

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS Torinao, 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:

Beginning 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 said Block 3, McComas Subdivision, an addition to the city of the North Richland Hills, Texas according to the plat thereof recorded in Volume 388-90, Page 58, Plat Records, Tarrant County, Texas;

Thence South 00 degrees 10 minutes 50 seconds West with the easterly boundary line of said Torino tract and with the westerly boundary line of said Block 3, passing at 299.21 feet a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line of Chapman Road and continuing into said road a total distance of 328.33 feet to a PK set in asphalt for the southeast corner of said Torino tract;

Thence North 89 degrees 46 minutes 10 seconds West with said road and with the southerly boundary line of said Torino tract a distance of 608.26 feet to a PK nail set for the southwest corner thereof, said nail being in 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 PK 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, passing at 36.26 feet a 1/2 inch "MILLER 5665" capped steel rod set in the easterly right-of-way line of said Meadow Road and continuing a total distance of 609.33 feet to the point of beginning and containing 4.5329 total acres of land, 0.5838 acre of which lies within roadways, leaving a net of 3.9491 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, 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 Tlx.SF No. 10100400

MillerSurvey.net

Jason B. Rawlings, RPLS No. 5665

PRELIMINARY PLAT TIVOLI GARDEN ESTATES

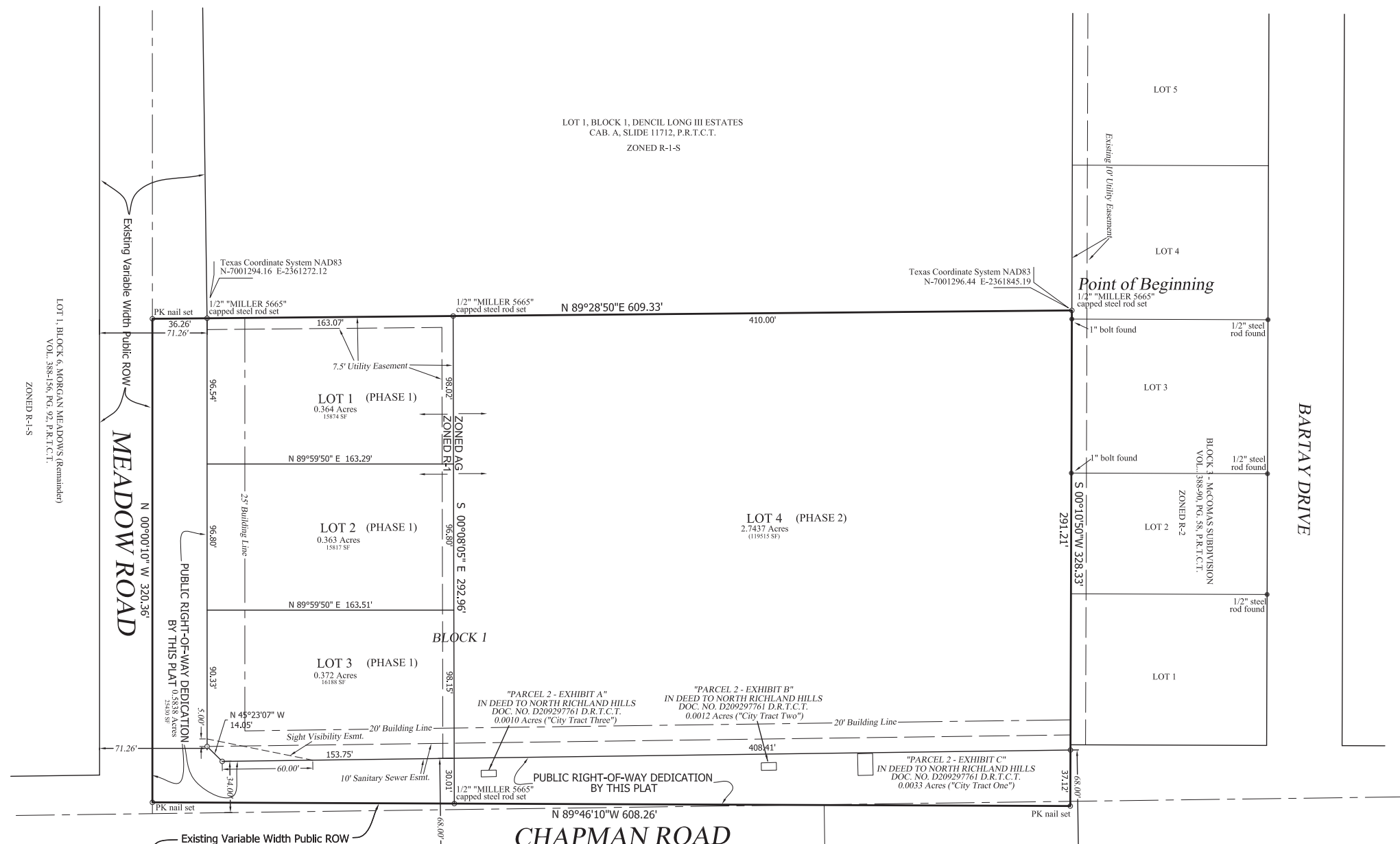
LOTS 1 THRU 4

Being 4.5329 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 September 2016

City Case No. FP 2017-04

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



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 Beginning
1/2" "MILLER 5665"
capped steel rod set

ZONED R-1
ZONED R-1

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

"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")

PUBLIC RIGHT-OF-WAY DEDICATION
BY THIS PLAT

CHAPMAN ROAD

MEADOW ROAD

BARTAY DRIVE

HOLIDAY LANE

- 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 Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20____ to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission



MILLER SURVEYING
EST. 1965

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

BLOCK 21R, FOX HOLLOW ADDITION
VOL. 388-177, PG. 61, P.R.T.C.T.
ZONED R-2

BLOCK 16R, FOX HOLLOW ADDITION
VOL. 388-177, PG. 61, P.R.T.C.T.

ZONED R-2