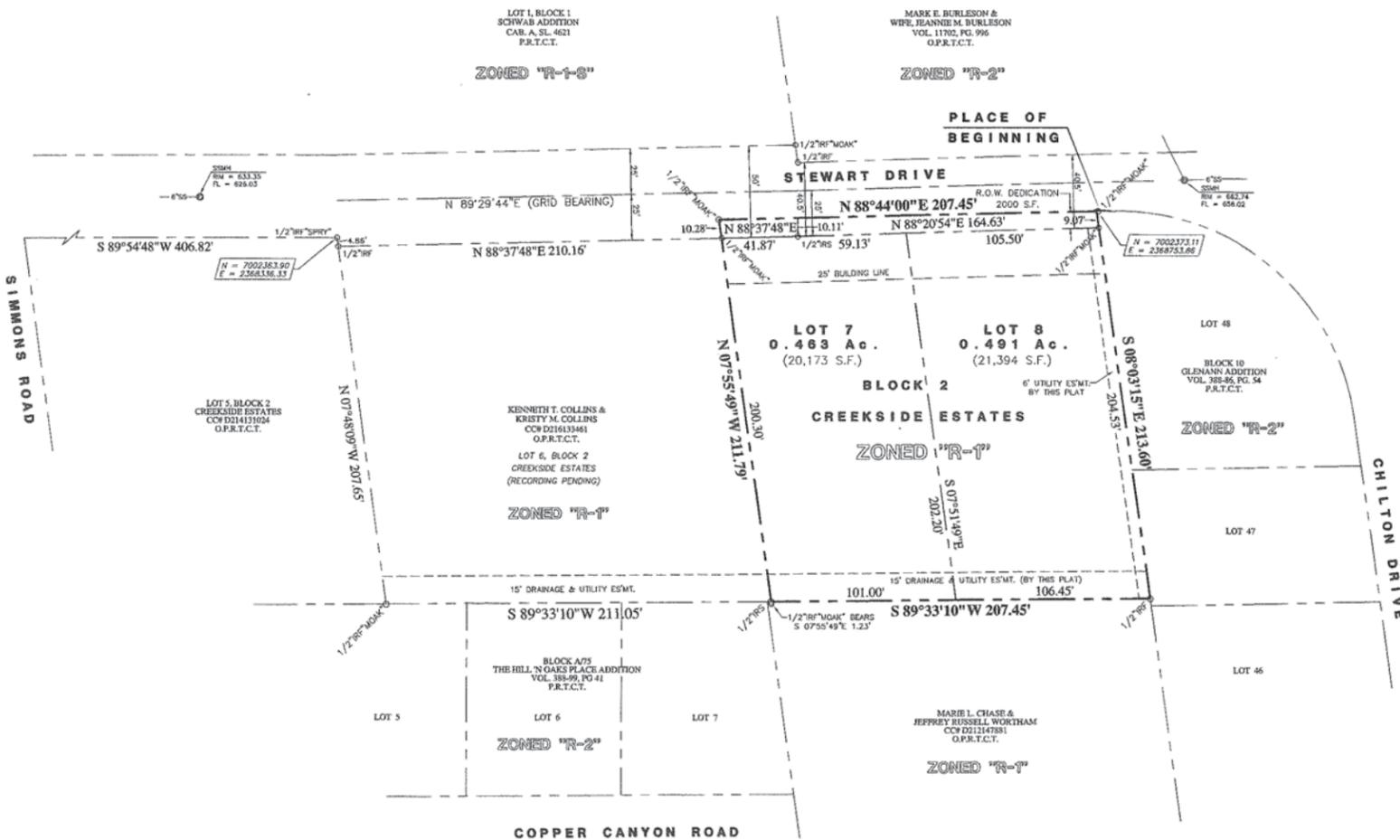


VICINITY MAP
NOT TO SCALE



* NOTES *

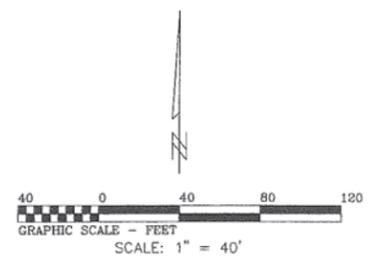
1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. CORSS6 ADJUSTMENT AS DERIVED FROM CITY OF NORTH RICHLAND HILLS MONUMENTS 416 AND 407.
2. A COMBINED SCALE FACTOR OF 0.999846754 IS USED TO CONVERT SURFACE DISTANCES TO GRID DISTANCES.
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.
4. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
6. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. SITE VISIBILITY TRIANGLE EASEMENTS SHALL BE KEPT CLEAR OF ANY OBSTRUCTION WHICH INTERFERES WITH AN CLEAR LINE OF SIGHT AT ELEVATION BETWEEN 30 INCHES AND NINE FEET ABOVE THE AVERAGE CURB GRADE.
8. CITY OF NORTH RICHLAND HILLS BENCHMARKS: BM 1 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS BM No. 416" N 7000834, E 2365118, ELEV. = 640.546 (PUBLISHED). BM 2 - 2" ALUMINUM CAP STAMPED "CITY OF NORTH RICHLAND HILLS BM No. 407" N 7003699, E 2370388 ELEV. = 638.098 (PUBLISHED).
9. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN THE 100-YEAR FLOOD PLAN OR 500 YEAR FLOOD PLAN, BUT APPEARS TO BE LOCATED WITHIN "ZONE X" (AREAS OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL No. 48439C0205 K, DATED SEPTEMBER 25, 2009.

BASIS OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF STEWART DRIVE ACCORDING TO DEED RECORDED IN CLERK'S FILE No. D216133461, R.P.R.T.C.T.
 IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPL S 5294"
 C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
 P.O. Box 11370 Fort Worth Texas 76110
 (817) 920-7600 (817) 920-7617 FAX
 T.R.P.L.S. FIRM No. 10111800
 CLS JOB No. 16-0109
 GF No. NONE

N O T E
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

PROPERTY DESCRIPTION
 BEING all that certain tract of land located in the T. K. MARTIN SURVEY, ABSTRACT No. 1055, City of North Richland Hills, Tarrant County, Texas according to the deed recorded in Clerk's File No. D216252971 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" found at the Northeast corner of said New Tract being the Northwest corner of Lot 48, Block 10, Glenann Addition to the City of North Richland Hills, Texas according to the plot recorded in Volume 388-86, Page 54 of the Plat Records of Tarrant County, Texas and lying in the South right-of-way line of Stewart Drive (a variable width right-of-way);
 THENCE S 08° 03' 15" E, at 9.07 feet passing a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" and continuing in all a total distance of 213.60 feet along the common boundary line between said New Tract and said Block 10 to a 1/2-inch iron rod found at the Southeast corner of said New Tract being the Northeast corner of that certain tract of land described in deed to Marie L. Chase and Jeffrey Russell Worthingham recorded in Clerk's File No. D212147881 of the Official Public Records of Tarrant County, Texas;
 THENCE S 89° 33' 10" W, 207.45 feet along the common boundary line between said New Tract and said Chase and Worthingham Tract to a 1/2-inch iron rod set at the Southwest corner of said New Tract being the Southeast corner of that certain tract of land described in deed to Kenneth M. Collins and Kristy M. Collins recorded in Clerk's File No. D216133461 of the Official Public Records of Tarrant County, Texas from which a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" bears S 07° 55' 40" E, 1.23 feet;
 THENCE N 07° 55' 49" W, at 200.30 feet passing a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" and continuing in all a total distance of 211.79 feet along the common boundary line between said New Tract and said Collins Tract to a 1/2-inch iron rod found with plastic cap stamped "MOAK SURV INC" at the Northwest corner of said New Tract lying in the aforesaid South right-of-way line of Stewart Drive;
 THENCE N 88° 44' 00" E, 207.45 feet along the North boundary line of said New Tract with the said South right-of-way line of Stewart Drive to the PLACE OF BEGINNING, containing 1.000 acre (43,566 square feet) of land.



WHEREAS, The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____ 2017 to approve this Preliminary Plat.

 Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

PRELIMINARY PLAT
**LOTS 7 & 8, BLOCK 2
 CREEKSIDE ESTATES**
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS
 BEING 1.000 ACRE OF LAND LOCATED IN THE
 T. K. MARTIN SURVEY, ABSTRACT No. 1055
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER:
 BRITTON & ASHLEY NEW
 2525 CARNATION AVENUE
 FORT WORTH, TEXAS 76111
 PHONE (817) 706-0841
 CC# D216252971, O.P.R.T.C.T.

SURVEYOR:
 COOMBS LAND SURVEYING, INC.
 P. O. BOX 11370
 FORT WORTH, TEXAS 76110
 CONTACT: RON COOMBS
 PHONE (817) 920-7600

JANUARY 6, 2017 NRH CASE No.
 2 LOTS PP 2016-14