



# OWNER'S DEDICATION

WHEREAS H Creek Development, LLC is the owner of all that certain 18.73 acres of land, by virtue of the deeds recorded in Document Numbers D222216923, D222216924, and D222216931, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which includes all of Tract 1 & Tract 2, Thomas Peck Addition, recorded in Volume 388-46, Page 873, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lot 1, Block 1, Pace Acres Addition, recorded in Cabinet A, Slide 2859, P.R.T.C.T., and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983)

BEGINNING at a 1/2" iron rod found for the northwest corner of said Tract 2, Thomas Peck Addition, common to the northeast corner of Tract 3, of said Thomas Peck Addition, and in the south right-of-way line of Shady Grove Road (a variable-width right-of-way);

THENCE North 88' 50' 30" East — 208.50', along the north line of said Tract 2 and Tract 1, Thomas Peck Addition, common to the south right—of—way line of Shady Grove Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract;

THENCE North 00' 37' 53'' East - 24.29' to a point for corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE North 89° 36' 41" East - 298.54' along the approximate centerline of said Shady Grove Road, to a point for corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE South 00° 02' 25" East - 30.00' to a 1/2" iron rod with a cap stamped 'RPLS 2002" found for the northwest corner of said Lot 1, Block 1, Pace Acres Addition;

THENCE North 89' 35' 21" East - 200.99' along the north line of said Lot 1, Block 1, Pace Acres Addition, common to the south right-of-way line of said Shady Grove Road, to a 1/2" iron rod with a cap stamped 'RPLS 2002" found for the northeast corner of said Lot 1, Block 1, Pace Acres Addition;

THENCE North 00 $^{\circ}$  00 $^{\circ}$  53" West - 29.92' to a point for an angle corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE North 89° 36′ 41'' East - 355.75′ along the approximate centerline of said Shady Grove Road, to a point for an angle corner of the herein described tract, no monument set, in the approximate centerline of said Shady Grove Road;

THENCE South 00° 06′ 53″ East, along the east line of the herein described tract, passing a 1/2° iron rod found for the northwest corner of Lot 4, Block 1, Shady Oaks Addition, recorded in Cabinet A, Silde 697, P.R.T.C.T., at a distance of 29.58′, and continuing along the east line of the herein described tract, common to the west line of said Block 1, Shady Oaks Addition, for a total distance of 737.85′ to a 1/2° iron rod in a rail road tie found for the southeast corner of the herein described tract, common to the northeast corner of Lot 17, Block 1, Forest Glenn North, recorded in Document Number D205027994, P.R.T.C.T.;

THENCE South 87' 41' 03" West - 865.91', along the south line of the herein described tract, common to the north line of said Block 1, Forest Glenn North, to a 1/2° iron rod with a cap stamped 'LBS 3948' found for an angle corner of the herein described tract, common to the northwest corner of Lot 5, Block 1, of said Forest Glenn North, and in the east line of said Tract 1, Thomas Peck Subdivision;

THENCE South 00° 37' 53" West — 100.78', along the east line of said Tract 1, Thomas Peck Subdivision, common to the west line of said Lot 5, Block 1, Forest Glenn North, to an angle corner of the herein described tract, in the west line of said Lot 5, Block 1, Forest Glenn North, in the north line of Lot 24, Block 3, Shady Oaks Second Filing, recorded in Cobinet A, Slide 1908, P.R.T.C.T., and from which a 1/2" iron rod found bears South 52' 30' East — 1.49';

THENCE South 89° 02' 04" West, along the south line of Tracts 1 & 2, Thomas Peck Subdivision, IHENCE South 89° 02 04 West, along the south line of Iracts 1 & 2, Inomas Peck Subdivision, common to the north line of Block 3, Shady Oaks Second Filing, passing a 5/8° iron rod with a cap stamped "C&B" found for the northwest corner of Lot 23 of said Block 3, Shady Oaks Addition Second Filing, and continuing for a total distance of 205.86° to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the southeast corner of said Tract 3, Thomas Peck Subdivision;

THENCE North 00° 27' 11" East - 842.80' along the west line of the herein described tract, common to the east line of said Tract 3. Thomas Peck Subdivision, to the POINT OF BEGINNING and containing

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That H Creek Development, LLC, the Owner, does hereby adopt this plat designating the herein before described property as Lots 1–8X, Block 1, Lots 1–16, Block 2, Lots 1–25X, Block 3, & Lot 1X, Block 4, Block A, Shady Grove Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills, Texas.

Witness our hands this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2023

Eason Maykus H Creek Development, LLC

### NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Eason Maykus**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2023

Notary Signature

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- 2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone
- 3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647"
- 4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- 5. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- 6. According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, a portion of the subject tract shown hereon lies within the special flood hazard area designated as Zone"AE", inundated by the 100-year flood, and a partion of the surveyed property shown herein lies within the area designated as Zone A, which is defined as areas of 100-year flooding with no base flood elevations determined. Additionally a portion lies within the Regulatory Floodway Area in Zone "AE". The Regulatory Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in the flood height, further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills,

## This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

Dote JLV 3, 2023

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Attest: City Secretary

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Signature . Notarv Stamp:

WHEREAS the Planning and Zoning Commission of the City of Hills, Texas voted affirmatively on this day of		Richland
2023, to approve this final plat.		
Chair, Planning and Zoning Commission	-	
Attest: Secretary, Planning and Zoning Commission	_	

WHEREAS on this _ filing of									
Mayor, Ci	ty of	Nor	th Richlo	ind	Hills	 	 	_	

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: Surve Turk:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
spry@spryeurveyors.com www.sprysurveyors.com
Project Number 066-030-30 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, PACE ACRES ADDITION AND TRACT 1 AND TRACT 2, 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

DEDICATION AND NOTES 3 OF 3