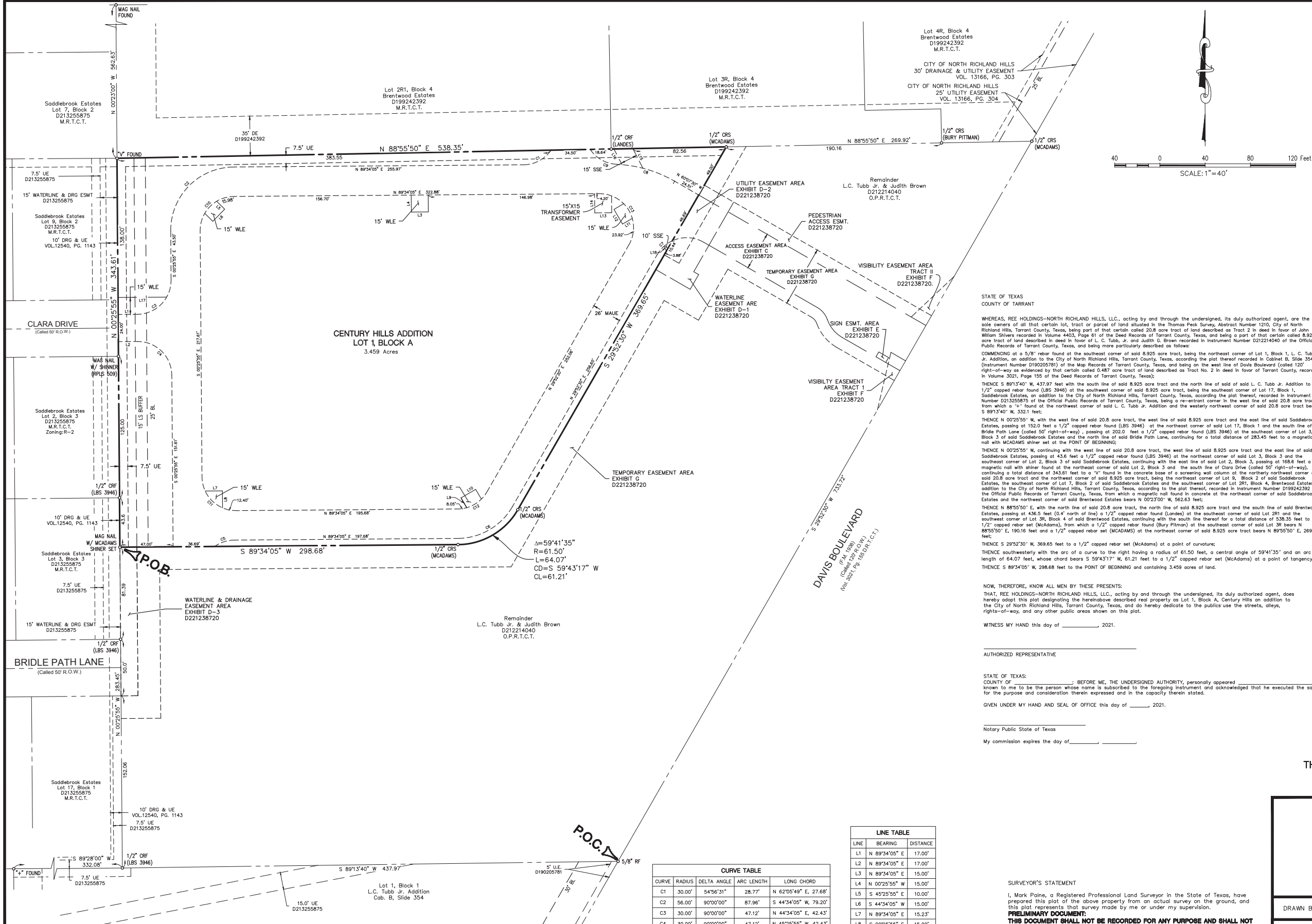


File: M:\Projects\2020\10364\10364-CenturyHills\Survey\Final\202010364.FT
Plotted: 9/24/2021 2:40 PM, by: One Eng. Saved: 9/22/2021 2:18 PM, by: renee



Vicinity Map 1"=1000'

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2021, 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 _____, 2021, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: Secretary, Planning and Zoning Commission

FINAL PLAT
Lot 1, Block A
CENTURY HILLS ADDITION
3.459 Acres
in the
THOMAS PECK SURVEY, ABSTRACT NO. 1210
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.jrcom.com

DRAWN BY: SP DATE: 01/07/2021 SCALE: 1"=40' JOB. No. **REAL EQ 2020310364**

OWNER/DEVELOPER
REE HOLDINGS-NORTH
RICHLAND HILLS, LLC
1400 CORPORATE CENTER
CURVE, SUITE 100
EAGAN, MN 55121
Ph. 303.904.4926
Contact: BRIAN SCOTT

Case No.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	30.00'	54°56'31"	28.77'	N 62°05'49" E, 27.68'
C2	56.00'	90°00'00"	87.96'	S 44°34'05" W, 79.20'
C3	30.00'	90°00'00"	47.12'	N 44°34'05" E, 42.43'
C4	30.00'	90°00'00"	47.12'	N 45°25'55" E, 42.43'
C5	30.00'	35°14'51"	18.46'	S 71°56'39" W, 18.17'
C6	56.00'	59°41'35"	58.34'	N 59°43'15" E, 55.74'
C7	30.00'	35°14'51"	18.46'	S 47°29'55" W, 18.17'
C8	113.00'	27°16'20"	53.79'	N 73°45'40" W, 53.28'
C9	30.00'	53°15'35"	27.89'	S 60°46'03" E, 26.89'
C10	30.00'	90°00'00"	47.12'	S 44°34'05" W, 42.43'
C11	30.00'	90°00'00"	47.12'	S 45°25'55" E, 42.43'
C12	30.00'	59°41'35"	31.26'	N 59°43'15" E, 29.86'
C13	30.00'	120°18'25"	62.99'	N 30°16'43" W, 52.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°34'05" E	17.00'
L2	N 89°34'05" E	17.00'
L3	N 89°34'05" E	15.00'
L4	N 00°25'55" W	15.00'
L5	S 45°25'55" E	10.00'
L6	S 44°34'05" W	15.00'
L7	N 89°34'05" E	15.23'
L8	N 00°25'55" E	15.00'
L9	S 30°16'45" E	10.00'
L10	N 59°43'15" E	15.00'
L11	S 59°43'15" W	10.00'
L12	N 30°16'45" W	15.00'
L13	S 89°34'05" W	15.00'
L14	N 00°25'55" W	16.94'
L15	S 27°13'30" E	19.49'
L16	S 27°13'30" E	15.56'
L17	N 89°34'05" E	42.98'
L18	S 27°13'30" E	4.73'

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 6078 9/24/21

Mark Paine, RPLS
Texas Registration No. 5078

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone, (4202) NAD '83.
 - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that could affect the accuracy of this plat.
 - No flood zone area analysis has been performed by McAdams on the subject property.
 - According to Community/Panel No. 48439C0090L O, effective March 21, 2018, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Field work performed during the month of January 2020. Corner Monuments set July 26, 2021.

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - RF = REBAR FOUND
 - CRS = CAPPED REBAR SET (MCADAMS)
 - CRF = CAPPED REBAR FOUND
 PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS | PRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS | BL = BUILDING LINE | UE = UTILITY EASEMENT | MAE = MUTUAL ACCESS EASEMENT | SSE = SANITARY SEWER EASEMENT | WLE = WATER LINE EASEMENT |