

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS Tommy Cunningham, is the owner of all that certain 5.805 acres of land, which is all of Lot 2, Block 35, and the unimproved right-of-way of Todd Drive, Holiday North Section 10, recorded in Volume 388-172, Page 72, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the W. Wallace Survey, A-1606, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the north line of said Lot 2, Block 35, Holiday North Section 10) BEGINNING at the northeast corner of said Lot 2, Block 35, Holiday North Section 10 (Multi-Trunk Hackberry Tree at Corner), common to a point for corner of Block 17, Holiday North Section 1, recorded in Volume 388-59, Page 37 P.R.T.C.T.; THENCE South 00° 24' 00" West - 17.17' (called 17.10') to a point for corner of the herein described tract, common to the south corner of Lot 7 of said Block 17, Holiday North Section 1, and the northeast corner of the 9.104-acre tract described in the deed to Texas Electric Service Company, recorded in Volume 2821, Page 291 P.R.T.C.T., from which a found 1/2" iron rod bears South 58° 33' East - 0.60'; THENCE South 66° 27' 00" West - 1116.27' (called South 66° 27' East - 1100.00') to the southwest corner of the herein described tract, common to the southeast corner of Lot 3, Block 35, Holiday North Section 10, recorded in Cabinet A, Slide 216 P.R.T.C.T.;

THENCE North 07° 18' 06" West - 245.00' (called North 07° 07' East - 245.00') to a point for corner of the herein described tract;

THENCE North 15° 27' 01" East - 235.00' (called North 12' East) to the northwest corner of the herein described tract, common to the northeast corner of Lot 1R, of said Block 35, Holiday North Section 10, in the south line of Holiday Meadows, recorded in Document Number D200006164 P.R.T.C.T.;

THENCE South 89° 38' 00" East - 991.97' (called 994.00') along the north line of said Lot 2, Block 35, Holiday North Section 10, to the POINT OF BEGINNING and containing 5.805 acres of land, of which 0.243 acres is within the said unimproved right-of-way of Todd Drive;

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, We, Tommy Cunningham & the City of North Richland Hills, do hereby adopt this plat designating the herein before described real property as LOTS 1-25, BLOCK A, LOTS 1-2, BLOCK B, & LOT 1, BLOCK C, HOLIDAY NORTH SECTION 10, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

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

Tommy Cunningham

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Tommy Cunningham, known to me to be the persons 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 \_\_\_\_\_

My Printed Name \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**SURVEYOR CERTIFICATE**

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 Planning Commission of the City of North Richland Hills, Texas.

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: October 24, 2018

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

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_ 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 North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_ to approve this Plat for filing of record.

Mayor, City of North Richland Hills \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

**PURPOSE OF REPLAT**  
The Purpose of this Replat is to create a residential subdivision.

**A REPLAT OF**  
**LOTS 1-6, 7X, 8-17, 18X, 19-23, 24X-25X, BLOCK A**  
**LOTS 1-2X, BLOCK B, & LOT 1X, BLOCK C**  
**PARKSIDE PLACE**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 2, BLOCK 35, HOLIDAY NORTH SECTION 10, RECORDED IN VOLUME 388-172, PAGE 72, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 5.805 ACRES IN THE W.W. WALLACE SURVEY, A-1606 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

SURVEYOR: Spry Surveyors, LLC  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000  
SPRY PROJECT NO. 034-223-30

ENGINEER: Hamilton Duffy, P.C.  
E.S.&C.M., Inc.  
8241 Mid-Cities Blvd., Ste.100  
North Richland Hills, TX 76182  
Phone: 817-268-0408

OWNER: Tommy Cunningham  
6809 Baker Blvd  
Richard Hills, TX 76118  
Phone: 817-966-7608

CITY CASE NO. RP-2018-04  
DATE: MARCH 2018  
THIS PLAT FILED AS INSTRUMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	73.05'	72.52'	S 11°35'30" E	23°55'00"
C2	291.00'	121.47'	120.59'	S 11°35'30" E	23°55'00"
C3	25.00'	74.36'	49.83'	N 71°14'26" E	170°25'08"
C4	11.75'	34.95'	23.42'	N 71°14'26" E	170°25'08"
C5	15.06'	49.83'	30.01'	N 71°14'26" E	189°34'52"
C6	25.00'	43.45'	38.18'	S 63°45'34" E	99°34'52"
C7	34.00'	14.19'	14.09'	N 78°24'30" E	23°55'00"
C8	15.00'	26.35'	23.09'	S 63°13'57" E	100°38'06"
C9	50.00'	224.03'	78.41'	N 38°43'33" E	256°43'06"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°22'00" E	5.00'
L2	S 00°22'00" W	5.00'
L3	S 68°33'00" E	14.14'
L4	S 21°27'00" W	14.14'
L5	N 68°33'00" W	14.14'
L6	N 89°38'00" W	14.06'
L7	S 43°02'11" E	11.70'
L8	N 89°38'00" W	14.06'
L9	N 45°17'43" E	22.60'

**LEGEND** NOT TO SCALE

- BOUNDARY CORNER
- LOT/R.O.W. CORNER

**ABBREVIATIONS**

N.T.S. NOT TO SCALE  
U.N.O. UNLESS NOTED OTHERWISE  
P.R.T.C.T. PUBLIC 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  
IRS IRON ROD SET WITH CAP "SPRY 5647"

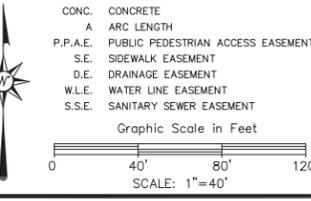
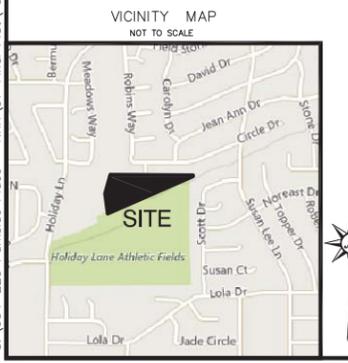
R.O.W. RIGHT-OF-WAY  
B.L. BUILDING LINE  
U.E. UTILITY EASEMENT  
D.E. DRAINAGE EASEMENT  
O.S. OPEN SPACE  
CONC. CONCRETE

A ARC LENGTH  
P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT  
S.E. SIDEWALK EASEMENT  
D.E. DRAINAGE EASEMENT  
W.L.E. WATER LINE EASEMENT  
S.S.E. SANITARY SEWER EASEMENT

Graphic Scale in Feet

**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.
- All bearings shown hereon are based on the north line of said Lot 2, Block 35, Holiday North Section 10, recorded in Volume 388-172, Page 72 in the Public Records of Tarrant County, Texas.
- 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".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- 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.
- According to the Flood Insurance Rate Map No. 48439C0205 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits. Additionally a portion lies within the Floodway Area in Zone "AE". The 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.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- Elevation Certificates are required by the City of North Richland Hills at form board stage and final completion for lots 1-16 shown hereon.



Oct 24, 2018 11:22am S:\034-223 Parkside Place - Final Plat - spry - Parkside Place - Plat.dwg