

VICINITY MAP
NOT TO SCALE

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	N 44°40'25" W	21.49'
BL2	N 00°19'35" E	41.38'
BL3	N 00°32'30" W	26.76'
BL4	N 44°27'30" E	21.36'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
LL1	N 89°50'18" E	53.90'
LL2	N 35°44'08" E	20.29'
LL3	N 00°27'32" W	32.54'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 82°47'53" E	4.24'
EL2	N 89°36'46" E	48.11'
EL3	N 00°12'17" E	36.15'
EL4	N 89°36'46" E	62.70'
EL5	N 00°12'17" E	30.09'
EL6	EAST	20.00'
EL7	N 00°12'17" E	10.42'
EL8	SOUTH	4.69'
EL9	EAST	10.00'
EL10	NORTH	3.29'
EL11	SOUTH	2.96'
EL12	EAST	10.00'
EL13	NORTH	4.82'
EL14	SOUTH	4.82'
EL15	EAST	10.00'
EL16	NORTH	4.10'
EL17	N 85°32'33" E	25.44'
EL18	S 85°32'33" W	4.48'
EL19	N 00°27'32" W	17.90'
EL20	WEST	8.32'
EL21	EAST	39.60'
EL22	S 00°27'32" E	50.06'
EL23	WEST	36.63'
EL24	NORTH	12.41'
EL25	WEST	17.38'
EL26	EAST	17.43'
EL27	NORTH	14.33'
EL28	S 00°00'40" W	88.24'
EL29	S 89°59'20" E	4.00'
EL30	N 00°00'40" E	10.00'
EL31	N 89°59'20" W	4.00'
EL32	S 89°59'20" E	4.00'
EL33	N 00°00'40" E	10.00'
EL34	N 89°59'20" W	4.00'
EL35	N 89°59'05" W	24.02'
EL36	S 00°05'52" W	19.05'
EL37	WEST	8.96'
EL38	S 00°00'40" W	11.08'
EL39	N 00°00'40" E	3.90'
EL40	WEST	10.00'
EL41	S 00°00'40" W	3.98'
EL42	NORTH	20.00'
EL43	WEST	24.00'
EL44	SOUTH	10.00'
EL45	NORTH	47.50'
EL46	NORTH	47.38'
EL47	S 45°00'00" W	23.54'
EL48	S 45°00'00" W	30.48'
EL49	SOUTH	30.23'
EL50	EAST	23.86'
EL51	NORTH	20.00'
EL52	WEST	26.00'
EL53	S 86°44'47" W	64.71'
EL54	S 82°31'17" W	5.35'
EL55	S 00°12'17" W	46.28'
EL56	S 45°00'00" E	53.27'
EL57	S 89°38'03" E	72.88'
EL58	S 45°00'00" E	24.65'
EL59	N 45°00'00" W	3.49'
EL60	N 89°38'03" W	72.88'
EL61	N 45°00'00" W	65.67'
EL62	N 00°12'17" E	51.71'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5789.58'	9.70'	9.70'	S 85°32'33" W	0°05'46"
C2	5669.58'	482.02'	481.87'	S 87°55'49" W	4°52'16"
C3	509.50'	69.41'	69.35'	N 03°34'34" W	7°48'18"
C4	466.00'	56.42'	56.39'	N 04°00'36" W	6°56'13"

EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	20.00'	10.98'	10.84'	N 69°08'45" E
EC2	20.00'	31.56'	28.39'	S 52°16'15" E

ABBREVIATIONS

P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
W.L.&U.E.	WATER LINE & UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
F.L.A.U.S.&D.E.	FIRE LANE, JOINT ACCESS, UTILITY, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT
T.M.G.S.E.	TEXAS MIDSTREAM GAS SERVICES EASEMENT

LEGEND

- BOUNDARY CORNER
- LOT CORNER
- EASEMENT CORNER

NOTES

- This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Commonwealth Land Title Insurance Company, G.F. No. 2228005590, effective date: November 10, 2016. This Land Title Survey reflects the easements and building lines along with other documented restrictions, or record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- All bearings shown hereon are according to the Texas Coordinate System, Texas North Central NAD 1983 (2011 adjustment), unless otherwise noted.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property. Underground communication lines shown base on orange pin flag locations marked "Fiber Optics" at the time of this survey.
- According to the Flood Insurance Rate Map No. 48439C0205K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned PD (Planned Development) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
- The easement to Tarrant County Water Supply Corporation, recorded in Volume 3877, Page 296 P.R.T.C.T. is not located on the surveyed property.
- The surveyed property is subject to the reservation from conveyance as described in Document Number D207128249 P.R.T.C.T.
- The surveyed property is Tract 2 Memorandum of Oil and Gas Leases, recorded in Document Numbers D207398933 and D210263163 P.R.T.C.T.
- Lots 4, 5, &6, shall receive overland runoff from lots.

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: May 23, 2017

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

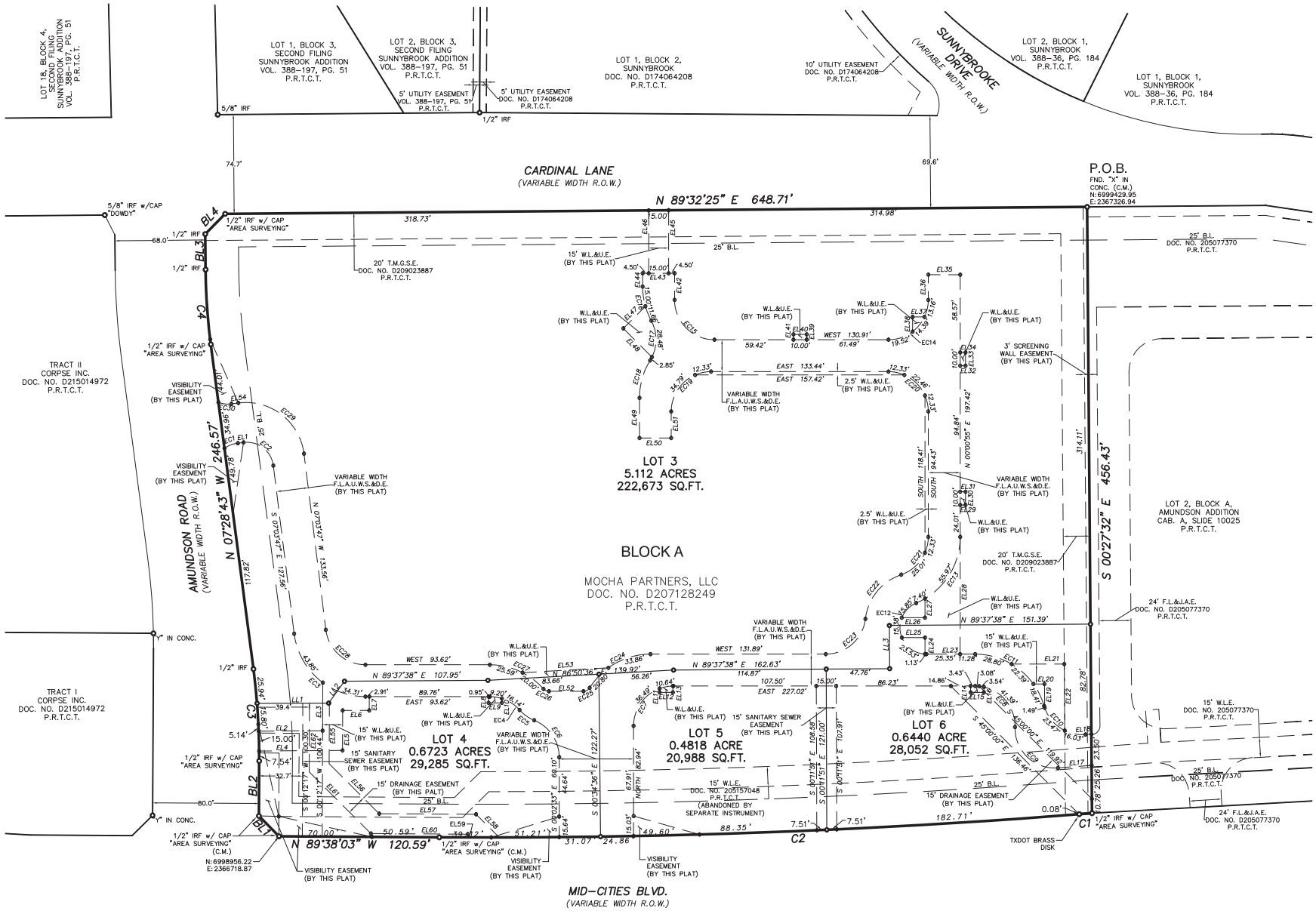
NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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 _____

Notary Signature

Notary Stamp:



OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

Whereas Stone Creek Real Estate Partners, LLC, are the owner of all that certain 6.910 acres of land, by virtue of the deed recorded in _____ in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. K. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas Coordinate System, Texas North Central NAD 1983 - 2011 Adjustment)

BEGINNING at a "X" cut in concrete found for the northeast corner of the herein described tract, common to the northwest corner of Lot 2, Block A, Amundson Addition, recorded in Cabinet A, Slide 10025, P.R.T.C.T., in the south right-of-way line of Cardinal Lane (Variable Width Right-of-Way);

THENCE South 00° 27' 32" East - 456.43' along west line of said Lot 2, Block A, Amundson Addition to a 1/2" iron rod with a cap stamped "Area Surveying" found for the southeast corner of the herein described tract, which is a point on a curve to the left, having a central angle of 00° 05' 46", a radius of 5789.58' and a chord bearing and distance of South 85° 32' 33" West - 9.70', in the north right-of-way line of Mid-Cities Boulevard (Variable Width Right-of-Way);

THENCE along said curve to the left, along the said north right-of-way line of Mid-Cities Boulevard, an arc distance of 9.70' to a TXDOT Brass Disk found for the Point of Reverse Curvature of a curve to the right, having a central angle of 04° 52' 16", a radius of 5669.58' and a chord bearing and distance of South 87° 55' 49" West - 481.87';

THENCE along said curve to the right, continuing along said north right-of-way line of Mid-Cities Boulevard, an arc distance of 482.02' to a point for corner for the end of curve;

THENCE North 89° 38' 03" West - 120.59' continuing along said north line of Mid-Cities Boulevard to a 1/2" iron rod with a cap stamped "Area Surveying" found for the east corner of the northeast right-of-way cutback line at the intersection of said Mid-Cities Boulevard and Amundson Road (Variable Width Right-of-Way),

THENCE North 44° 40' 25" West - 21.49' along said northeast right-of-way cutback line, to a to a 1/2" iron rod with a cap stamped "Area Surveying" found for the north corner of said cutback line, in the east right-of-way line of said Amundson Road;

THENCE North 00° 19' 35" East - 41.38' along the east right-of-way line of said Amundson Road to the Point of Curvature of a curve to the left, having a central angle of 07° 48' 18", a radius of 509.50' and a chord bearing and distance of North 03° 34' 34" West - 69.35';

THENCE along said curve to the left, continuing along the east right-of-way line of said Amundson Road, an arc distance of 69.41' to a 1/2" iron rod found for the end of curve;

THENCE North 07° 28' 43" West - 246.57' continuing along said east right-of-way line of Amundson Road to a 1/2" iron rod with a cap stamped "Area Surveying" found, being a Point of Curvature of a curve to the right, having a central angle of 06° 56' 13", a radius of 466.00' and a chord bearing and distance of North 04° 00' 36" West - 56.39',

THENCE along said curve to the right, continuing along the east right-of-way line of said Amundson Road, an arc distance of 56.42' to a 1/2" iron rod found for the end of curve;

THENCE North 00° 32' 30" West - 26.76' continuing along said the east right-of-way line of said Amundson Road to a 1/2" iron rod found for the south corner of the southeast right-of-way cutback line at the intersection of said Amundson Road and said Cardinal Lane,

THENCE North 44° 27' 30" East - 21.36' along said east southeast right-of-way cutback line, to a 1/2" iron rod with a cap stamped "Area Surveying" found for east corner of said cutback line, in the south right-of-way line of said Cardinal Lane;

THENCE North 89° 32' 35" East - 648.71' along the south right-of-way line of said Cardinal Lane, to the POINT OF BEGINNING and containing 6.910 acres of land.

Certificate of Approval of the Planning and Zoning Commission

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

Chairman, Planning and Zoning Commission

Assest: Secretary Planning and Zoning Commission

A PRELIMINARY PLAT OF LOTS 3-6, BLOCK A

AMUNDSON ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, WHICH IS A 6.910 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER D207128249, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, IN THE T. K. MARTIN SURVEY, A - 1055 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Stone Creek Real Estate Partners, LLC
8241 Mid-Cities Blvd., Ste.102
Carrollton, TX 75010
Phone: 281-773-5414

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 034-206-30
CITY CASE NUMBER: CASE PP 2017-04
DATE: MAY 2017