



* VICINITY MAP *
(NOT TO SCALE)

* LEGEND *

- IRF IRON ROD FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
- PROPERTY CORNER MARKER FOUND - AS NOTED
- (S) SAN SEWER MANHOLE
- CHAIN LINK FENCE
- IRON/WIRE FENCE
- ASPHALT DRIVE
- CONCRETE DRIVE
- GRVEL AREA
- CANOPY - COVERED AREA



IMPROVEMENTS EXHIBIT

1.8923 ACRES LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

8033 VALLEY DRIVE

PREPARED FOR

SUSAN HOLDEN

DATE: 10/31/2024
S&A JOB NO. 24091
SCALE: 1" = 20'
DRAWN BY: M. CARTER
CHECKED BY: E. SPOONER

REVISIONS:

SHEET
1
OF 1

STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266

1.8923 ACRES
(82,429 SQ. FT.)
OWNER:
SUSAN DENZLER THORNTON
INS. NO. D203419182, O.P.R.T.C.T.
8033 VALLEY DRIVE

CALLED: 5.88 ACRES
HENRY A. MELENDEZ
INS. NO. D215063559,
O.P.R.T.C.T.
7308 CONTINENTAL TRAIL

N00°35'27"W ~ 180.43'
4" IRON/WIRE FENCE
PROPOSED 7.5' UTILITY EASEMENT

S89°35'51"E ~ 373.01'
4" IRON/WIRE FENCE

AWNING
SHED

ONE STORY BRICK BUILDING
FLAGSTONE
CONCRETE DRIVE
ASPHALT DRIVE

R=470.80'
L=80.12'
CB=S45°31'54"E
CL=80.02'

R=410.78'
L=156.74'
CB=N35°42'52"W
CL=155.79'

JOHN W. &
DONNA M. ALBURY
INS. NO. D193220651,
O.P.R.T.C.T.
8024 VALLEY DRIVE

CALLED: 2.26 ACRES
DOUG & ELIZABETH MANN
INS. NO. D218053418,
O.P.R.T.C.T.
8025 VALLEY DRIVE

* GENERAL NOTES *

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983 (NAD83), 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000120000. All areas shown hereon are calculated based on surface measurements.
- 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. 48439C0090I; map revised March 21, 2019; 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.
- The subject tract appears to be located within Zone "AG (Agricultural)" according to the City of North Richland Hills zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of North Richland Hills Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.

The field work was completed on October 29, 2024.

