

- LEGEND
- CIRF.....Capped Iron Rod Found Marked "BHB"
 - IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
 - IRF.....Iron Rod Found
 - P.R.T.C.T.....Plat Records, Tarrant County, Texas
 - D.R.T.C.T.....Deed Records, Tarrant County, Texas
 - POB.....Point of Beginning
 - BL.....Building Line
 - SSE.....Sanitary Sewer Easement
 - DE.....Drainage Easement
 - D&UE.....Drainage and Utility Easement
 - FME.....Fence Maintenance Easement
 - SSE.....Sanitary Sewer Easement
 - SV, SWE, & UE.....10'x10' Sight Visibility, Sidewalk and Utility Easement
 - SVE.....Sight Visibility Easement
 - SWE.....Sidewalk Easement
 - UE.....Utility Easement
 - WE.....Water Easement

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat.
3. The subject property lies within Zone X - Areas determined to be outside 0.2% annual chance floodplain per (FIRM), Flood Insurance Rate Map, Community Panel No. 48439C0090L, Map Revised: March 21, 2019 and Community Panel No. 48439C0095K, Map Revised: September 25, 2009.
4. Unless otherwise noted all property corners are set 5/8-inch capped iron rods marked "BHB INC".
5. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
6. The city boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.
7. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
8. The HOA reserves the right to utilize the 2.5' Fence Maintenance Easement to remove, replace, or maintain the fence within the easement as deemed necessary by the HOA.

OWNER:

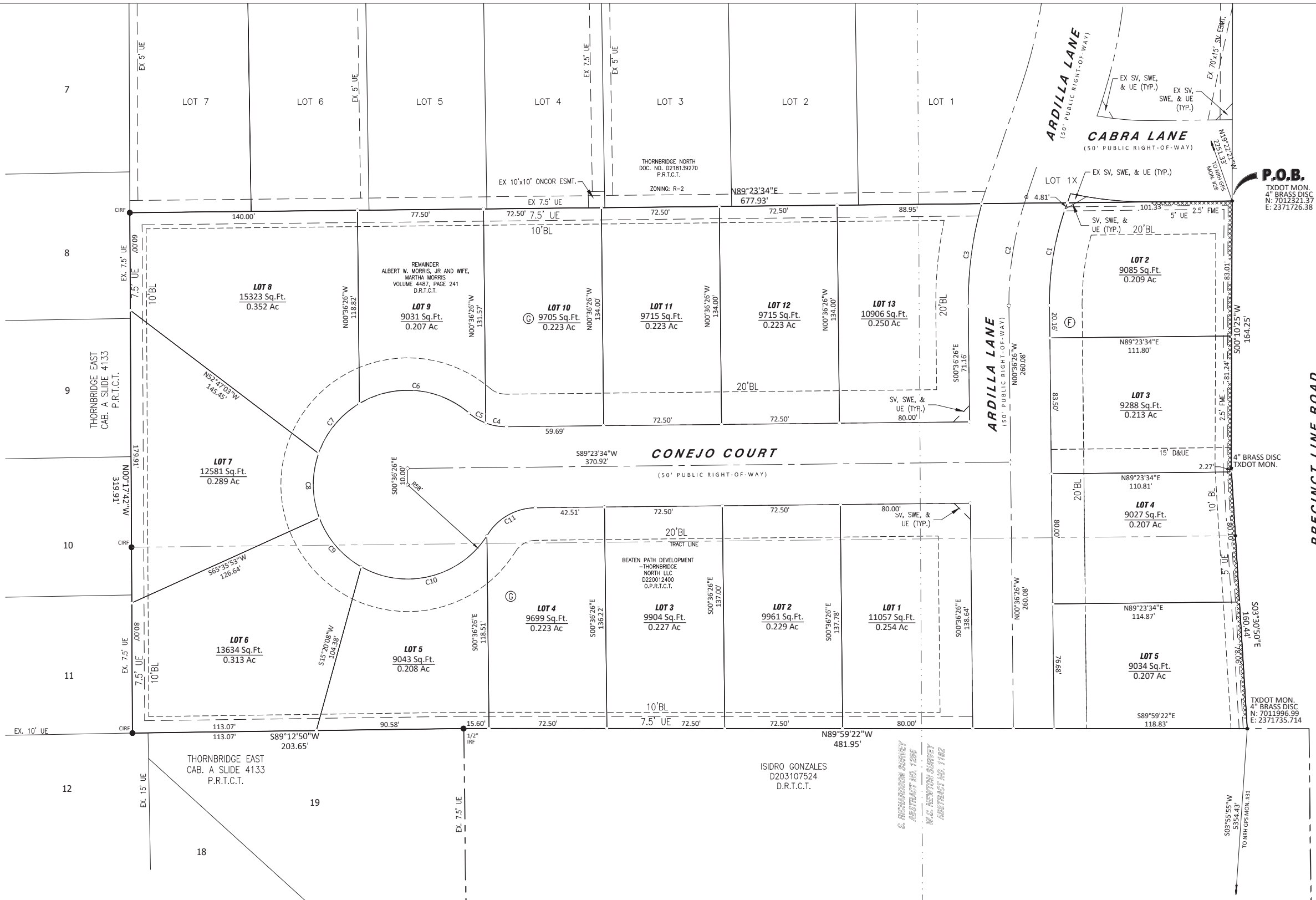
KAREN ANN KNOX, ET AL
1906 DARTMOUTH CT.
ARLINGTON, TX 76015
PRIMARY OWNER

DEVELOPER:

BEATEN PATH DEVELOPMENT, LLC
700 W. HARWOOD, STE. G2
HURST, TX 76054
PHONE: 817-528-4100
PRIMARY OWNER

SURVEYOR:

BHB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
949 Hilltop Drive, Weatherford, TX 76086
tstock@bhbinc.com 817-596-7575 www.bhbinc.com
BHB Project # 2014.000.000 TBPELS Firm #44, #10011300, #10011302, #1019146



ZONED R-2
NRH CASE PP 2020-01

FINAL PLAT

THORNBRIDGE NORTH PHASE II

LOTS 2 thru 5, BLOCK F

LOTS 1 thru 13, BLOCK G

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

BEING A 5.007 ACRE TRACT OF LAND SITUATED WITHIN THE

S. RICHARDSON SURVEY, ABSTRACT NO. 1266

W.C. NEWTON SURVEY, ABSTRACT NO. 1182

TARRANT COUNTY, TEXAS

JULY 2020

SHEET 1 OF 2

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the Stephen Richardson Survey, Abstract No. 1266, City of North Richland Hills, Tarrant County, Texas, being the remainder of a tract of land described to Albert W. Morris, Jr., and wife, Martha Morris, as recorded in Volume 4487, Page 241, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and all of a tract of land described to Beaten Path Development - Thornbridge North LLC, as recorded in Document Number D20121400, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particular described by metes and bounds as follows (Basis of Bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD 83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values.

BEGINNING at a found aluminum disk marked "TXDOT" for the southeast corner of said Beaten Path Development tract, on the north line of a tract of land described in deed to Isidro Gonzalez, as recorded in Document Number D203107524 (O.P.R.T.C.T.), and also being on the west right-of-way line of Precinct Line Road (a variable width Right-of-Way);

THENCE North 89°59'22" West, with the common line of said Beaten Path Development and Gonzales tract, a distance of 481.95 feet to a 1/2-inch iron rod found for the northwest corner of said Gonzales tract, same being the northeast corner of Lot 19, Block 2, of Thornbridge East, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 89°12'49" West, with the common line of said Beaten Path Development tract and Lot 19, a distance of 203.65 feet to a 5/8 inch capped iron rod set marked "BHB INC", for the southwest corner of said Beaten Path Development tract and the southeast corner of Lot 11, Block 2, of said Thornbridge East;

THENCE North 00°17'42" West, with the east line of said Thornbridge East, passing at a distance of 114.28 feet, a point for the northwest corner of said Beaten Path Development tract and the southwest corner of said Morris tract, continuing for a total distance of 319.91 feet to a 5/8 inch capped iron rod found marked "BHB INC" for the northwest corner of said Morris tract and in the south line of Thornbridge North, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to map or plat thereof, recorded in Clerk's File No. D218139270, Plat Records, Tarrant County, Texas;

THENCE North 89°23'34 East, with the common line of said Morris tract and said Thornbridge North, a distance of 677.93 feet to a 5/8 inch capped iron rod set marked "BHB INC", for the northeast corner of said Morris tract and the southeast corner of said Thornbridge North, also being on the west right-of-way line of said Precinct Line Road;

THENCE South 00°10'25" West, with the west right-of-way of said Precinct Line Road, a distance of 164.25 feet to a found aluminum disk marked "TXDOT" for an angle point of said line;

THENCE South 03°30'50" West, with the west right-of-way of said Precinct Line Road, a distance of 160.44 feet to the **POINT OF BEGINNING** and containing 218,114 square feet or 5.007 acres of land more or less.

OWNER'S CERTIFICATION & DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Beaten Path Development - Urban Trails Cottages, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lot(s) 2 - 5, Block F, Lot(s) 1-13, Block G, Thornbridge North Phase II, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, right-of-way, easements, and any other public areas shown on this plat.

Beaten Path Development - Urban Trails Cottages, LLC

Owner's Agent: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this date personally appeared _____, Authorized Agent of Beaten Path Development - Urban Trails Cottages, LLC, 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 considerations therein expressed, in the capacity therein stated.

Notary Public in and for the State of Texas

I, Toby G. Stock, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by my or under my direction and supervision.

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.

Toby G. Stock
Registered Professional Land Surveyor No. 6412
Date: 07-08-2020

OWNER:

KAREN ANN KNOX, ET AL
1906 DARTMOUIITH CT.
ARLINGTON, TX 76015
PRIMARY OWNER

BEATEN PATH DEVELOPMENT, LLC
700 W. HARWOOD, STE. G2
HURST, TX 76054
PHONE: 817-528-4100
PRIMARY OWNER

DEVELOPER:

BEATEN PATH DEVELOPMENT, LLC
700 W. HARWOOD, STE. G2
HURST, TX 76054
PHONE: 817-528-4100

THORNBRIDGE PHASE II LOT AREA TABLE			
LOT NUMBER	ACRES	BLOCK	SQ.FT.
LOT 2	0.21	F	9085
LOT 3	0.21	F	9288
LOT 4	0.21	F	9027
LOT 5	0.21	F	9034

THORNBRIDGE PHASE II LOT AREA TABLE			
LOT NUMBER	ACRES	BLOCK	SQ.FT.
LOT 1	0.25	G	11057
LOT 2	0.23	G	9961
LOT 3	0.23	G	9904
LOT 4	0.22	G	9699
LOT 5	0.21	G	9043
LOT 6	0.31	G	13634
LOT 7	0.29	G	12581
LOT 8	0.35	G	15323
LOT 9	0.21	G	9031
LOT 10	0.22	G	9705
LOT 11	0.22	G	9715
LOT 12	0.22	G	9715
LOT 13	0.25	G	10906

OWNER'S CERTIFICATION & DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Karen Ann Knox, do/does hereby adopt this plat designating the hereinabove described real property as Lot(s) 2 - 5, Block F, Lot(s) 1-13, Block G, Thornbridge North Phase II, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, right-of-way, easements, and any other public areas shown on this plat.

Karen Ann Knox

By: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this date personally appeared _____, Karen Ann Knox, 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 considerations therein expressed, in the capacity therein stated.

Notary Public in and for the State of Texas

CURVE DATA TABLE				
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING
C1	19°27'47"	175.00'	59.45'	N9°07'27"E
C2	19°27'47"	200.00'	67.94'	N9°07'27"E
C3	16°13'08"	225.00'	63.69'	S7°30'08"W
C4	21°27'56"	35.00'	13.11'	N7°52'28"W
C5	19°42'39"	35.00'	12.04'	N5°17'11"W
C6	71°15'58"	58.00'	72.14'	N85°03'51"W
C7	39°56'31"	58.00'	40.43'	S3°19'55"W
C8	39°56'21"	58.00'	40.43'	S0°36'31"E
C9	39°56'21"	58.00'	40.43'	S40°32'52"E
C10	86°41'24"	58.00'	87.76'	N76°08'16"E
C11	58°46'48"	35.09'	36.00'	N5°57'13"E

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TARRANT COUNTY, TEXAS

JULY 2020

SHEET 2 OF 2

SURVEYOR:

BIB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
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tstock@bhbinc.com 817-596-7575 www.bhbinc.com
BHB Project # 2014.000.000 TBPELS Firm #44, #10011300, #10011302, #1019146