

- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - CAB. CABINET
  - DOC. NO. DOCUMENT NUMBER
  - P.O.B. POINT OF BEGINNING
  - C.M. CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - NMS NO MONUMENT SET, FALLS IN ROAD
  - R.O.W. RIGHT-OF-WAY
  - B.L. BUILDING LINE
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - S.F. SQUARE FEET
  - S.W.E. SIDEWALK EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - V.S.E. VISIBILITY SITE EASEMENT
  - D.&U.E. UTILITY & DRAINAGE EASEMENT
  - O.S.D.&U.E. OPEN SPACE, DRAINAGE, & UTILITY EASEMENT
  - O.S.&U.E. OPEN SPACE & UTILITY EASEMENT
  - T.E.S.C.O. TEXAS ELECTRIC SERVICE COMPANY

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°37'53" E	24.29'
L2	S 00°02'25" E	30.00'
L3	N 00°00'53" W	29.92'
L4	N 00°27'11" E	3.10'
L5	S 00°06'53" E	29.78'
L6	N 45°24'39" W	14.14'
L7	N 44°35'21" E	14.14'
L8	S 45°07'06" E	14.07'
L9	N 44°52'54" E	14.21'
L10	N 45°07'06" W	12.24'
L11	S 44°52'54" W	14.21'
L12	S 45°24'18" E	14.14'
L13	N 39°43'16" E	22.90'
L14	S 89°35'21" W	20.03'
L15	S 45°23'30" W	14.34'
L16	S 44°36'30" E	13.94'
L17	S 01°11'40" W	4.88'
L18	S 36°40'54" E	21.37'
L19	N 14°12'00" E	5.05'
L20	S 89°33'21" W	27.22'
L21	N 45°24'39" W	14.14'
L22	N 44°35'21" E	14.14'
L23	S 45°24'39" E	14.14'
L24	N 38°05'05" E	26.56'
L25	S 07°04'58" W	15.00'
L26	S 19°50'06" W	18.22'
L27	N 19°50'06" E	37.82'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	136.28'	97.84'	S 41°08'36" E	156°09'35"
C2	975.00'	27.11'	27.11'	S 00°23'52" W	1°35'36"
C3	50.00'	132.90'	97.09'	S 37°00'50" W	152°17'40"
C4	20.00'	27.10'	25.07'	S 40°00'25" W	77°37'30"
C5	160.00'	216.77'	200.57'	S 40°00'25" W	77°37'30"
C6	703.00'	119.47'	119.33'	S 83°41'17" W	9°44'15"
C7	850.00'	144.47'	144.29'	S 83°41'18" W	9°44'17"
C8	253.00'	133.59'	132.05'	N 76°18'58" W	30°15'15"
C9	400.00'	211.21'	208.77'	N 76°18'58" W	30°15'15"
C10	337.00'	123.66'	122.97'	N 71°42'04" W	21°01'28"
C11	190.00'	97.01'	95.96'	N 75°49'00" W	29°15'19"
C12	50.00'	129.05'	96.10'	N 40°31'05" W	147°52'55"
C13	100.00'	121.13'	113.86'	N 34°14'02" W	69°24'17"
C14	415.00'	46.79'	46.76'	N 80°22'40" W	6°27'35"

**PURPOSE OF PLAT**  
The Purpose of this replat is combine three existing platted lots and a 12.70 acreage tract into a 47 lot residential development.

**A FINAL PLAT OF**  
**LOTS 1-8X, BLOCK 1, LOTS 1-16, BLOCK 2,**  
**LOTS 1-25X, BLOCK 3, AND LOT 1X, BLOCK 4**  
**SHADY GROVE ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK 1, PAGE ACRES ADDITION AND TRACT 1 IN THE THOMAS PECK SUBDIVISION, WHICH IS 18.73 ACRES IN THE THOMAS PECK SURVEY, A-1209, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
NRH CASE NO. PLAT23-XXXX  
JULY 2023

**OWNER:**  
H CREEK DEVELOPMENT, LLC  
P.O. Box 92747  
Southlake, TX 76092  
Eason Maykus

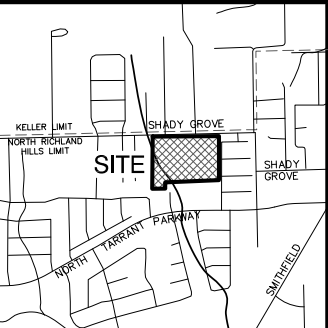
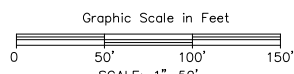
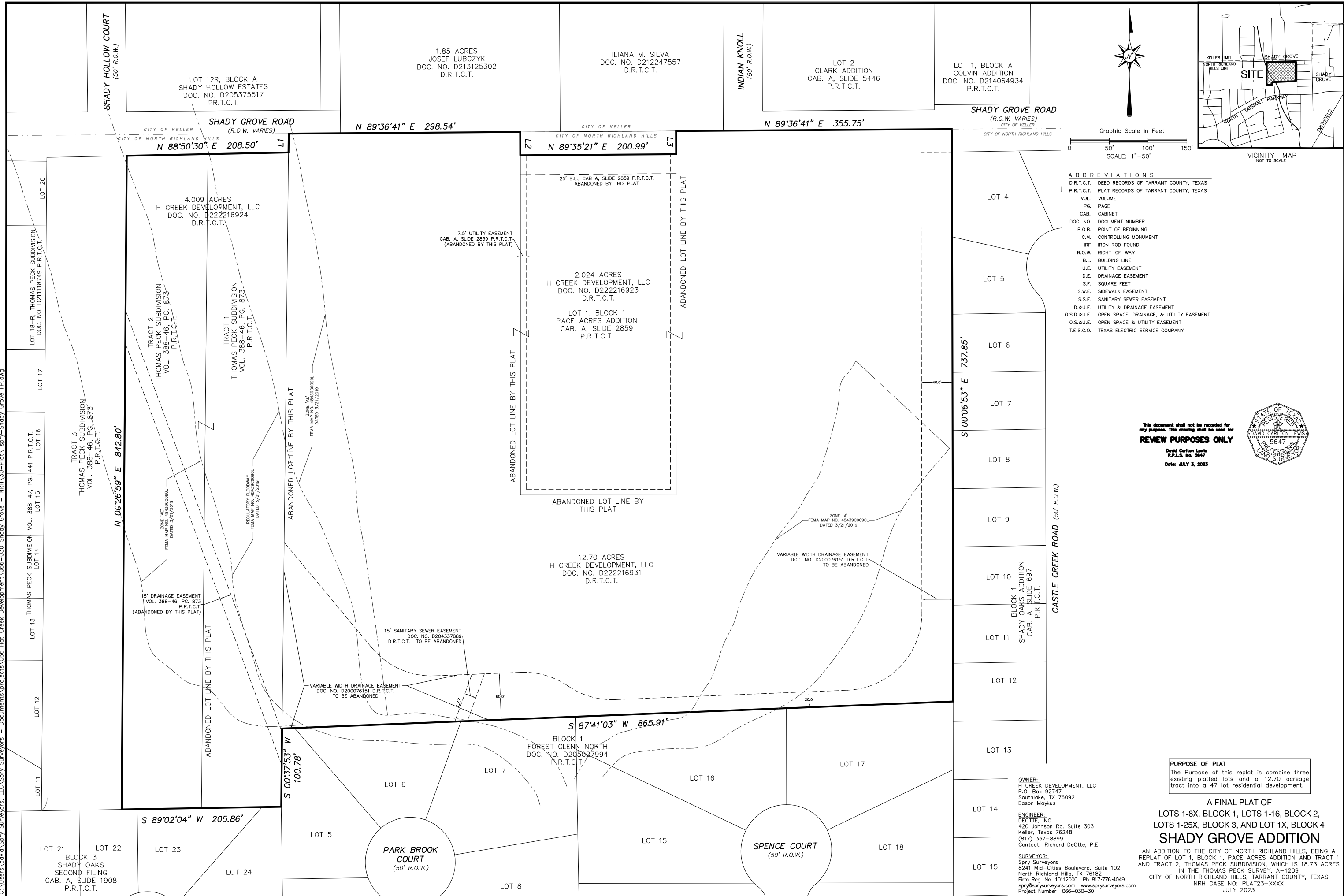
**ENGINEER:**  
DEOTTE, INC.  
420 Johnson Rd. Suite 303  
Keller, Texas 76248  
(817) 337-8899  
Contact: Richard DeOtte, P.E.

**SURVEYOR:**  
Spry Surveyors  
8241 Mid-Cities Boulevard, Suite 102  
North Richland Hills, TX 76182  
Firm Reg. No. 1012000 Ph 817-776-4049  
spry@sprysurveyors.com www.sprysurveyors.com  
Project Number 086-030-30



This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY  
David Carlton Lewis  
R.P.L.S. No. 5647  
Date: JULY 3, 2023

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David Carlton Lewis  
P.L.S. No. 0847  
Date: JULY 3, 2023



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