

**METES AND BOUNDS**  
 4.79 ACRES  
 LOT 1, BLOCK 17, STONEYBROOKE ADDITION  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE J.B. EDEN SURVEY, ABSTRACT NO. 499, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LAND AS DESCRIBED IN PLAT RECORDED CABINET A, SLIDE 4915, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE NORTH PROPERTY LINE AND THE NEW EAST PROPERTY LINE LOT 1, BLOCK 17, STONEYBROOKE ADDITION, AS RECORDED IN CABINET A, SLIDE 4915, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89 33/64 07'32" E ALONG THE NORTH PROPERTY LINE OF SAID LOT 1, BLOCK 17, FOR A OF 853.78 FEET TO A 1/2" IRON ROD SET FOR CORNER IN WEST R.O.W. OF EDEN ROAD;

THENCE S 00 33/64 03'45" W ALONG THE EAST PROPERTY LINE OF SAID TRACT 4E-01, FOR A DISTANCE OF 151.82 FEET TO A 1/2" IRON ROD SET AND BEING THE SOUTHEAST CORNER OF TRACT 4E01 BY INSTRUMENT D214237694 DEED RECORDS, TARRANT COUNTY, TEXAS FOR CORNER;

THENCE S 00 33/64 03'45" W ALONG THE WEST RIGHT-OF-WAY LINE OF EDEN ROAD FOR A DISTANCE OF 92.43 FEET TO A 1/2" IRON ROD SET IN THE SOUTH PROPERTY LINE OF SAID LOT 1, BLOCK 17, FOR CORNER;

THENCE S 89 33/64 08'45" W ALONG THE SOUTH PROPERTY LINE OF SAID LOT 1, BLOCK 17, FOR A DISTANCE 853.63 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING THE WEST PROPERTY LINE OF SAID STONEYBROOKE ADDITION FOR CORNER;

THENCE N 00 33/64 03'06" W ALONG WEST PROPERTY LINE FOR A DISTANCE OF 244.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 208,773.06 SQUARE FEET OR 4.79 ACRES OF LAND MORE OR LESS.

**METE AND BOUNDS**  
 4.995 ACRES  
 TRACT 4E, ABST. NO. 499, J.B. EDENS SURVEY  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE J.B. EDENS SURVEY, ABSTRACT NO. 499, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10968, PAGE 1270, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

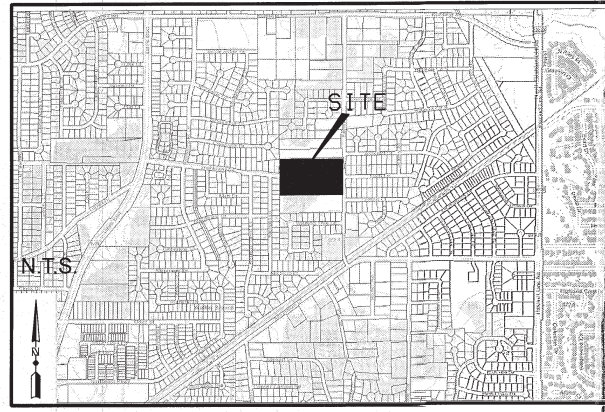
BEGINNING IN THE CENTERLINE OF EDEN ROAD (COUNTY ROAD NO. 3050) FOR THE SOUTHEAST CORNER OF AND SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 4045, PAGE 628, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BY DEED BEING LOCATED 899.74 FEET NORTH OF THE SOUTHEAST CORNER OF SAID J.B. EDENS SURVEY, ABSTRACT NO. 499;

THENCE SOUTH 89 DEGREES 05 MINUTES 44 SECOND WEST 215.6 FEET TO A 1/2" IRON PIN FOUND AND CONTINUING IN ALL 887.29 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 4045, PAGE 628, TO A CAPPED IRON PIN FOUND IN THE EAST LINE OF LOT 4, BLOCK 3 STONEY RIDGE, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 3161, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;

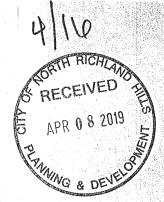
THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST 245.08 FEET ALONG THE EAST LINE OF SAID BLOCK 3, STONEY RIDGE TO 5/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 865.78 FEET TO A 5/8" IRON PIN FOUND AND CONTINUING IN ALL 887.84 FEET TO THE CENTERLINE OF SAID EDEN ROAD FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 00 DEGREES 15 MINUTES 21 SECONDS WEST 245.28 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING AND CONTAINING 217,590.57 SQUARE FEET OR 4.995 ACRES OF LAND, MORE OR LESS.



Vicinity Map



**ZONING EXHIBIT**

EXISTING LEGAL DESCRIPTION:  
 LOT 1, BLOCK 17  
 STONEYBROOKE ADDITION  
 4.79 ACRES  
 &  
 TRACT 4E, ABSTRACT 499  
 J.B. EDENS SURVEY  
 4.995 ACRES  
 CITY OF NORTH RICHLAND HILLS  
 TARRANT COUNTY  
 TEXAS  
 CURRENT ZONING: AG & R-1-S  
 PROPOSED ZONING: R-2  
 CASE NO. ZC-2018-23

ENGINEER:  
 HAMILTON DUFFY, PC  
 8241 MID-CITIES BLVD., #100  
 NORTH RICHLAND HILLS, TX 76182  
 (817) 268-0408  
 FAX (817) 284-8408

OWNER:  
 TOMMY CUNNINGHAM  
 7109 EDEN ROAD  
 NORTH RICHLAND HILLS, TX 76182  
 817-966-7608

OWNER:  
 DENNIS R. AND LISA G. DENSON  
 8751 HIGHTOWER DR.  
 NORTH RICHLAND HILLS, TX 76182