

LINE #	DIRECTION	LENGTH
L1	S00°23'25"E	3.49'
L2	N89°36'35"E	46.02'
L3	S44°36'35"W	31.49'
L4	S89°36'35"W	410.02'
L5	N45°23'25"W	15.92'
L6	N00°23'25"W	14.49'
L7	S00°23'25"E	6.73'
L8	S44°36'35"W	48.11'
L9	S89°36'35"W	5.95'
L10	S00°23'25"E	22.47'
L11	S89°36'35"W	15.00'
L12	N00°23'25"W	22.47'
L13	S89°36'35"W	374.94'
L14	S00°23'25"E	35.25'
L15	S89°36'35"W	15.00'
L16	N00°23'25"W	35.25'
L17	S89°36'35"W	11.56'
L18	N45°23'25"W	28.35'
L19	N00°23'25"W	20.71'

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Birdville Independent School District, acting by and through the undersigned, its duly authorized agent, and the City of North Richland Hills, is the owner of 9,000 acres of land, situated in the W.W. Wallace Survey, Abstract No. 1606, and containing all of the remainder of that certain tract of land described in deed to Birdville Independent School District, according to the deed filed in Volume 2651, Page 593, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING in the south Right-of-Way (R-O-W) line of Manor Drive (called 60' wide R-O-W), at the northeast corner of said Birdville I.S.D. tract, also being the northeast corner of Lot 1, Block 10, Hillview Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-2, Page 100, Plat Records of Tarrant County, Texas (P.R.T.C.T.), from which a 1/2 inch iron rod found in the south R-O-W line of said Manor Drive, at the northeast corner of said Lot 1, also being the northeast corner of Lot 2, of said Block 10, bears N 89°36'35" E, a distance of 68.80 feet; from which a 1/2 inch iron rod found in the south R-O-W line of said Manor Drive, at the northeast corner of said Lot 2, also being the northeast corner of Lot 3, of said Block 10, bears N 89°36'35" E, a distance of 79.98 feet;

THENCE S 06°51'35" W, along the east line of said Birdville I.S.D. tract, and along the west line of said Lot 1, at a distance of 15.12 feet passing a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), and continuing in all, a distance of 118.70 feet to a 5/8 inch iron rod set;

THENCE S 29°21'35" W, along the southeast line of said Birdville I.S.D. tract, and along the northwest line of said Lot 1, also passing along the west corner of Lot 6, and the northwest line of Lot 7, Block 10, Hillview Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-2, Page 56, P.R.T.C.T., and passing along the northwest line of Lots 8 thru 10, Block 10, Hillview Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-2, Page 75, P.R.T.C.T., a distance of 391.20 feet to a 5/8 inch iron rod set;

THENCE S 39°41'53" W, continuing along the southeast line of said Birdville I.S.D. tract, and along the northwest line of said Lot 10, also passing along the northwest line of Lot 11, of said Block 10, Hillview Addition, (Vol. 388-2, Pg. 75), a distance of 294.79 feet to a 5/8 inch iron rod set at the southwest corner of the remainder of said Birdville I.S.D. tract, also being the northeast corner of a R-O-W dedication for Glenview Drive (variable width), and also being in the northwest line of said Lot 11;

THENCE S 89°57'35" W, along the south line of the remainder of said Birdville I.S.D. tract, and along the north line of said R-O-W dedication for Glenview Drive, at a distance of 319.55 feet passing a 5/8 inch iron rod set, and continuing in all, a distance of 334.55 feet to the southwest corner of the remainder of said Birdville I.S.D. tract, also being the northeast corner of said R-O-W dedication for Glenview Drive, and being the intersection of the north R-O-W line of said Glenview Drive, with the east R-O-W line of Flory Street (called 60' wide R-O-W);

THENCE N 00°08'25" W, along the west line of said Birdville I.S.D. tract, and along the east R-O-W line of said Flory Street, a distance of 680.88 feet to a 1/2 inch iron rod found at the northwest corner of said Birdville I.S.D. tract, also being the intersection of the east R-O-W line of said Flory Street, with the south R-O-W line of said Manor Drive;

THENCE N 89°36'35" E, along the north line of said Birdville I.S.D. tract, and along the south R-O-W line of said Manor Drive, a distance of 730.50 feet to the **POINT OF BEGINNING** and containing 392,048 square feet or 9,000 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Birdville Independent School District, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as:

**LOT 12, BLOCK 10
HILLVIEW ADDITION**

an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent _____ Title _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public in and for 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2019.

Notary Public, in and for the State of Texas

My Commission expires: _____

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2023, to recommend approval of this plat by the city council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2023, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

SURVEYOR'S CERTIFICATION

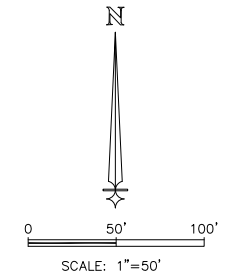
I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground under my direction and supervision.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT - RELEASE DATE JUNE 14, 2023

Date: June 14, 2023

Theron W. Sims, R.P.L.S., No. 5887

Surveyed on the ground



This plat filed as Instrument No. D _____, DATE: ____/____/2023.

**FINAL PLAT OF
LOT 12, BLOCK 10
HILLVIEW ADDITION**

An addition to the City of North Richland Hills, Tarrant County, Texas, being situated in the W.W. Wallace Survey, Abstract No. 1606, City of North Richland Hills, Tarrant County, Texas, and containing 9,000 acres of land total.

OWNER:
Birdville ISD
6125 East Belknap St.
North Richland Hills, Texas 76117
(817) 547-5700

DATE: 6/14/2023 Case FP 2023-____

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7556 fx
www.tnplc.com / TPELS Registration No. 100116-00

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Alberta Centraf's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Constellation Factor of 1.00014769446043 was used to scale grid coordinates and distances to surface.

- NOTES:
- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
 - 2) Selling a portion of any of this addition by metes and bounds is a violation of the city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - 3) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP". (Unless otherwise noted).
 - 4) Portions of the subject property appear to lie within the following Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) designations, according to the FIRM map No. 48439C0205L for Tarrant County, Texas and as depicted on City of North Richland Hills, Texas, Community Map and Panel No. 480607 0205 L, Map Revised March 21, 2019.

Floodway Areas in Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

Zone AE (Base Flood Elevations determined) - A Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood, the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone X (Other Flood Areas) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone X (Other Areas) - Areas determined to be outside the 0.2% annual chance floodplain.