

STATE OF TEXAS §  
 COUNTY OF TARRANT § OWNERS' ACKNOWLEDGEMENT AND DEDICATION:

WHEREAS Torino, LLC is the sole owner of the following described tract of land to wit:  
 Being a tract of land out of the J. C. McComas Survey, Abstract No. 1040 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract described in the deed to Torino, LLC recorded as Document No. D214044112, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner of said Torino tract, said rod being in the westerly boundary line of Block 3, McComas Subdivision, an addition to the city of to the North Richland Hills, Texas according to the plat thereof recorded in Volume 388-90, Page 58, Plat Records, Tarrant County, Texas; Thence South 89 degrees 28 minutes 50 seconds West with the northerly boundary line of said Torino tract a distance of 410.00 feet to the point of beginning of the tract described herein;

Thence South 00 degrees 08 minutes 05 seconds East a distance of 322.97 feet to a nail set in the southerly boundary line of said Torino tract, said nail being in Chapman Road;

Thence North 89 degrees 46 minutes 10 seconds West with said southerly boundary line and with said road distance of 200.07 feet to a nail set for the southwest corner of said Torino tract, said nail being the intersection of Chapman Road and Meadow Road;

Thence North 00 degrees 00 minutes 10 seconds West with said Meadow Road and with the westerly boundary line of said Torino tract a distance of 320.36 feet to a nail set for the northwest corner thereof;

Thence North 89 degrees 28 minutes 50 seconds East with the northerly boundary line of said Torino tract a distance of 199.33 feet to the point of beginning and containing 1.475 total acres of land, 0.375 acre of which lies within roadways, leaving a net of 1.100 acres of land;

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT, Torino, LLC., by and through the undersigned, its duly authorized agent, does hereby certify that it is the legal owner of the above described tract of land and hereby adopts this plat as its plan to subdivide the same to be known as TIVOLI GARDEN ESTATES PHASE 1, an addition to the City of North Richland Hills, Tarrant County, Texas, and so hereby conveys to the public for public use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Bob Flynn  
 Torino, LLC.

STATE OF TEXAS:  
 COUNTY OF TARRANT:

Before me, the undersigned authority, on this day personally appeared Bob Flynn, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:  
 That I, Jason B. Rawlings, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.



**MILLER**  
**Surveying, Inc.**  
 Commercial • Residential • Municipal  
 430 Mid Cities Blvd. 817-577-1052  
 Hurst, Texas 76054 TXLSF No. 10100400  
 MillerSurvey.net

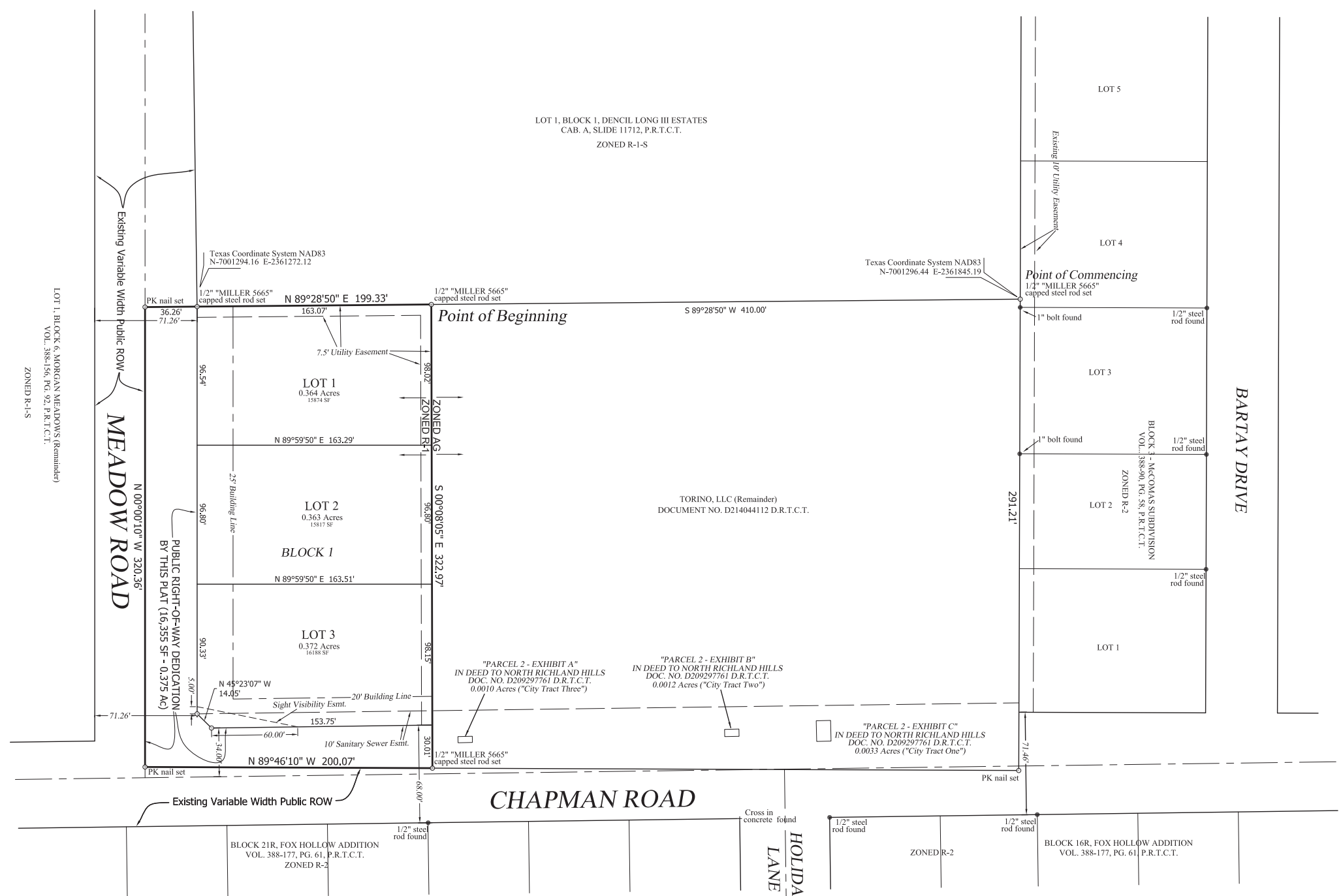
FINAL PLAT  
**TIVOLI GARDEN ESTATES**

PHASE 1 - LOTS 1 THRU 3  
 Being 1.475 acres of land out of the  
 J. C. McCOMAS SURVEY, ABSTRACT NO. 1040  
 in the City of North Richland Hills, Tarrant County, Texas

Prepared in June of 2017

City Case No. FP 2017-04

Job No. 12042 • Plot File 12042 2017 Preliminary Plat Case No. PP 2017-02



LOT 1, BLOCK 6, MORGAN MEADOWS (Remainder)  
 VOL. 388-156, PG. 52, P.R.T.C.T.  
 ZONED R-1-S

LOT 1, BLOCK 1, DENCIL LONG III ESTATES  
 CAB. A, SLIDE 11712, P.R.T.C.T.  
 ZONED R-1-S

Texas Coordinate System NAD83  
 N-7001296.44 E-2361845.19

Texas Coordinate System NAD83  
 N-7001294.16 E-2361272.12

Point of Commencing  
 1/2" "MILLER 5665"  
 capped steel rod set

Point of Beginning

TORINO, LLC (Remainder)  
 DOCUMENT NO. D214044112 D.R.T.C.T.

BLOCK 3, McCOMAS SUBDIVISION  
 VOL. 388-90, PG. 58, P.R.T.C.T.  
 ZONED R-2

PUBLIC RIGHT-OF-WAY DEDICATION  
 BY THIS PLAT (16,355 SF - 0.375 AC)

"PARCEL 2 - EXHIBIT A"  
 IN DEED TO NORTH RICHLAND HILLS  
 DOC. NO. D209297761 D.R.T.C.T.  
 0.0010 Acres ("City Tract Three")

"PARCEL 2 - EXHIBIT B"  
 IN DEED TO NORTH RICHLAND HILLS  
 DOC. NO. D209297761 D.R.T.C.T.  
 0.0012 Acres ("City Tract Two")

"PARCEL 2 - EXHIBIT C"  
 IN DEED TO NORTH RICHLAND HILLS  
 DOC. NO. D209297761 D.R.T.C.T.  
 0.0033 Acres ("City Tract One")

- Notes:
- 1) The Texas Coordinate System information shown hereon is based on field observations using City of North Richland Hills Benchmark No. GPS 32 and GPS 37.
  - 2) No drive connections will be allowed on Chapman Road.
  - 3) All new electrical, telecommunications and cable facilities, including new service drops, must be placed underground in an easement at the rear lot line. Where rear lot utilities are located on corner lots, above ground appurtenances must be located behind the side building line.

OWNER/APPLICANT  
 Torino, LLC  
 7005 Whippoorwill Ct.  
 Colleyville, Texas 76034  
 Contact Bob Flynn  
 817-308-7747

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, to approve this plat for filing of record.

\_\_\_\_\_  
 Mayor, City of North Richland Hills

\_\_\_\_\_  
 Attest: City Secretary



**MILLER SURVEYING**  
 EST. 1965