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THENCE DEPARTING WEST LINE OF SAID TRACT ONE, SOUTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, 125.00 FEET TO A 1/2 INCH IRON ROD

THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 180.19 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID 4.897 ACRE TRACT AND THE NORTH LINE OF SAID OAKLEY TRACT;

THENCE SOUTH 89 DEGREES 44 MINUTES 07 SECONDS WEST, 219.02 FEET WITH THE COMMON LINE OF SAID 4.897 ACRE TRACT AND SAID OAKLEY TRACT TO THE EAST RIGHT OF WAY LINE OF SHADY GROVE ROAD (60 FOOT RIGHT-OF-WAY) AS RECORDED IN INSTRUMENTS NUMBER D209305061, OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST, 279.63 FEET

THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, 33.31 FEET

THENCE NORTH 00 DEGREES 42 MINUTES 38 SECONDS WEST, 310.95 FEET WITH THE WEST LINE OF SAID 4.897 ACRE TRACT AND THE CENTERLINE OF CLAY HIBBINS ROAD (50 FOOT RIGHT-OF-WAY) TO THE NORTHWEST CORNER OF SAID 4.897 ACRE TRACT;

THENCE NORTH 89 DEGREES 50 MINUTES 36 SECONDS EAST, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, BARRETT-ANDREWS ADDITION, AS RECORDED IN INSTRUMENT NUMBER D210232526, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 08 MINUTES 55 SECONDS WEST, 531.09 FEE WITH THE WEST LINE OF SAID BLOCK 1, TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PEARL PLACE ADDITION, AS RECORDED IN INSTRUMENT NUMBER D211179087, OF SAID PLAT RECORDS:

THENCE NORTH 86 DEGREES 57 MINUTES 02 SECONDS EAST, 514.96 FEET WITH THE COMMON LINE OF SAID LOT 1, BARRETT-ANDREWS ADDITION AS RECORDED IN CABINET A, SLIDE 1368, OF SAID PLAT RECORDS;

NE OF SAID BLOCK 2, TO THE SOUTHEAST MOST EASTERLY CORNER OF SAID LOT 1, BARRETT-ANDREWS ADDITION ONE;

THENCE SOUTH 01 DEGREES 04 MINUTES 41 SECONDS EAST, 50.00 FEET

THENCE SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, AT 170.60 FEET PASSED HIRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 49, OF SAID BLOCK 2, AND THE NORTHWEST CORNER OF LOT 18, BLOCK 2, STEEPLE RIDGE ADDITION AS RECORDED IN CABINET A, SLIDE 596, OF SAID PLAT RECORDS, IN ALL 1462.30 FEET WITH THE WEST LINE OF BLOCK 2, STEEPLE RIDGE ADDITION AS RECORDED IN CABINET A, SLIDE 596, OF SAID PLAT RECORDS TO THE NORTH RIGHT OF WAY LINE OF SAID SHADY GROVE ROAD;

THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS WEST, 161.38 FEET OF BEGINNING AND CONTAINING 703,588 SQUARE FEET OR 16.152 ACRES OF LAND MORE OR LESS. INCLUDING 7,771 SQUARE FEET OF RIGHT-OF-WAY DEDICATION.

Before me, the undersigned authority, on this day personally 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual. Given under my hand and seal of office this \_\_\_\_\_ day of

Notary Public in and fore Tarrant County

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, THOMAS & ELIZABETH ANDREWS, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lo through 19, Block 1, Lots 1 and 2, Block 2, Lots 1 through Block 3, Lots 1 through 9, Block 4 and Lots 1 through 9, Block Fresh Meadows Estates, an addition to the City of North Richla Hills, Tarrant County, Texas, and do/does hereby dedicate to th publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Before me, the undersigned authority, on this day personally known to me to be the pers whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpos and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual. \_\_\_\_\_ Given under my hand and seal of office this \_\_\_\_\_ day of

Notary Public in and fore Tarrant County

**FINAL PLAT** 

FRESH MEADOWS ESTATES

LOTS 1-19, BLOCK 1, LOTS 1-2, BLOCK 2, LOTS 1-15, BLOCK 3, LOTS 1-9, BLOCK 4, AND LOTS 1-9, BLOCK 5, **BEING 16.152 ACRES OF LAND** 

LOCATED IN THE THOMAS PACK, SURVEY ABSTRACT NO. 1210, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS, PP 2017-02

PREPARED MARCH 2016

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A.N.A. JOB NUMBER 150250

FP 2017-03

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