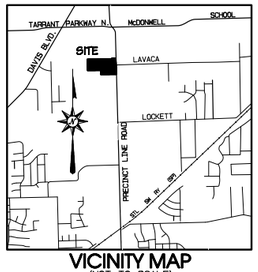


VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE 1"=60'
0 60 120

LAND USE DATA

LOT SIZE	No. LOTS
72.5' x 135' (MIN.)	24
78' x 125' (MIN.)	26

OPEN SPACE	
No. OF LOTS	3
AREA OF OPEN SPACE	1.17 ACRES
PERCENT OF OPEN SPACE	6.6%

S.V.S. & U.E. = SIGHT VISIBILITY, SIDEWALK, & UTILITY EASEMENT

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land located in the W.C. Newton Survey, Abstract No. 1182 and the S. Richardson Survey, Abstract No. 1266, City of North Richland Hills, Tarrant County, Texas, being described in deeds to Beaten Path Development, LLC, recorded in D216217245, D216217247, and D217071866, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING an aluminum highway disc found in the west right-of-way of line of Precinct Line Road - F.M. 3029 (variable width R.O.W., adjoining R.O.W. per Volume 12456, Page 508, Volume 12053, Page 1784 & 12189, Page 952, DRTCT) at the northeast corner of the 7.669 acre Beaten Path Development tract recorded in D216217247, DRTCT and the southeast corner of the remainder of a tract of land as described in deed to Gene E. Ratcliff and wife, Joan C. Ratcliff, recorded in Volume 8361, Page 99, DRTCT, from which an aluminum highway disc found bears N 00°48'59" W, 131.03 feet (State 131.10 feet);

THENCE along the west right-of-way line of said Precinct Road and the east line of said Beaten Path Development tracts, as follows:

S 00°53'21" E, a distance of 88.53 feet (State 88.53 feet) to a broken concrete highway monument with brass stem found;

S 02°45'20" E, at a distance of 207.38 feet (State 207.35 feet) passing an aluminum highway disc found, continuing a total distance of 300.19 feet (State 300.16 feet) to a concrete highway monument with brass disc found;

S 00°47'03" E, a distance of 155.92 feet (State 155.79 feet) to an aluminum highway disc found;

S 01°05'21" E, a distance of 44.19 feet (State 44.21 feet) to an aluminum highway disc found;

S 00°07'18" W, a distance of 135.75 feet (State 135.86 feet) to a concrete monument with a brass disc found at the southeast corner of the 2.802 acre Beaten Path Development tract recorded in D217071866, DRTCT, said point lying in a reentrant line of a tract of land as described in deed to Albert W. Morris, Jr. and wife, Martha Morris, recorded in Volume 4487, Page 241, DRTCT, from which a concrete highway monument with brass disc found bears S 00°11'27" W, 164.31 feet (State 164.18 feet);

THENCE S 89°22'34" W, departing the west line of said Precinct Line Road, along the south line of the said 2.802 acre Beaten Path Development tract and said reentrant line of said Morris tract, a distance of 677.76 feet to a 1/2" rebar capped Goodwin & Marshall set in an east line of Thornbridge East, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas;

THENCE N 00°17'38" W, along the west line of said 2.802 acre Beaten Path Development tract and said east line of Thornbridge East, at a distance of 179.93 feet passing a 3/8" rebar found at the northeast corner of said Thornbridge East, continuing a total distance of 180.48 feet to a 1/2" rebar capped Goodwin & Marshall set in the south line of the 7.093 acre Beaten Path Development tract recorded in D216217245, DRTCT;

THENCE S 89°25'23" W, along the south line of said 7.093 acre Beaten Path Development tract, a distance of 572.12 feet to a 1" steel pipe found in the north line of Thornbridge East, being the southwest corner of said 7.093 acre Beaten Path Development tract, from which a 1/2" rebar capped LBS found bears N 87°14'06" W, 5.14 feet;

THENCE along the west line of said 7.093 acre and 7.669 acre Beaten Path Development tracts, as follows:

N 01°42'54" W, a distance of 245.08 feet to a 1-1/2" steel pipe found;

N 00°51'15" W, a distance of 261.68 feet to a 1/2" rebar capped Goodwin & Marshall set at the northwest corner of said 7.669 acre Beaten Path Development tract, from which a 5/8" rebar found at the most southerly southwest corner of North Tarrant Marketplace, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in D214056251, Plat Records, Tarrant County, Texas bears N 01°30'24" W, 382.9 feet;

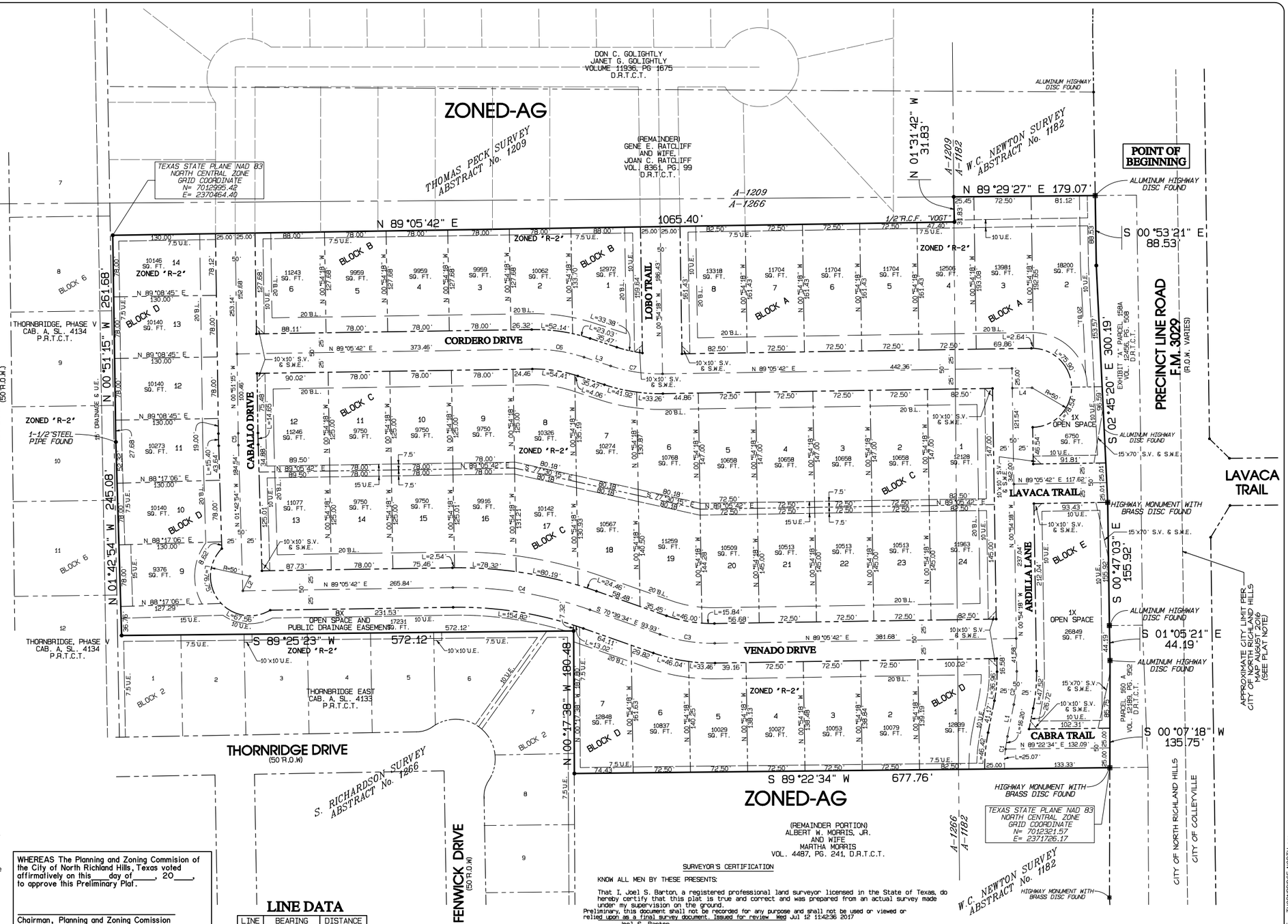
THENCE along the north line of said 7.669 acre Beaten Path Development tract and the south line of said Gene E. Ratcliff and wife, Joan C. Ratcliff tract recorded in Volume 8361, Page 99, DRTCT, as follows:

N 89°05'42" E, a distance of 1065.40 feet (deeds 1065.40 feet & 1064.99 feet) to a 1/2" rebar capped Vogt found;

N 01°31'42" W, a distance of 31.83 feet (deeds 31.83 feet & 31.73 feet) to a 1/2" rebar found;

N 89°29'27" E, a distance of 179.07 feet (State 179.12 feet) to the POINT OF BEGINNING and containing 17.568 acres of land.

NOTE:
City of North Richland Hills Geodetic Control Station GPS-31 was held for grid coordinate basis, referencing to City of North Richland Hills Geodetic Control Stations GPS-28 & GPS-30.



WHEREAS The Planning and Zoning Commision of the City of North Richland Hills, Texas voted affirmatively on this ____day of ____, 20____, to approve this Preliminary Plat.

Chairman, Planning and Zoning Comission

Attest: Secretary, Planning and Zoning Commision

LINE DATA

LINE	BEARING	DISTANCE
L1	N11°11'49"E	41.17'
L2	N26°06'47"E	20.56'
L3	S71°45'42"E	35.47'
L4	N89°05'42"E	25.00'

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	TANGENT
C1	200.00'	11°49'15"	41.26'	N05°17'12"E	41.19'	20.70'
C2	200.00'	12°06'07"	42.24'	N05°08'46"E	42.17'	21.20'
C3	200.00'	20°14'44"	70.67'	S80°46'56"E	70.30'	35.71'
C4	500.00'	20°14'44"	176.68'	S80°46'56"E	175.76'	89.27'
C5	1000.00'	0°51'39"	15.02'	N01°17'04"W	15.02'	7.51'
C6	200.00'	19°08'36"	66.82'	S81°20'00"E	66.51'	33.73'
C7	200.00'	19°08'36"	66.82'	S81°20'00"E	66.51'	33.73'

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel S. Barton, a registered professional land surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review Wed Jul 12 11:42:36 2017

Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

DEVELOPED BY:
OUR COUNTRY HOMES
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:
BEATEN PATH DEVELOPMENT, LLC
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700
CONTACT: JASON WEAVER, P.E.

PRELIMINARY PLAT
OF
THORNBRIDGE NORTH
17.568 ACRES
SITUATED IN THE
W.C. NEWTON SURVEY, ABSTRACT No. 1182
S. RICHARDSON SURVEY, ABSTRACT No. 1266
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
MAY 2017

CASE# PP 2017-03

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