

EXHIBIT "C"

LOT 1, BLOCK 1
NORTHGLENN ADDITION
CABINET A, SLIDE 671
P.R.T.C.T.

RJ NRH I, LLC
INSTRUMENT NO. D216074398
O.P.R.T.C.T.

J. M. VANDUSEN SURVEY
ABSTRACT NO. 1588

RJ NRH I, LLC
INSTRUMENT NO. D216035308
(TRACT 2)
O.P.R.T.C.T.

P.O.C. (CM)
1/2" I.R.F.

N 39°56'55" E 39.46'

S 89°55'14" E 299.74'

S 89°55'14" E 175.15'

P.O.B.

L1

LINE	BEARING	DISTANCE
L1	S 89°55'14" E	40.00'
L2	S 00°32'22" W	226.27'
L3	S 00°40'27" W	17.20'
L4	N 89°55'26" W	46.00'
L5	N 00°38'30" E	7.68'
L6	N 00°32'22" E	216.20'

RJ NRH I, LLC
INSTRUMENT NO. D216035308
(TRACT 1)
O.P.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	118.71'	117.28'	S 15°59'51" W	30°54'59"
C2	145.00'	77.89'	76.96'	S 16°04'01" W	30°46'40"
C3	205.00'	111.17'	109.81'	N 16°12'41" E	31°04'16"
C4	195.00'	106.21'	104.90'	N 16°08'36" E	31°12'26"

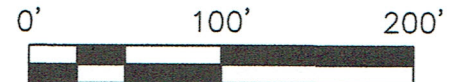
7.5' UTILITY EASEMENT
CAB. A, SL. 671
P.R.T.C.T.

ENSERCH CORPORATION EASEMENT
VOL. 10161, PG. 848 - O.P.R.T.C.T.

DRAINAGE AND UTILITY EASEMENT
VARIABLE WIDTH
VOL. 10132, PG. 99
VOL. 10195, PG. 1196
VOL. 10229, PG. 553
O.P.R.T.C.T.

3/4" I.R.F. (CM)

GLENVIEW DRIVE (80' R.O.W.)
(VOLUME 3854, PAGE 239)



SURVEYOR NOTES:

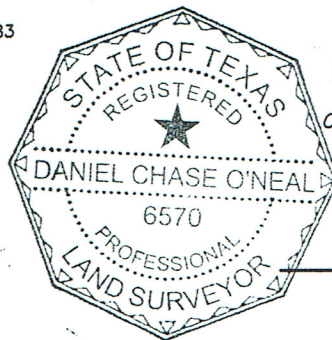
1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT DESCRIBED.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

DATE



(CM)

P.R.T.C.T.

O.P.R.T.C.T.

I.R.F.

P.O.B.

P.O.C.

LEGEND

CONTROLLING MONUMENT
MONUMENT AS NOTED
PLAT RECORDS,
TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
IRON ROD FOUND
POINT OF BEGINNING
POINT OF COMMENCING
PROPERTY LINE

O'NEAL SURVEYING CO.

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ATHENS, TX 75751
(903) 708-2891

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WWW.ONEALSURVEYING.COM



VARIABLE WIDTH DRAINAGE AND
UTILITY EASEMENT
ABANDONMENT EXHIBIT
0.420 ACRES (18,293 SQ. FT.)

DATE: 06/14/2016

PROJECT NO.: 15106.01
DRAWN BY: PLO
CHECKED BY: DCO

PAGE 1 OF 2

EXHIBIT "C"

**PROPERTY DESCRIPTION
VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT ABANDONMENT
0.420 ACRES (18,293 SQ. FT.)**

BEING 0.420 ACRES (18,293 SQ. FT.) OF LAND LOCATED IN THE J. M. VANDUSEN SURVEY, ABSTRACT NO. 1588, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A DRAINAGE AND UTILITY EASEMENT DESCRIBED IN DEED AS RECORDED IN VOLUME 10132, PAGE 99, VOLUME 10195, PAGE 1196 AND VOLUME 10229, PAGE 553, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK 2, CASTLE WINDS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHGLENN ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 671, (P.R.T.C.T.) AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 CONVEYED TO RJ NRH I, LLC BY DEED RECORDED IN INSTRUMENT NUMBER D216035308, FROM WHICH A 3/4" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 400.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO RJ NRH I, LLC IN SAID DEED RECORDED IN INSTRUMENT NUMBER D216035308, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.74 FEET;

NORTH 39 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 39.46 FEET;

SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 175.15 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE COMMON NORTH LINE OF SAID TRACT 2, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 32 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID TRACT 1 AND SAID TRACT 2, A DISTANCE OF 226.27 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 54 MINUTES 59 SECONDS, AND A LONG CHORD OF SOUTH 15 DEGREES 59 MINUTES 51 SECONDS WEST, 117.28 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 118.71 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 46 MINUTES 40 SECONDS, AND A LONG CHORD OF SOUTH 16 DEGREES 04 MINUTES 01 SECONDS WEST, 76.96 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 77.89 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.20 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID TRACT 1;

THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 46.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 7.68 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 04 MINUTES 16 SECONDS, AND A LONG CHORD OF NORTH 16 DEGREES 12 MINUTES 41 SECONDS EAST, 109.81 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.17 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 26 SECONDS, AND A LONG CHORD OF NORTH 16 DEGREES 08 MINUTES 36 SECONDS EAST, 104.90 FEET;

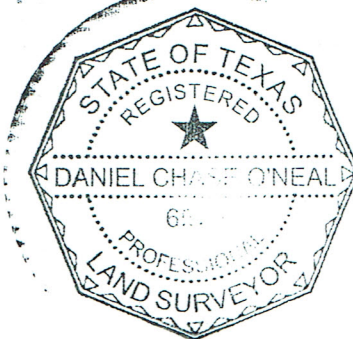
THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 106.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 216.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.420 ACRES (18,293 SQ. FT.) OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.



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