

VICINITY MAP  
NOT TO SCALE

ABBREVIATIONS

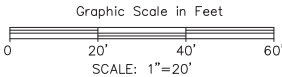
- N.T.S. NOT TO SCALE  
U.N.O. UNLESS NOTED OTHERWISE  
P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS  
VOL. VOLUME  
PG. PAGE  
DOC. NO. DOCUMENT NUMBER  
P.O.B. POINT OF BEGINNING  
C.M. CONTROLLING MONUMENT  
IRF IRON ROD FOUND  
IRS IRON ROD SET  
R.O.W. RIGHT-OF-WAY  
B.L. BUILDING LINE  
U.E. UTILITY EASEMENT  
CONC. CONCRETE  
NG NATURAL GROUND  
ASPH. ASPHALT

LEGEND NOT TO SCALE

- BOUNDARY CORNER  
POWER POLE  
GUY WIRE  
ELECTRICAL METER  
AIR CONDITIONER  
GAS METER  
COMMUNICATION PEDESTAL  
CLEAN OUT  
MAIL BOX

LINETYPES

- OE OVERHEAD UTILITY LINE  
WOOD FENCE  
CHAIN LINK FENCE  
WROUGHT IRON FENCE



LOT 2, BLOCK 1  
COULSON ADDITION  
VOL. 388-174, PG. 82  
P.R.T.C.T.  
ZONING: AG

1.0 ACRE  
DAVID SAUERWEIN & GINNA  
POTTER SAUERWEIN  
VOL. 8317, PG. 785 P.R.T.C.T.  
ZONING: R-1

PROPOSED  
LOT 3, BLOCK 1  
BURKET ADDITION  
13906 Sq.Ft.  
0.3192 Acres

1.290 ACRES  
56,194 SQ.FT.

LINDA F BURKET  
DOC. NO. D219137165  
P.R.T.C.T.

PROPOSED  
LOT 2, BLOCK 1  
BURKET ADDITION  
21296 Sq.Ft.  
0.4889 Acres

PROPOSED  
LOT 1, BLOCK 1  
BURKET ADDITION  
20992 Sq.Ft.  
0.4819 Acres

LOT 1R, BLOCK 1  
COULSON ADDITION  
VOL. 388-109, PG. 26  
P.R.T.C.T.  
ZONING: R-2

BILLY J. RAGSDALE &  
LINDA S. RAGSDALE  
VOL. 11721, PG. 418  
P.R.T.C.T.  
ZONING: R-2

R.O.W. - PARCEL 12  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D201270346 P.R.T.C.T.

R.O.W. - PARCEL 11  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D201283601 P.R.T.C.T.

1/2" IRF w/ CAP (C.M.)  
SW CORNER PARCEL 11

1/2" IRF w/ CAP (C.M.)  
SW CORNER PARCEL 14  
R.O.W. - PARCEL 14  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D202265596 P.R.T.C.T.

POWER POLE  
AT CORNER

85.00'

102.87'

102.87'

P.O.B.  
R.R. SPIKE FOUND  
SW CORNER PARCEL 13

152.21'

197.78'

S 00°28'48" E 290.73'

CRANE ROAD  
(VARIABLE WIDTH R.O.W.)

JOSEPH D. HONEA  
& SUSAN K. HONEA  
VOL. 14508, PG. 420  
P.R.T.C.T.  
ZONING: AG

PARCEL 36  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D201291675 P.R.T.C.T.

PARCEL 35  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D202013190 P.R.T.C.T.

REMAINDER OF LOT 1, BLOCK 1,  
NELMS ADDITION  
CAB. B, SLIDE 46 P.R.T.C.T.  
ZONING: R-1

R.O.W.  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D191109182 P.R.T.C.T.

ROY D. EDWARDS  
VOL. 6484, PG. 536  
P.R.T.C.T.  
ZONING: AG

REMAINDER OF LOT 1, BLOCK 1,  
THREE E RANCH  
VOL. 388-178, PG 69  
P.R.T.C.T.  
ZONING: AG

PARCEL 33  
CITY OF NORTH RICHLAND HILLS  
DOC. NO. D201260695 P.R.T.C.T.

METES AND BOUNDS DESCRIPTION  
1.290 ACRES  
IN THE T. MARTIN SURVEY, A-1055  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

All that certain 1.290 acres of land, described in the deed to Linda F Burket, recorded in Document Number D219137165, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. Martin Survey, A-1055, 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 Texas Coordinate System of 1983, North Central Zone.)

BEGINNING at a Railroad Spike found for the southeast corner of the herein described tract, common to the southwest corner of Right-of-Way Parcel 13, recorded in Document Number D202013189, P.R.T.C.T., the northwest corner of Right-of-Way Parcel 12, recorded in Document Number D201270346, P.R.T.C.T., and in the north line of Lot 1R, Block 1, Coulson Addition, recorded in Volume 388-109, Page 26, P.R.T.C.T., in the west right-of-way line of Crane Road (variable width right-of-way), from which a 1/2" iron rod with a cap stamped "Landes & Assoc." found for the southwest corner of Right-of-Way Parcel 11, recorded in Document Number D201283601, P.R.T.C.T. BEARS South 00° 28' 48" West - 152.21';

THENCE South 89° 21' 01" West - 201.70' along the north line of said Lot 1R, Block 1, Coulson Addition, to a 1/2" iron rod set for the southwest corner of the herein described tract;

THENCE North 02° 26' 59" West passing at a distance of 57.12' a 1/2" iron rod found for the northernmost northeast corner of said Lot 1R, block 1, Coulson Addition, and the southeast corner of Lot 2, Block 1, Coulson Addition, recorded in Volume 388-174, Page 82, P.R.T.C.T., continuing for a total distance of 254.02' to a 2" Steel Post found at the northwest corner of the herein described tract, common to the southwest corner of the 1.0 acre tract, described in the deed to David & Ginna Sauerwein, recorded in Volume 8317, Page 785, P.R.T.C.T.;

THENCE North 79° 25' 32" East - 213.74' to a Power Pole found at the northeast corner of the herein described tract, common to the northwest corner of said Right-of-Way Parcel 13, and the southwest corner of Right-of-Way Parcel 14, recorded in Document Number D202265596, P.R.T.C.T., in the west right-of-way line of said Crane Road, from which a 1/2" iron rod with a cap found for the northwest corner of said Right-of-Way Parcel 14 bears North 00° 28' 48" West - 197.48' (called 196.35');

THENCE South 00° 28' 48" East - 290.73' along the west right-of-way line of said Crane Road to the POINT OF BEGINNING and containing 1.290 acres of land.

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 Texas Coordinate System of 1983, North Central Zone.
- 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. 48439C0205L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned AG (Agricultural) according to the City of North Richland Hills online zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

DATE	REVISION NOTES
7/15/2019	REVISED LAYOUT
7/29/2019	ADDRESSED CITY COMMENTS
7/31/2019	REMOVED TRACTS I & II TO MATCH NEW DEED

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182  
Firm Reg. No. 10112000 • PH: 817.776.4049 • [spry@sprysurveyors.com](mailto:spry@sprysurveyors.com) • [www.sprysurveyors.com](http://www.sprysurveyors.com)

ZONING EXHIBIT

1.290 ACRES

6809 CRANE ROAD

CASE: ZC 2019-10

CURRENT: AG (AGRICULTURAL)

PROPOSED: R-1 (SINGLE FAMILY RESIDENTIAL)

IN THE T. MARTIN SURVEY, A-1055

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 7/12/2019 SCALE: 1"=20' PROJECT NO.: 023-131-50