SHEET 1 OF 1

CASE PP 2024-XX

TARRANT COUNTY, TEXAS.

PREPARED MAY 2024

ABSTRACT NO. 321,

PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOR THE SOUTH CORNER OF SAID 4.298 ACRE TRACT IN THE WEST RIGHT OF WAY LINE OF DAVIS BOULEVARD (STATE HIGHWAY 1938) VARIABLE WIDTH RIGH OF WAY AS RECORDED IN VOLUME 9421, PAGE 2171, OF SAID DEED RECORDS, ALSO BEING THE EASTERLY CORNER OF LOT 6,

BLOCK 12, OF SAID SMITHFIELD ACRES ADDITION;

BEING 4.298 ACRE TRACT OF LAND CALLED COMMERCIAL TRACT IN BLOCK 12, SMITHFIELD ACRES ADDITION, SECOND SECTION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME

388-21, PAGE 36, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO CELESTIAL LONE STAR HOMES LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D223212309, AND CORRECTED IN INSTRUMENT NUMBER D223214155, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE

LEGAL DESCRIPTION

THENCE NORTH 11 DEGREES 58 MINUTES 58 SECONDS WEST, 465.19 FEET WITH THE COMMON LINE OF SAID 4.298 ACRE TRACT AND SAID SMITHFIELD ACRES ADDITION TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET FOR THE NORTHWEST CORNER OF SAID 4.298 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 12, IN THE OUTHERLY RIGHT OF WAY LINE OF TURNER ROAD;

THENCE NORTH 42 DEGREES 11 MINUTES 26 SECONDS EAST, 35.80 FEET WITH THE NORTHERLY LINE OF SAID 4.298 ACRE TRACT AND THE SOUTHERLY LINE OF SAID TURNER ROAD TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH 58 DEGREES 10 MINUTES 03 SECONDS EAST, 829.77 FEET TO 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND FOR THE NORTHEAST CORNER OF SAID 4.298 ACRE TRACT IN THE NORTHERLY LINE OF SAID DAVIS

THENCE 467.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD, THROUGH A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 33 SECONDS WITH A RADIUS OF 1849.86 FEET. A TANGENT LENGTH OF 234.94 FEET AND A CHORD WHICH BEARS SOUTH 32 DEGREES 31 MINUTES 26 SECONDS WEST, 466.14 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET;

THENCE SOUTH 39 DEGREES 03 MINUTES 37 SECONDS WEST, 40.21 FEET WITH THE NORTHWESTERLY LINE OF SAID DAVIS BOULEVARD TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;

THENCE SOUTH 43 DEGREES 56 MINUTES 30 SECONDS WEST, 291.92 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND;

THENCE SOUTH 39 DEGREES 55 MINUTES 43 SECONDS WEST, 104.80 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND:

THENCE SOUTH 30 DEGREES 55 MINUTES 43 SECONDS WEST, 104.47 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224"FOUND;

THENCE SOUTH 21 DEGREES 04 MINUTES 50 SECONDS WEST, 85.59 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET;

THENCE SOUTH 03 DEGREES 32 MINUTES 43 SECONDS WEST, 35.01 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO THE PLACE OF BEGINNING AND CONTAINING 187,224 SOUARE FEET OR 4.298 ACRES OF LAND,

PRELIMINARY PLAT

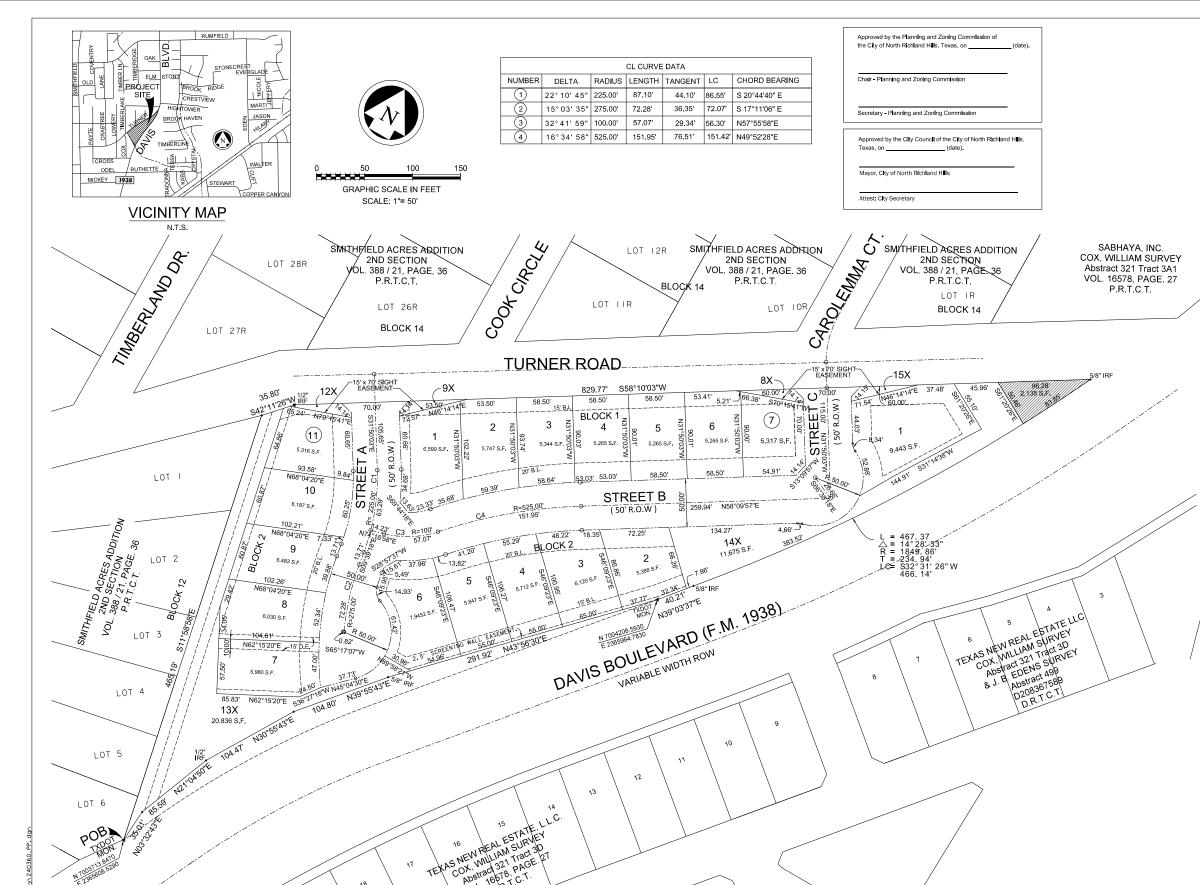
ORCHARD WALK ESTATES

EXIST, ZONING "C-2" COMMERCIAL PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT" LOTS 1-7, 8X & 9X BLOCK 1 & LOTS 1-11, 12X,13X,14X & 15X BLOCK 2 BEING A REPLAT OF COMMERCIAL TRACT IN BLOCK 12

SMITHFIELD ACRES ADDITION AND BEING 4.298 ACRES OF LAND 18 RESIDENTIAL LOTS &

6 OPEN SPACE LOTS IN THE COX, WILLIAM SURVEY

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,



KNOW ALL MEN BY THESE PRESENTS:

THAT LEDWARD MALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE SPATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUN

MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE COLLEYVILLE, TEXAS 76034

TEL (817) 335-9900 FAX (817) 335-9955

OWNER / DEVELOPER

3612 TINSDALE DR

FLOWER MOUND, TX 75022

TEL. (469) 502-1567

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GARAGES AT CORNER LOTS TO BE

4.9.

FURTHEST FROM THE INTERSECTION