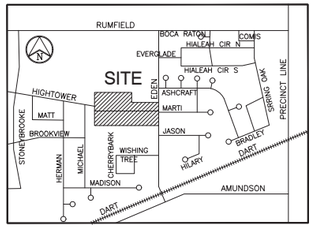
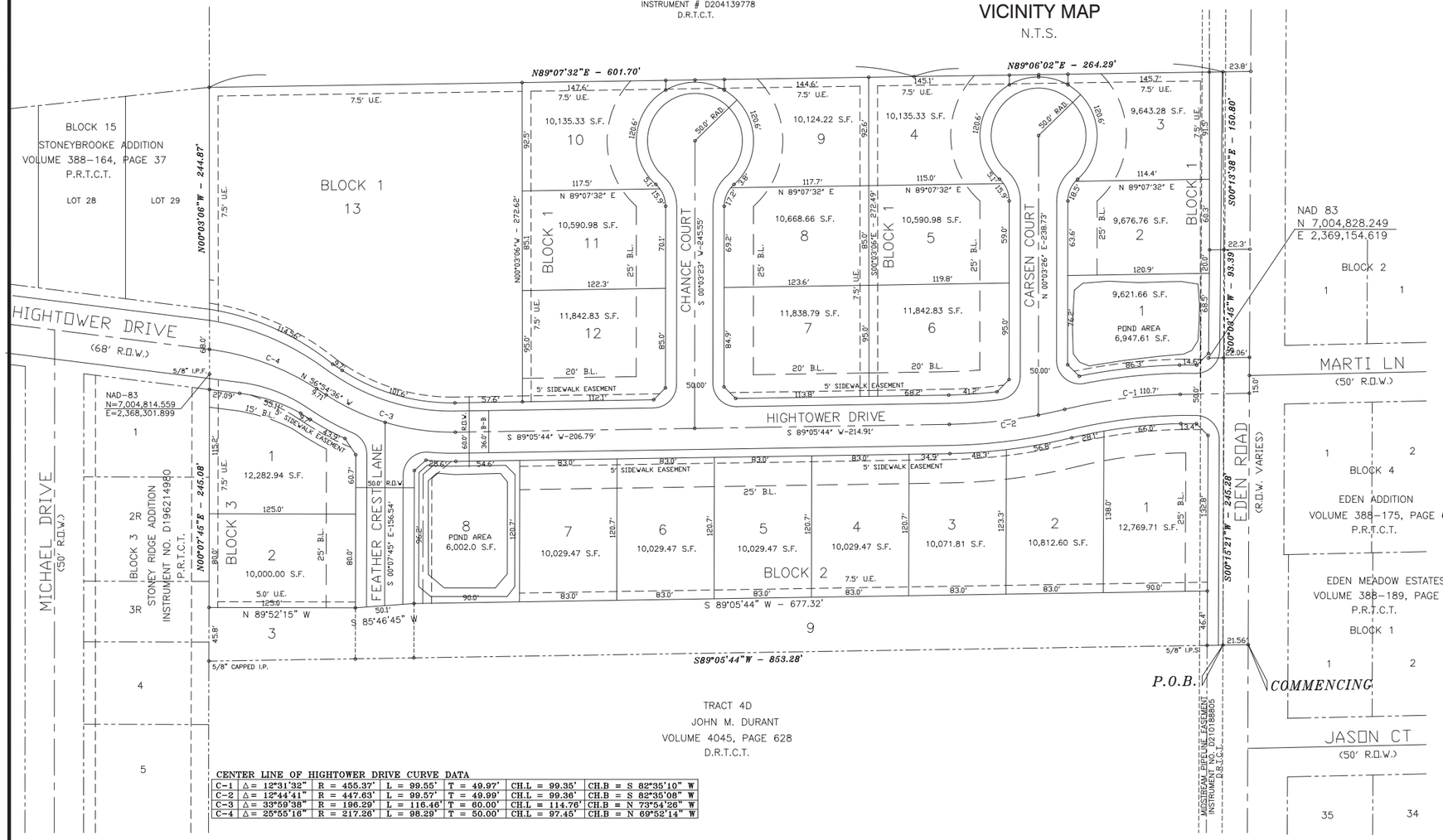


VICINITY MAP

N.T.S.

PATRICIA UPCHURCH
INSTRUMENT # D204139778
D.R.T.C.T.



CENTER LINE OF HIGHTOWER DRIVE CURVE DATA

C-1	Δ = 12°31'32"	R = 455.37'	L = 99.55'	T = 49.97'	CH.L = 99.35'	CH.B = S 82°35'10" W
C-2	Δ = 12°44'41"	R = 447.63'	L = 99.57'	T = 49.99'	CH.L = 99.36'	CH.B = S 82°35'08" W
C-3	Δ = 33°59'38"	R = 196.29'	L = 116.46'	T = 60.00'	CH.L = 114.76'	CH.B = N 73°54'26" W
C-4	Δ = 25°55'16"	R = 217.26'	L = 98.29'	T = 50.00'	CH.L = 97.45'	CH.B = N 69°52'14" W

PROPERTY DESCRIPTION

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 RECORDS IN VOLUME 10968, PAGE 1270, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING IN THE CENTERLINE OF EDEN ROAD (COUNTY ROAD NO. 3050) FOR THE AND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, 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 seconds WEST 21.56 FEET TO A 1/2" IRON PIN FOUND IN ALL 865.73 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIED 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 CORNER;

THENCE NORTH 00 degrees 07 minutes 45 seconds EAST 245.08 FEET ALONG THE WEST LINE OF SAID 5.00 ACRE TRACT OF LAND TO THE NORTHWEST CORNER OF SAID TRACT AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 17, STONEYBROOKE ADDITION RECORDED IN CABINET A, SLIDE 4915, SAID ADDITION FOR CORNER;

THENCE NORTH 00 degrees 03 minutes 06 seconds WEST 244.87 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 17, STONEYBROOKE ADDITION TO THE NORTHWEST CORNER FOR CORNER;

THENCE NORTH 89 degrees 07 minutes 32 seconds EAST 601.70 FEET ALONG THE NORTH LINE SAID LOT 1, BLOCK 17, STONEYBROOKE ADDITION TO THE NORTHEAST CORNER FOR CORNER;

THENCE NORTH 89 degrees 06 minutes 02 seconds EAST 264.29 FEET ALONG THE NORTH LINE OF OF TRACT 4B-01 AS RECORDED BY INSTRUMENT NO. D214237694, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING THE WEST RIGHT-OF-WAY LINE OF EDEN ROAD FOR CORNER;

THENCE SOUTH 00 degrees 13 minutes 38 seconds EAST 150.80 FEET ALONG THE WEST R.O.W. LINE OF EDEN ROAD TO A 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 00 degrees 03 minutes 45 seconds WEST 93.39 FEET ALONG THE WEST R.O.W. LINE OF EDEN ROAD TO A 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 00 degrees 15 minutes 21 seconds WEST 245.28 FEET ALONG THE WEST R.O.W. LINE OF EDEN ROAD TO A 1/2" IRON ROD AND BEING THE POINT OF BEGINNING AND CONTAINING 9.74 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I ERNEST HEDGCOTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND.

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 2804

STATE OF TEXAS · REGISTERED · ERNEST HEDGCOTH · 2804 · PROFESSIONAL · LAND SURVEYOR

The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE 05/23/2016

EXISTING ZONING AG

PROPOSED ZONING RESIDENTIAL R-2

PRELIMINARY PLAT

EDEN ESTATES

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.
SITUATED IN THE
J. B. EDENS SURVEY, ABSTRACT NO. 499
9.74 ACRES

DATE PREPARED: AUGUST 2018

LEGEND

B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
I.P.F - IRON PIN FOUND
I.P.S. - IRON PIN SET
D.U.E. - DRAINAGE & UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY

PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this____day of_____, 2018, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

OWNER/DEVELOPER
TOMMY CUNNINGHAM
7109 EDEN ROAD
NORTH RICHLAND HILLS, TEXAS 76182
(817) 966-7608

ERNEST HEDGCOTH ENGINEER & SURVEYOR
FIRM NO. 626
5701-C MIDWAY ROAD
HALTOM CITY, TEXAS 76117
TEL: (817) 831-7711
FAX: (817) 831-6368
JOB No. 2015-038 DATE 02/00/2018

PROJECT NO. 2015-038