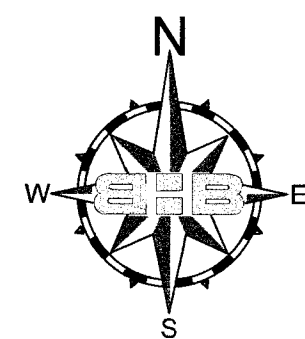


MARY LOUISE NICHOLSON

SITE 

0 30 60 90  
GRAPHIC SCALE: 1" = 30'

IRF.....Capped Iron Rod Found Marked "BHB"  
 CIRS.....5/8" Capped Iron Rod Marked "BHB (C1)" 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  
 DEUE.....Drainage and Utility Easement  
 FME.....Fence Maintenance Easement  
 SSE.....Sanitary Sewer Easement  
 SV, SWE, & UE.....10X10' Sight Visibility, Sidewalk and Utility Easement  
 SVE.....Sight Visibility Easement  
 SWE.....Sidewalk Easement  
 UE.....Utility Easement  
 WE.....Water Easement

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 replace, or maintain the fence within the easement as deemed necessary by the HOA.

**SURVEYOR:**  
**BHB** BAIRD, HAMPTON & BROWN, INC.  
 ENGINEERING & SURVEYING  
 949 Hilltop Drive, Weatherford, TX 76086  
 817-596-7575 www.bhbinc.com  
 tstock@bhbinc.com  
 BHB Project # 2019.800.064 TBPELS Firm #44, #10011300, #10011302, #1019146

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

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

This plat filed as Instrument No. \_\_\_\_\_, Date \_\_\_\_\_

ZONED R-2  
NRH CASE FP 2020-06

**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**

**AND BEING A REPLAT OF LOT 1X, BLOCK F, THORNBRIDGE NORTH,  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS**

**BEING A 5.009 ACRE TRACT OF LAND SITUATED WITHIN THE  
S. RICHARDSON SURVEY, ABSTRACT NO. 1266  
W.C. NEWTON SURVEY, ABSTRACT NO. 1182  
TARRANT COUNTY, TEXAS**

**JANUARY 2021**

SHEET 1 OF 5

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 all of the tracts of land described to Beaten Path Development-Thornbridge North LLC, as recorded in Document Numbers D220012400 and D220161848, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and also being all of Lot 1X, Thornbridge North, an addition to the City of North Richland Hills, Tarrant County, Texas as shown on the plat recorded in Document Number D218139270, Plat Records, Tarrant County, Texas (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 4-inch brass disk marked "TXDOT" for the southeast corner of said Thornbridge North, same being the northeast corner of the said Beaten Path Development-Thornbridge North LLC tract as recorded in Document Number D220161848 (O.P.R.T.C.T.), and being in the west right-of-way line of Precinct Line Road (a variable width public right-of-way);

**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 4-inch brass 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 a found 4" brass disc marked "TXDOT" for the southeast corner of the said Beaten Path Development-Thornbridge North LLC tract as recorded in Document Number D220012400 (O.P.R.T.C.T.), and being in the north line of a tract of land described by deed to Isidro Gonzales as recorded in Document Number D203107524 (O.P.R.T.C.T.);

**THENCE** North 89°59'22" West, with the common line of said Beaten Path Development-Thornbridge North, LLC tract (D220012400), 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, P.R.T.C.T.;

**THENCE** South 89°12'49" West, with the common line of said Beaten Path Development-Thornbridge North, LLC tract (D220012400) and said 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-Thornbridge North, LLC tract (D220012400) 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-Thornbridge North, LLC tract (D220012400), and the southwest corner of said Beaten Path Development-Thornbridge North LLC tract (D220161848), 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 Beaten Path Development-Thornbridge North LLC tract (D220161848) and in the south line of said Thornbridge North;

**THENCE** North 89°23'34 East, with the common line of said Beaten Path Development-Thornbridge North LLC tract (D220161848) and said Thornbridge North, a distance of 576.60 feet to a found 5/8 inch capped iron rod found marked "BHB INC", for the southwest corner of Lot 1X of said Thornbridge North, and being in the east line of Ardilla Lane (a 50' public right-of-way);

**THENCE** North 18°51'21" East, with the common line of said Lot 1X and said Ardilla Lane, a distance of 5.96 feet to a found 5/8 inch capped iron rod found marked "BHB INC" for the most northerly corner of said Lot 1x, same being the southeast intersection between said Ardilla Lane and Cabra Lane (a 50' public right-of-way);

**THENCE** with the common line of said Lot 1X and the south right-of-way line of said Cabra Lane, along a curve to the left having a central angle of 12°50'00", a radius of 225.00 feet, an arc length of 50.40, and a chord which bears South 84°11'26" East, a distance of 50.29 feet to a found 5/8 inch capped iron rod found marked "BHB INC" for the most easterly corner of said Lot 1X, and being in the north line of the said Beaten Path Development-Thornbridge North LLC (D220161848);

**THENCE** North 89°23'34" East, with the common line of said Beaten Path Development-Thornbridge North LLC tract (D220161848) and said Cabra Lane, a distance of 49.37 feet to the **POINT OF BEGINNING** and containing 218,212 square feet or 5.009 acres of land more or less.

OWNER'S CERTIFICATION & DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Beaten Path Development - Thornbridge North, 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 public's use the streets, alleys, right-of-way, easements, and any other public areas shown on this plat.

Beaten Path Development - Thornbridge North, LLC

Owner's Agent: Jeffrey Davis

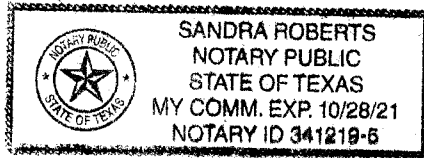
Title: Manager

Owner's Agent Signature: [Signature]

STATE OF TEXAS §  
COUNTY OF TARRANT §

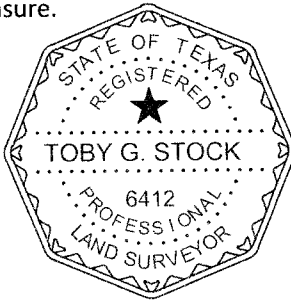
BEFORE ME, the undersigned authority, on this date personally appeared Jeffrey Davis, Authorized Agent of Beaten Path Development - Thornbridge North, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

Sandra Roberts  
Notary Public in and for the State of Texas



I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

Toby G. Stock  
Registered Professional Land Surveyor No. 6412  
Date: 01-06-2021



| THORNBRIDGE PHASE II LOT AREA TABLE |       |       |        |
|-------------------------------------|-------|-------|--------|
| LOT NUMBER                          | ACRES | BLOCK | SQ.FT. |
| LOT 2                               | 0.211 | F     | 9184   |
| LOT 3                               | 0.213 | F     | 9288   |
| LOT 4                               | 0.207 | F     | 9027   |
| LOT 5                               | 0.207 | F     | 9034   |

| THORNBRIDGE PHASE II LOT AREA TABLE |       |       |        |
|-------------------------------------|-------|-------|--------|
| LOT NUMBER                          | ACRES | BLOCK | SQ.FT. |
| LOT 1                               | 0.254 | G     | 11057  |
| LOT 2                               | 0.229 | G     | 9961   |
| LOT 3                               | 0.227 | G     | 9904   |
| LOT 4                               | 0.223 | G     | 9699   |
| LOT 5                               | 0.208 | G     | 9043   |
| LOT 6                               | 0.313 | G     | 13634  |
| LOT 7                               | 0.289 | G     | 12581  |
| LOT 8                               | 0.352 | G     | 15323  |
| LOT 9                               | 0.207 | G     | 9031   |
| LOT 10                              | 0.223 | G     | 9705   |
| LOT 11                              | 0.223 | G     | 9715   |
| LOT 12                              | 0.223 | G     | 9715   |
| LOT 13                              | 0.250 | G     | 10906  |

| CURVE DATA TABLE |           |         |          |               |            |
|------------------|-----------|---------|----------|---------------|------------|
| NO.              | DELTA     | RADIUS  | ARC DIST | CHORD BEARING | CHORD DIST |
| C1               | 12°50'00" | 225.00' | 50.40'   | S84°11'26"E   | 50.29'     |
| C2               | 19°27'47" | 175.00' | 59.45'   | N9°07'27"E    | 59.16'     |
| C3               | 18°18'50" | 200.00' | 63.93'   | N8°32'59"E    | 63.66'     |
| C4               | 16°13'08" | 225.00' | 63.69'   | S7°30'08"W    | 63.48'     |
| C5               | 21°27'56" | 35.00'  | 13.11'   | N79°52'28"W   | 13.04'     |
| C6               | 19°42'39" | 35.00'  | 12.04'   | N59°17'11"W   | 11.98'     |
| C7               | 71°15'58" | 58.00'  | 72.14'   | N85°03'51"W   | 67.58'     |
| C8               | 39°56'31" | 58.00'  | 40.43'   | S39°19'55"W   | 39.62'     |
| C9               | 39°56'21" | 58.00'  | 40.43'   | S0°36'31"E    | 39.62'     |
| C10              | 39°56'21" | 58.00'  | 40.43'   | S40°32'52"E   | 39.62'     |
| C11              | 86°41'24" | 58.00'  | 87.76'   | N76°08'16"E   | 79.62'     |
| C12              | 58°56'50" | 35.00'  | 36.01'   | S59°57'13"W   | 34.44'     |

| LINE DATA TABLE |             |        |
|-----------------|-------------|--------|
| NO.             | BEARING     | DIST   |
| L1              | N18°51'21"E | 5.96'  |
| L2              | N89°23'34"E | 49.37' |
| L3              | N18°51'21"E | 4.81'  |
| L4              | N0°36'26"W  | 10.00' |

ZONED R-2  
NRH CASE FP 2020-06

**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**  
**AND BEING A REPLAT OF LOT 1X, BLOCK F, THORNBRIDGE NORTH,**  
**AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,**  
**TARRANT COUNTY, TEXAS**  
**BEING A 5.009 ACRE TRACT OF LAND SITUATED WITHIN THE**  
**S. RICHARDSON SURVEY, ABSTRACT NO. 1266**  
**W.C. NEWTON SURVEY, ABSTRACT NO. 1182**  
**TARRANT COUNTY, TEXAS**  
**JANUARY 2021**

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this 01 day of AUGUST, 2020, to approve this Preliminary Plat.

Gerald Lopez  
Chairman, Planning and Zoning Commission  
Kathy Luppy  
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this 24 day of AUGUST, 2020, to approve this plat for filing of record.

Osca Hernandez  
Mayor, City of North Richland Hills  
[Signature]  
Attest: City Secretary Assistant

This plat filed as Instrument No. \_\_\_\_\_, Date \_\_\_\_\_

**SURVEYOR:**  
**B. BAIRD, HAMPTON & BROWN, INC.**  
**ENGINEERING & SURVEYING**  
949 Hilltop Drive, Weatherford, TX 76086  
tsstock@bhbinc.com 817-596-7575 www.bhbinc.com  
BHB Project # 2019.800.064 TBPELS Firm #44, #10011300, #10011302, #1019146

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

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



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.com  
In God We Trust

WENDY BURGESS  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004116682  
AD NUMBER: A1182 5B 20  
CERTIFICATE NO : 82946274

COLLECTING AGENCY

WENDY BURGESS  
PO BOX 961018  
FORT WORTH TX 76161-0018

REQUESTED BY

BEATEN PATH  
DEVELOPMENT-THORNBRIDGE NORTH  
LLC

700 N HARWOOD RD STE G-2  
HURST TX 76054

DATE : 1/19/2021  
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

NEWTON, W C SURVEY ABSTRACT  
1182 TRACT 5B & A1266 TR 8C 3  
.198 @

0008145 PRECINCT LINE RD  
3.198 ACRES

PROPERTY OWNER

BEATEN PATH  
DEVELOPMENT-THORNBRIDGE NORTH  
LLC

700 N HARWOOD RD STE G-2

| YEAR  | TAX UNIT                     | AMOUNT DUE |
|-------|------------------------------|------------|
| 2020  | CITY OF NORTH RICHLAND HILLS | \$0.00     |
| 2020  | Tarrant County               | \$0.00     |
| 2020  | JPS HEALTH NETWORK           | \$0.00     |
| 2020  | TARRANT COUNTY COLLEGE       | \$0.00     |
| 2020  | KELLER ISD                   | \$0.00     |
| TOTAL |                              | \$0.00     |

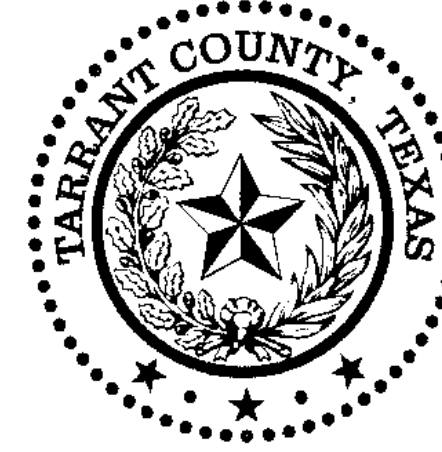
ISSUED TO : BEATEN PATH DEVELOPMENT-THORNBRIDGE NORTH LLC  
ACCOUNT NUMBER: 00004116682  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Deputy



**TARRANT COUNTY TAX OFFICE**

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.com  
In God We Trust

**WENDY BURGESS**  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004082060  
AD NUMBER: A1182 5B03 20  
CERTIFICATE NO : 82946277

**COLLECTING AGENCY**

WENDY BURGESS  
PO BOX 961018  
FORT WORTH TX 76161-0018

**REQUESTED BY**

BEATEN PATH DEVELOPMENT -  
THORNBRIDGE NORTH LLC

700 N HARWOOD RD STE G-2  
HURST TX 76054

DATE : 1/19/2021  
FEE : \$10.00

PAGE 1 OF 1

**PROPERTY DESCRIPTION**

NEWTON, W C SURVEY ABSTRACT  
1182 TRACT 5B3 & A 1266 TR 8C3

0008141 PRECINCT LINE RD  
1.81 ACRES

**PROPERTY OWNER**

BEATEN PATH DEVELOPMENT -  
THORNBRIDGE NORTH LLC

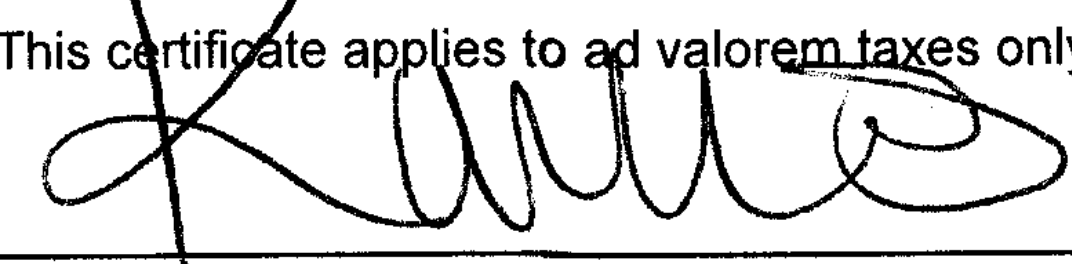
700 N HARWOOD RD STE G-2  
HURST TX 76054

| YEAR  | TAX UNIT                     | AMOUNT DUE |
|-------|------------------------------|------------|
| 2020  | CITY OF NORTH RICHLAND HILLS | \$0.00     |
| 2020  | Tarrant County               | \$0.00     |
| 2020  | JPS HEALTH NETWORK           | \$0.00     |
| 2020  | TARRANT COUNTY COLLEGE       | \$0.00     |
| 2020  | KELLER ISD                   | \$0.00     |
| TOTAL |                              | \$0.00     |

ISSUED TO : BEATEN PATH DEVELOPMENT - THORNBRIDGE NORTH LLC  
ACCOUNT NUMBER: 00004082060  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

  
Deputy

