICE  
309 BYERS STREET, SUITE 100, ELLESTON, TEXAS 75029  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS.FIRM.NO. 10054900.SAA.1550-2

CASE NO. PP 2018-03  
PRELIMINARY PLAT-03  
**HILLSIDE VILLAS ADDITION**  
BEING A PRELIMINARY PLAT OF A 6.8416 ACRE TRACT OF LAND LOCATED IN THE JAMES BARLOUGH SURVEY, ABSTRACT NO. 130, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 6.8416 ACRE TRACT OF LAND BEING ALL OF THOSE TRACTS OF LAND CONVEYED TO NRH HILLSIDE VILLAS, LTD. THE DEEDS THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D21802205, AND D21802206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.  
37 REMONAL LOTS  
4 COMMON AREAS  
6.8416 ACRES (298,021 SQ. FT.)  
MAY ~ 2018  
SHEET 1 OF 2

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
MAY 25, 2018

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to approve this Preliminary Plat.  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Attest: Secretary, Planning and Zoning Commission

OWNER:  
MARIO CONTALDI  
T.C.C.I. NO. D206034531,  
O.P.R.T.C.T.

OWNER:  
JENNY L. NEW  
VOL. 14011, PG. 254,  
D.R.T.C.T.

OWNER:  
MICHAEL McCULLY  
T.C.C.I. NO. D215211057,  
O.P.R.T.C.T.

OWNER:  
MARY J. MARS  
T.C.C.I. NO. D215131673,  
O.P.R.T.C.T.

OWNER:  
AMY B. ATWOOD  
T.C.C.I. NO. D217214402,  
O.P.R.T.C.T.

OWNER:  
SADIE L. LANIER  
T.C.C.I. NO. D217122016,  
O.P.R.T.C.T.

OWNER:  
EVELYN BOURLAND  
DC-PLZ128898

OWNER:  
JAMES JENNINGS  
NO RECORDS FOUND

OWNER/DEVELOPER:  
NRH HILLSIDE VILLAS  
824 WESTCHESTER DR., #710  
DALLAS, TX 75225  
(214) 888-8847

\* OWNER'S CERTIFICATION \*

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS NRH HILLSIDE VILLAS, LTD. is the sole owner of a 6.8416 acre tract of land located in the John Barlough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, said 6.8416 acre tract of land being all of a called 0.8490 acre tract of land conveyed to NRH HILLSIDE VILLAS, LTD., by deed thereof filed for record in Tarrant County Clerk's instrument No. D218002806, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 6.8416 acre tract of land also being all of a called 5.9926 acre tract of land conveyed to NRH HILLSIDE VILLAS, LTD., by deed thereof filed for record in Tarrant County Clerk's instrument No. D218002805, O.P.R.T.C.T., said 6.8416 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 4183" found (Controlling Monument) at the most northerly northeast property corner of the said 5.9926 acre tract, same being the northwest lot corner of Lot 1, Block A, Contaldi Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 3744, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said beginning point also being on the south right-of-way line of Mid-Cities Boulevard (being a called 110 feet wide right-of-way, a portion of said right-of-way being conveyed by the deeds thereof filed for record in Volume 9046, Pages 1709, 1722, and 1734, Deed Records, Tarrant County, Texas);

THENCE South 01°04'24" East, along an east property line of the said 5.9926 acre tract and along the west lot line of said Lot 1, a distance of 111.01 feet to a 1/2 inch iron rod with a cap stamped "MOAK" found (Controlling Monument) at an interior ell corner in the said 5.9926 acre tract, same being the southwest lot corner of said Lot 1;

THENCE North 89°36'43" East, along a north property line of the said 5.9926 acre tract and along the south lot line of said Lot 1, a distance of 61.00 feet to a 1/2 inch iron rod found at the most easterly northeast property corner of the said 5.9926 acre tract, same being the northwest lot corner of Lot 1, Block 28, College Hill Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-30, Page 335, P.R.T.C.T.;

THENCE along the east and southeast property lines of the said 5.9926 acre tract and along the west and northwest block line of said Block 28 the following courses and distances:

South 00°44'25" East, a distance of 22.82 feet to a 1/2 inch iron rod found;  
South 00°42'14" East, a distance of 220.53 feet to a 1/2 inch iron rod with a cap stamped "RPLS 4183" found (Controlling Monument);

South 31°30'13" West, a distance of 241.70 feet to a 1/2 inch iron rod found at the south property corner of the said 5.9926 acre tract, same being the west lot corner of Lot 6, of said Block 28, said iron rod found also being on the northeast lot line of Lot B, Block 28, College Hill Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-140, Page 66, P.R.T.C.T., said iron rod found also being at the beginning of a non-tangent curve to the left having a radius of 575.92 feet;

THENCE along the southwest property line of the said 5.9926 acre tract and along the said northeast lot line of Lot B, with said curve to the left, at an arc length of 88.58 feet passing the northwest lot corner of said Lot B, same being the northeast lot corner of Lot A, of said Block 28 (Vol. 355-140, Page 66), and continuing along the said southwest property line and along the north lot line of said Lot A, in all a total arc length of 250.01 feet, and across a chord which bears North 78°36'40" West, a chord length of 248.05 feet to a 1/2 inch iron rod found;

THENCE South 89°13'09" West, along the south property line of the said 5.9926 acre tract and along the said north lot line, at a distance of 200.08 feet passing a 1/2 inch iron rod found at the most southerly southwest property corner of the said 5.9926 acre tract, same being the southeast property corner of the aforementioned 0.8490 acre tract, and continuing along the south property line of the said 0.8490 acre tract and along the said north lot line of Lot A, in all a total distance of 514.43 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the southwest property corner of the said 0.8490 acre tract, same being the northwest lot corner of said Lot A, and being on the east right-of-way line of Holiday Lane (being a called 68 feet wide right-of-way, a portion of said right-of-way being conveyed by the deeds thereof filed for record in Volume 11896, Page 150 and Volume 11187, Page 404, Deed Records, Tarrant County, Texas), said iron rod set also being at the beginning of a non-tangent curve to the left having a radius of 359.77 feet;

THENCE along the west property line of the said 0.8490 acre tract and along the said east right-of-way line, with said curve to the left, at an arc length of 203.39 feet passing the northwest property corner of the said 0.8490 acre tract, same being the most westerly southwest property corner of the aforesaid 5.9926 acre tract, and continuing along the said east right-of-way line and the west property line of the said 5.9926 acre tract, in all a total arc length of 345.04 feet, and across a chord which bears North 27°17'02" East, a chord length of 331.97 feet to an iron rod set;

THENCE North 00°10'29" West, continuing along the said west property line and the said east right-of-way line, a distance of 40.44 feet to an iron rod set at a northwest property corner of the said 5.9926 acre tract, same being at the southerly end of a corner clip located at the intersection of the said east right-of-way line with the aforesaid south right-of-way line of Mid-Cities Boulevard;

THENCE North 44°31'45" East, along a northwest property line of the said 5.9926 acre tract and along the said corner clip, a distance of 14.14 feet to an iron rod set at a northwest property corner of the said 5.9926 acre tract, same being at the northerly end of said corner clip;

THENCE North 89°09'53" East, along a north property line of the said 5.9926 acre tract and along the said south right-of-way line of Mid-Cities Boulevard, a distance of 37.84 feet to a 1/2 inch iron rod with a cap stamped "RPLS 4183" found (Controlling Monument) at the beginning of a non-tangent curve to the left having a radius of 1,255.00 feet;

THENCE along the a northwest property line of the said 5.9926 acre tract and along the said south right-of-way line, an arc length of 648.56 feet, and across a chord which bears North 74°26'56" East, a chord length of 641.37 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 6.8416 acres (298,021 square feet) of land, more or less.

\* OWNER'S CERTIFICATION \*

CONTINUED

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, WE, NRH HILLSIDE VILLAS, LTD., do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-ways, and any other public areas shown on this plat.

NRH HILLSIDE VILLAS, LTD.

Richard M. Skorburg, President Date

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

\* SURVEYOR'S STATEMENT \*

STATE OF TEXAS §

COUNTY OF TARRANT §

That I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the the City of North Richland Hills, Texas.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. MAY 25, 2018

Eric S. Spooner, RPLS Date

Texas Registration No. 5922  
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

\* GENERAL NOTES \*

- 1. The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- 2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0205K; map revised September 25, 2009, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- 3. This Preliminary Plat is based on two ALTA/NSPS Land Title Surveys, which were prepared with the benefit of a copy of the Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, G.F. No. PL17-20042, having an effective date of April 7, 2017 and issued April 17, 2017; and prepared by First American Title Insurance Company, G.F. No. PL17-20974, having an effective date of December 15, 2017, and issued December 26, 2017; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitments. No other research for matters of record not listed in said Commitments was preformed by Spooner & Associates, Inc.
- 4. Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
- 5. Maintenance of the Common Areas shown hereon is the sole responsibility of the Home Owner's Association.

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to approve this Preliminary Plat.  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
\_\_\_\_\_  
Attest: Secretary, Planning and Zoning Commission

CASE NO. PP 2018-03  
PRELIMINARY PLAT OF  
**HILLSIDE VILLAS ADDITION**  
BEING A PRELIMINARY PLAT OF A 6.8416 ACRE TRACT OF LAND LOCATED IN THE JAMES BARLOUGH SURVEY, ABSTRACT NO. 130, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 6.8416 ACRE TRACT OF LAND BEING ALL OF THOSE TRACTS OF LAND CONVEYED TO NRH HILLSIDE VILLAS, LTD. THE DEEDS THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D218002805, AND D218002806, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.  
37 RESIDENTIAL LOTS  
4 COMMON AREAS  
6.8416 ACRES (298,021 SQ. FT.)  
MAY ~ 2018

ENGINEER:

OWNER/DEVELOPER:  
NRH HILLSIDE VILLAS  
8214 WESTCHESTER DR., #710  
DALLAS, TX 75225  
(214) 888-8847

**MACATEE ENGINEERING**  
DAYTON MACATEE ENGINEERING, LLC  
(Tex. Reg. No. F-456)  
3519 MILES STREET DALLAS, TEXAS 75209  
TEL 214-373-1180 \* FAX 214-373-6580  
E-MAIL: daytonm@macatee-engineering.com

SURVEYOR:

**SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OVER 25 YEARS OF SERVICE  
309 BYERS STREET, SUITE 100, EULESS, TEXAS 78039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 1005900 S&A 1550-2