

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Jason Moore, Assistant to the City Manager
Date: October 4, 2016
Subject: Approval of MSD Ordinance No. 1322-16

Council Action: Approve Ordinance No. 1322-16 adopting a municipal setting designation for property owned by the City of Richland Hills, located at 6700 Baker Blvd., 6750 Baker Blvd., 3204 Diana Drive, 3201 Diana Drive, 3200 Diana Drive, 6700 Rena Drive, 6724 Rena Drive, and adjacent City rights-of-way on Diana Drive, Rena Drive, Matthews Drive, and Rufe Snow Drive.

Background Information: As you will recall from the Link project, environmental testing revealed very low levels of groundwater contaminants consistent with dry cleaner compounds as well as petro chemicals, likely from a fuel station. Even though the groundwater tests presented contamination, as defined by the Texas Commission on Environmental Quality (TCEQ), there were no contaminants in the soil that met the thresholds of abnormality.

Since we are building a public facility, in which the general public will be invited, it was recommended by our environmental engineer, Cirrus Associates, to take the more conservative approach to volunteer closure using residential thresholds of contaminants established by the TCEQ. Essentially, these thresholds for contaminants restrict and prohibit groundwater to be used for potable sources, within the Municipal Setting Boundary (MSD).

The MSD boundary is shown on the attached diagram. As you will see, it encompasses the entire municipally owned complex, including the location of one of our water tanks. Because it was determined that the groundwater was contaminated at the 25 to 30 foot depth, our water tank actually pulls sources from 500 to 1,100 feet deep and is not at risk from contaminants found at these shallower depths.

Therefore, this MSD only provides “site closure” for use of groundwater or contact with groundwater, up to a depth of 70 feet within the boundary of the attached diagram.

Board/Citizen Input: N/A

Financial Impact: Cost of the MSD application and engineering is included in the Link project

Staff Contacts: Jason Moore, Assistant to the City Manager, jmoore@richlandhills.com

Attachments: MSD Ordinance, & Boundary Map

ORDINANCE NO. 1322-16

AN ORDINANCE PROHIBITING THE USE OF AND CONTACT WITH DESIGNATED GROUNDWATER FROM BENEATH CERTAIN PROPERTY OWNED BY THE CITY OF RICHLAND HILLS, LOCATED AT 6700 BAKER BLVD., 6750 BAKER BLVD., 3204 DIANA DR., 3201 DIANA DR., 3200 DIANA DR., 6700 RENA DR., 6724 RENA DR., AND ADJACENT CITY RIGHTS-OF-WAY ON DIANA DR., RENA DR., MATTHEWS DR., AND RUFÉ SNOW DR., TO FACILITATE CERTIFICATION OF A MUNICIPAL SETTING DESIGNATION OF THE PROPERTY BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PURSUANT TO THE TEXAS HEALTH AND SAFETY CODE; PROVIDING A PENALTY CLAUSE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Texas Health and Safety Code Chapter 361, Subchapter W (the "MSD Legislation") authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations (MSDs) for properties upon receipt and approval of a properly submitted application to TCEQ; and

WHEREAS, the City of Richland Hills (the "City") is the current owner of the property at 6700 Baker Blvd., 6750 Baker Blvd., 3204 Diana Dr., 3201 Diana Dr., 3200 Diana Dr., 6700 Rena Dr., 6724 Rena Dr., and adjacent City rights-of-way on Diana Dr., Rena Dr., Matthews Dr., and Rufe Snow Dr., being more fully described in "Exhibit A" attached hereto; and

WHEREAS, the City will submit an application to TCEQ for certification of an MSD for property within the city limits of the City, located at 6700 Baker Blvd., 6750 Baker Blvd., 3204 Diana Dr., 3201 Diana Dr., 3200 Diana Dr., 6700 Rena Dr., 6724 Rena Dr., and adjacent City rights-of-way on Diana Dr., Rena Dr., Matthews Dr., and Rufe Snow Dr., being more fully described in "Exhibit A" attached hereto (together, the "MSD Property); and

WHEREAS, the City has certified that:

- 1) the purpose of its application is to conduct environmental investigation, cleanup and restoration activities in a more efficient

and cost-effective manner;

- 2) it will seek to obtain a determination from TCEQ that regulatory closure is attained at the MSD Property;
- 3) as part of such application, the City will submit a statement to TCEQ regarding the type of known contamination in the groundwater beneath the MSD Property; and
- 4) notices have been sent via United States Post Office Certified Mail to listed addresses of registered water wells located not more than five miles from the boundary of the MSD Property relative to certification of the MSD Property; and

WHEREAS, as a part of the application process for a MSD, the City is required to provide documentation that the property for which designation is sought is subject to an ordinance that prohibits the use of designated groundwater in the first 70 feet from beneath the property as potable water and that appropriately restricts other uses of and contact with that groundwater; and

WHEREAS, as a part of the application process for an MSD, the City is required to provide documentation that the property for which designation is sought is supported by an ordinance adopted by this City Council; and

WHEREAS, a public drinking water supply system exists that satisfies the requirements of Texas Health and Safety Code Chapter 341 for the MSD Property and property within one-half mile of the MSD Property; and

WHEREAS, after public hearing, the City Council believes that it is in the best interest of the public and the City to facilitate the efforts to secure MSD certification and closure documentation from the TCEQ by passage of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS:

SECTION 1

That all of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

SECTION 2

That the City Council finds that it is in the best interest and welfare of the public to facilitate TCEQ's certification of an MSD for the MSD Property, as well as TCEQ closure documentation.

SECTION 3

That, upon and after the effective date of this Ordinance, the drilling of wells and the use of designated groundwater for any purpose, including but not limited to any potable purpose, excepting only: (i) wells used as monitoring wells for the collection of groundwater samples for chemical or biological laboratory analysis; and (ii) wells used for the purpose of remediation of soil or groundwater contamination, is hereby prohibited on or from any portion of the MSD Property.

SECTION 4 PENALTY

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5 PROVISIONS CUMULATIVE

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Richland Hills, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code are hereby repealed.

SECTION 6 PROVISIONS SEVERABLE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7 PUBLICATION

The City Secretary of the City of Richland Hills is hereby directed to publish this ordinance to the extent required by law.

**SECTION 8
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2016.

THE HONORABLE MAYOR BILL AGAN

ATTEST:

CATHY BOURG, CITY SECRETARY

EFFECTIVE DATE: _____

APPROVED AS TO FORM AND LEGALITY:

BETSY ELAM, CITY ATTORNEY

EXHIBIT "A"

DESCRIPTION, of a 10.337 acre (450,267 square foot) tract of land situated in the Allen S. Trimble Survey, Abstract No. 1529, City of Richland Hills, Tarrant County, Texas; said tract being part of Block 1 and Block 2 and Lots 1-5, Block 5, Matthew's Subdivision, First Revised Filing, an addition to the City of Richland Hills, Texas according to the plat recorded in Volume 388-U, Page 3 of the Plat Records of Tarrant County, Texas; all of Block A and B, Matthew's Subdivision, Second Revised Filing, an addition to the City of Richland Hills, Texas according to the plat recorded in Volume 388-Q, Page 331 of said Plat Records; all of those tracts of land described in Deeds to the City of Richland Hills, recorded in Volume 2760, Page 43, Volume 2971, Page 600, Volume 3914, Page 138, Volume 3981, Page 594, Volume 5393, Page 263, Volume 8438, Page 1489, Volume 9606, Page 626 of the Deed Records of Tarrant County, Texas; all of those tracts of land described in Deed to the City of Richland Hills, recorded in Instrument Nos. D205362719, D213139099, D213177785 and D213254392 of the Official Public Records of Tarrant County, Texas; and including all of Diana Drive, all of Rena Drive, part of Matthews Drive and part of Rufe Snow Drive; said 10.337 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Baker Boulevard (a 160-foot right-of-way) and the east right-of-way line of Matthews Drive (a 50-foot wide right-of-way); said point also being the northwest corner of Matthew's Subdivision, an addition to the City of Richland Hills recorded in Volume 388-U, Page 75 of said Plat Records;

THENCE, along the said east line of Matthews Drive and the west line of said Matthew's Subdivision recorded in Volume 388-U, Page 75, the following five (5) calls:

South 00 degrees, 12 minutes, 40 seconds East, a distance of 755.70 feet to a point at the beginning of a non-tangent curve to the left; from said point a 3/8-inch iron rod found for the northeast corner of said Block 5 bears North 29 degrees, 46 minutes, 09 seconds West, a distance of 101.36 feet;

In a southerly direction, along said curve, having a central angle of 06 degrees, 01 minutes, 54 seconds, a radius of 379.50 feet, a chord bearing and distance of South 03 degrees, 13 minutes, 43 seconds East, 39.93 feet, an arc distance of 39.95 feet to a point at the end of said curve;

South 06 degrees, 14 minutes, 40 seconds East, a distance of 11.70 feet to a point at the beginning of a non-tangent curve to the right;

In a southerly direction, along said curve, having a central angle of 06 degrees, 35 minutes, 46 seconds, a radius of 520.30 feet, a chord bearing and distance of South 02 degrees, 51 minutes, 33 seconds East, 59.87 feet, an arc distance of 59.90 feet to a point at the end of said curve;

South 00 degrees, 26 minutes, 20 seconds West, a distance of 20.52 feet to a point for corner;

THENCE, North 74 degrees, 53 minutes, 40 seconds West, departing the said east line of Matthews Drive and the said west line of Matthew's Subdivision recorded in Volume 388-U, Page and along the common line between Lots 1-5 and Lots 6-11 of said Block 5, passing at a distance of 524.77 feet a 1/2-inch iron rod with "PROLINE" cap found at the southwest corner of said Lot 1 and the northwest corner of said Lot 11, in all a total distance of 576.67 feet to a point for corner in the west right-of-way line of Rufe Snow Drive (a variable width right-of-way) and the east line of Lot 9, Block 9, Richland Hills South, Sec. 2, recorded in Volume 388-6, Page 82 of the said Plat Records;

THENCE, along the said west line of Rufe Snow Drive, the following five (5) calls:

North 00 degrees, 24 minutes, 40 seconds West, a distance of 385.30 feet to a 1/2-inch iron rod with yellow cap found for corner;

North 00 degrees, 16 minutes, 16 seconds West, a distance of 54.63 feet to a point for corner;

North 05 degrees, 16 minutes, 12 seconds West, a distance of 57.32 feet to a point for corner;

North 00 degrees, 33 minutes, 46 seconds West, a distance of 69.82 feet to a point at the beginning of a curve to the left;

In a northerly direction, along said curve, having a central angle of 17 degrees, 25 minutes, 54 seconds, a radius of 562.55 feet, a chord bearing and distance of North 09 degrees, 16 minutes, 42 seconds West, 170.49 feet, an arc distance of 171.15 feet to a point at the end of said curve in the said south line of Baker Boulevard; from said point a 1/2-inch iron rod with "BEASLEY" cap found for the northwest corner of Lot 1, Vititow Addition, an addition to the City of Fort Worth recorded in Volume 388-163, Page 87 of the said Plat Records bears South 89 degrees, 47 minutes, 20 seconds West, a distance of 226.06 feet;

THENCE, North 89 degrees, 47 minutes, 20 seconds East, along the said south line of Baker Boulevard and the north line of said Matthew's Addition, First Revised Filing, a distance of 584.07 feet to the POINT OF BEGINNING;

CONTAINING: 45,267 square feet or 10.337 acres of land, more or less.

ORDINANCE NO. 1322-16

AN ORDINANCE PROHIBITING THE USE OF AND CONTACT WITH DESIGNATED GROUNDWATER FROM BENEATH CERTAIN PROPERTY OWNED BY THE CITY OF RICHLAND HILLS, LOCATED AT 6700 BAKER BLVD., 6750 BAKER BLVD., 3204 DIANA DR., 3201 DIANA DR., 3200 DIANA DR., 6700 RENA DR., 6724 RENA DR., AND ADJACENT CITY RIGHTS-OF-WAY ON DIANA DR., RENA DR., MATTHEWS DR., AND RUFÉ SNOW DR., TO FACILITATE CERTIFICATION OF A MUNICIPAL SETTING DESIGNATION OF THE PROPERTY BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PURSUANT TO THE TEXAS HEALTH AND SAFETY CODE; PROVIDING A PENALTY CLAUSE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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THE HONORABLE MAYOR BILL AGAN

ATTEST:

CATHY BOURG, CITY SECRETARY

EFFECTIVE DATE: _____

APPROVED AS TO FORM AND LEGALITY:

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BEGINNING, at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Baker Boulevard (a 160-foot right-of-way) and the east right-of-way line of Matthews Drive (a 50-foot wide right-of-way); said point also being the northwest corner of Matthew's Subdivision, an addition to the City of Richland Hills recorded in Volume 388-U, Page 75 of said Plat Records;

THENCE, along the said east line of Matthews Drive and the west line of said Matthew's Subdivision recorded in Volume 388-U, Page 75, the following five (5) calls:

South 00 degrees, 12 minutes, 40 seconds East, a distance of 755.70 feet to a point at the beginning of a non-tangent curve to the left; from said point a 3/8-inch iron rod found for the northeast corner of said Block 5 bears North 29 degrees, 46 minutes, 09 seconds West, a distance of 101.36 feet;

In a southerly direction, along said curve, having a central angle of 06 degrees, 01 minutes, 54 seconds, a radius of 379.50 feet, a chord bearing and distance of South 03 degrees, 13 minutes, 43 seconds East, 39.93 feet, an arc distance of 39.95 feet to a point at the end of said curve;

South 06 degrees, 14 minutes, 40 seconds East, a distance of 11.70 feet to a point at the beginning of a non-tangent curve to the right;

In a southerly direction, along said curve, having a central angle of 06 degrees, 35 minutes, 46 seconds, a radius of 520.30 feet, a chord bearing and distance of South 02 degrees, 51 minutes, 33 seconds East, 59.87 feet, an arc distance of 59.90 feet to a point at the end of said curve;

South 00 degrees, 26 minutes, 20 seconds West, a distance of 20.52 feet to a point for corner;

THENCE, North 74 degrees, 53 minutes, 40 seconds West, departing the said east line of Matthews Drive and the said west line of Matthew's Subdivision recorded in Volume 388-U, Page and along the common line between Lots 1-5 and Lots 6-11 of said Block 5, passing at a distance of 524.77 feet a 1/2-inch iron rod with "PROLINE" cap found at the southwest corner of said Lot 1 and the northwest corner of said Lot 11, in all a total distance of 576.67 feet to a point for corner in the west right-of-way line of Rufe Snow Drive (a variable width right-of-way) and the east line of Lot 9, Block 9, Richland Hills South, Sec. 2, recorded in Volume 388-6, Page 82 of the said Plat Records;

THENCE, along the said west line of Rufe Snow Drive, the following five (5) calls:

North 00 degrees, 24 minutes, 40 seconds West, a distance of 385.30 feet to a 1/2-inch iron rod with yellow cap found for corner;

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North 00 degrees, 33 minutes, 46 seconds West, a distance of 69.82 feet to a point at the beginning of a curve to the left;

In a northerly direction, along said curve, having a central angle of 17 degrees, 25 minutes, 54 seconds, a radius of 562.55 feet, a chord bearing and distance of North 09 degrees, 16 minutes, 42 seconds West, 170.49 feet, an arc distance of 171.15 feet to a point at the end of said curve in the said south line of Baker Boulevard; from said point a 1/2-inch iron rod with "BEASLEY" cap found for the northwest corner of Lot 1, Vititow Addition, an addition to the City of Fort Worth recorded in Volume 388-163, Page 87 of the said Plat Records bears South 89 degrees, 47 minutes, 20 seconds West, a distance of 226.06 feet;

THENCE, North 89 degrees, 47 minutes, 20 seconds East, along the said south line of Baker Boulevard and the north line of said Matthew's Addition, First Revised Filing, a distance of 584.07 feet to the POINT OF BEGINNING;

CONTAINING: 45,267 square feet or 10.337 acres of land, more or less.

**BOUNDARY SURVEY
10.337 ACRE TRACT**

Part of Block 1 & 2 and all of Lots 1-5, Block 5, Matthew's Subdivision, First Revised Filing
all of Block A & B, Matthew's Subdivision, Second Revised Filing, all of Diana Drive,
all of Rena Drive, part of Matthews Drive and part of Rufe Snow Drive
Allen S. Trimble Survey, Abstract No. 1529
City of Richland Hills, Tarrant County, Texas

DESCRIPTION, of a 10.337 acre (450,267 square foot) tract of land situated in the Allen S. Trimble Survey, Abstract No. 1529, City of Richland Hills, Tarrant County, Texas; said tract being part of Block 1 and Block 2 and Lots 1-5, Block 5, Matthew's Subdivision, First Revised Filing, an addition to the City of Richland Hills, Texas according to the plat recorded in Volume 388-U, Page 3 of the Plat Records of Tarrant County, Texas; all of Block A and B, Matthew's Subdivision, Second Revised Filing, an addition to the City of Richland Hills, Texas according to the plat recorded in Volume 388-Q, Page 331 of said Plat Records; all of those tracts of land described in Deeds to the City of Richland Hills, recorded in Volume 2760, Page 43, Volume 2971, Page 600, Volume 3914, Page 138, Volume 3981, Page 594, Volume 5393, Page 263, Volume 8438, Page 1489, Volume 9606, Page 626 of the Deed Records of Tarrant County, Texas; all of those tracts of land described in Deed to the City of Richland Hills, recorded in Instrument Nos. D205362719, D213139099, D213177785 and D213254392 of the Official Public Records of Tarrant County, Texas; and including all of Diana Drive, all of Rena Drive, part of Matthews Drive and part of Rufe Snow Drive; said 10.337 acre tract being more particularly described as follows:

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THENCE, along the said east line of Matthews Drive and the west line of said Matthew's Subdivision recorded in Volume 388-U, Page 75, the following five (5) calls:

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**BOUNDARY SURVEY
10.337 ACRE TRACT**

Part of Block 1 & 2 and all of Lots 1-5, Block 5, Matthew's Subdivision, First Revised Filing
all of Block A & B, Matthew's Subdivision, Second Revised Filing, all of Diana Drive,
all of Rena Drive, part of Matthews Drive and part of Rufe Snow Drive
Allen S. Trimble Survey, Abstract No. 1529
City of Richland Hills, Tarrant County, Texas

corner of said Lot 11, in all a total distance of 576.67 feet to a point for corner in the west right-of-way line of Rufe Snow Drive (a variable width right-of-way) and the east line of Lot 9, Block 9, Richland Hills South, Sec. 2, recorded in Volume 388-6, Page 82 of the said Plat Records;

THENCE, along the said west line of Rufe Snow Drive, the following five (5) calls:

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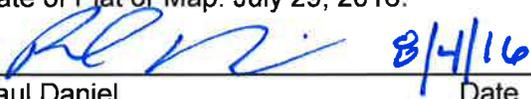
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CONTAINING: 45,267 square feet or 10.337 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

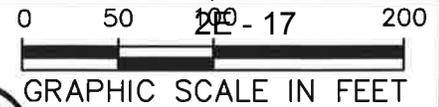
The plat of survey hereon is a representation of the property as determined from an actual on-the-ground survey conducted by me or under my supervision. This survey has been performed in accordance with the Texas Board of Professional Land Surveying "Professional and Technical Standards". The lines and dimensions of said property are as indicated by the plat. As of this date, I, the undersigned, have no knowledge of or have been advised of any known or apparent intrusions, protrusions, conflicts, or easements except as shown.

Date of Plat or Map: July 29, 2016.


Paul Daniel
Registered Professional Land Surveyor No. 6534
Pacheco Koch Consulting Engineers, Inc.
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001
3712-16.068EX1.doc; 3712-16.068EX1.dwg pmd



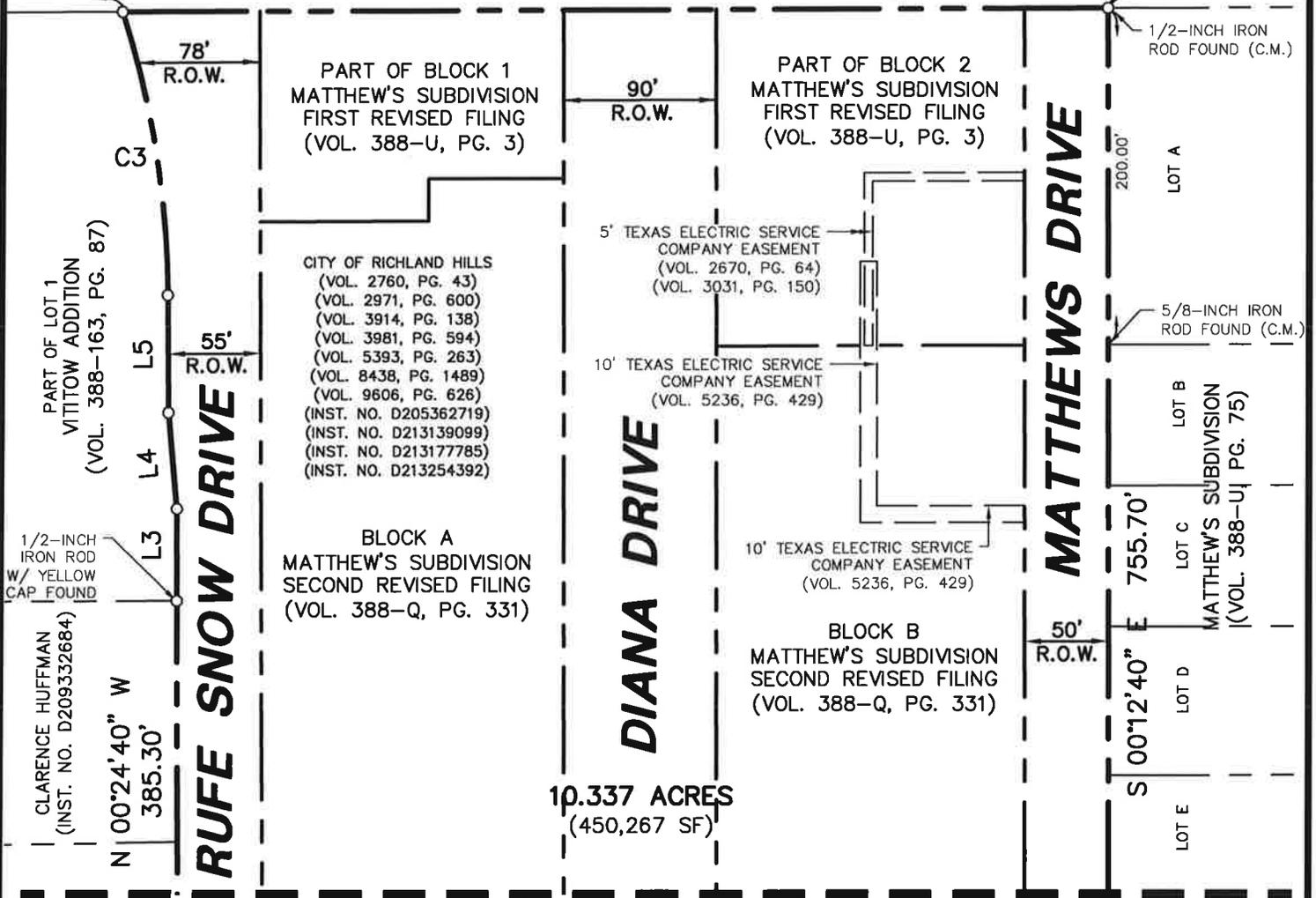
BAKER BOULEVARD (STATE HIGHWAY NO. 183)



(1/2-INCH IRON ROD
W/"BEASLEY" CAP FOUND,
S 89°47'20" W - 226.06')(C.M.)

(160' R.O.W.)
N 89°47'20" E 584.07'

POINT OF BEGINNING



MATCH LINE (SEE SHEET 4)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	006°01'54"	379.50'	39.95'	19.99'	S 3°13'43" E	39.93'
C2	006°35'46"	520.30'	59.90'	29.98'	S 2°51'33" E	59.87'
C3	017°25'54"	562.55'	171.15'	86.24'	N 9°16'42" W	170.49'

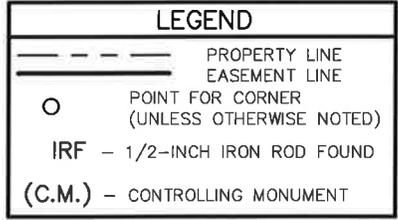
NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on June 8, 2015 with a combined scale factor of 1.00012.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 06°14'40" E	11.70'
L2	S 00°26'20" W	20.52'
L3	N 00°16'16" W	54.63'
L4	N 05°16'12" W	57.32'
L5	N 00°33'46" W	69.82'

LEGEND



BOUNDARY SURVEY 10.337 ACRE TRACT

PART OF BLOCK 1 & 2 AND ALL OF LOTS 1-5 BLOCK 5, MATTHEW'S SUBDIVISION, FIRST REVISED FILING AND ALL OF BLOCK A & B, MATTHEW'S SUBDIVISION, SECOND REVISED FILING, ALL OF DIANA DRIVE, ALL OF RENA DRIVE, PART OF MATTHEWS DRIVE AND PART OF RUFÉ SNOW DRIVE ALLEN S. TRIMBLE SURVEY, ABSTRACT NO. 1529, CITY OF RICHLAND HILLS, TARRANT CO., TEXAS
PAGE 3 OF 4

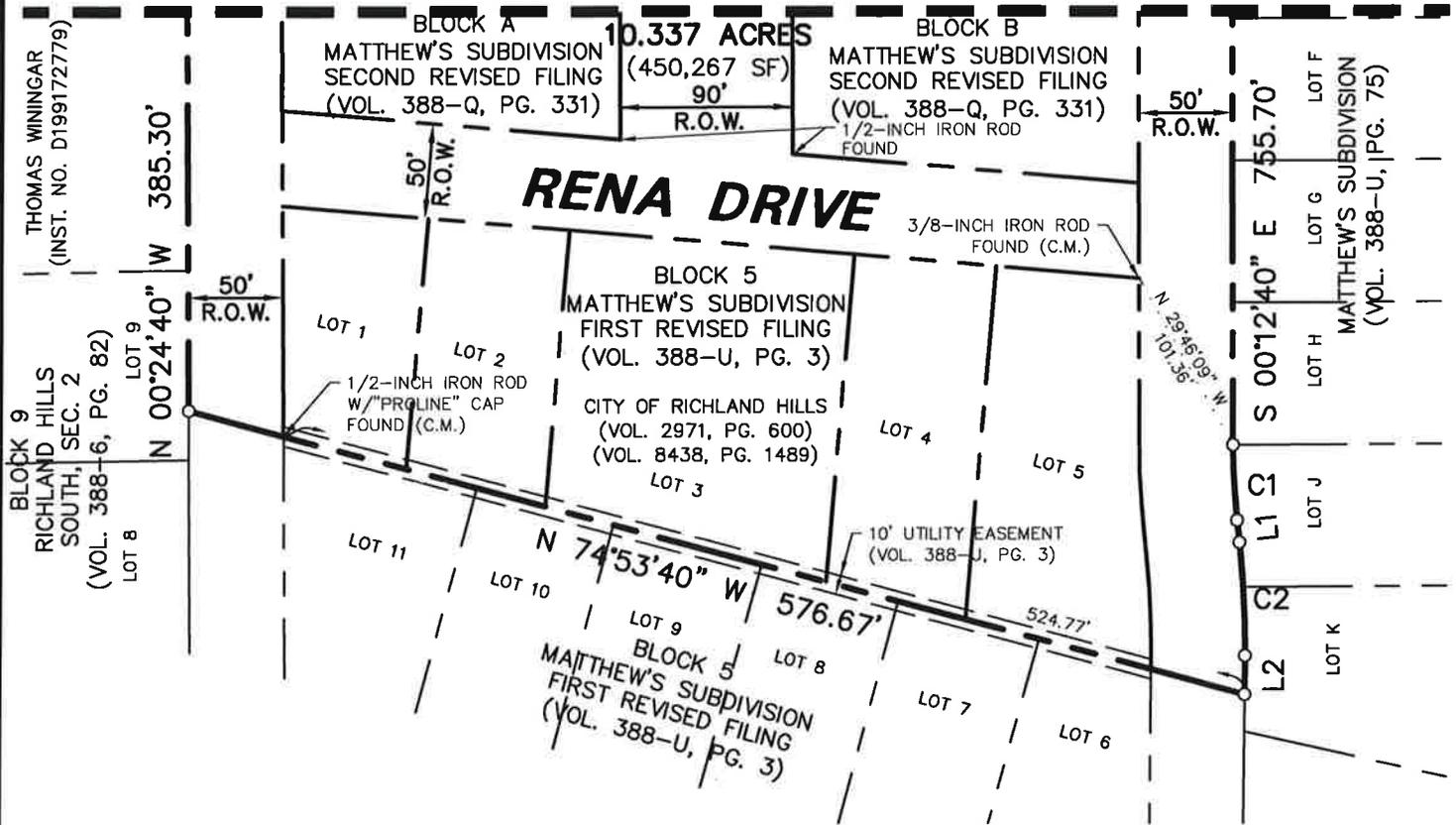
Pacheco Koch

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-469
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
PMD	RS	1"=100'	AUGUST 2016	3712-16.068

PDMANIEL 8/4/2016 9:09 AM J:\DWG-37\3712-16.068\DWG\SURVEY CSD 2012\3712-16.068\BOUNDARY.DWG

MATCH LINE (SEE SHEET 3)

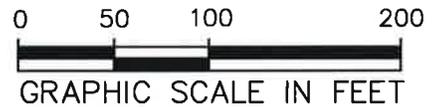


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The preceding declaration is made to the original purchaser of this survey and is not transferable to additional institutions or subsequent owners.

Date of Plat or Map: July 29, 2016.

Paul Daniel
 Paul Daniel
 Registered Professional
 Land Surveyor No. 6534



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
IRF	1/2-INCH IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on June 8, 2015 with a combined scale factor of 1.00012.

**BOUNDARY SURVEY
 10.337 ACRE TRACT**

PART OF BLOCK 1 & 2 AND ALL OF LOTS 1-5
 BLOCK 5, MATTHEW'S SUBDIVISION, FIRST REVISED
 FILING AND ALL OF BLOCK A & B, MATTHEW'S
 SUBDIVISION, SECOND REVISED FILING, ALL OF
 DIANA DRIVE, ALL OF RENA DRIVE, PART OF
 MATTHEWS DRIVE AND PART OF RUFÉ SNOW DRIVE
 ALLEN S. TRIMBLE SURVEY, ABSTRACT NO. 1529,
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 PAGE 4 OF 4

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