



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on December 18, 2024. The Development Review Committee reviewed this plat on January 7, 2025. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. Remove the City Council approval block. The plat does not require approval by City Council. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*
2. Revise the Planning and Zoning Commission approval to read as shown below. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

<p style="text-align: center;">Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Chair - Planning and Zoning Commission</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Secretary - Planning and Zoning Commission</p>
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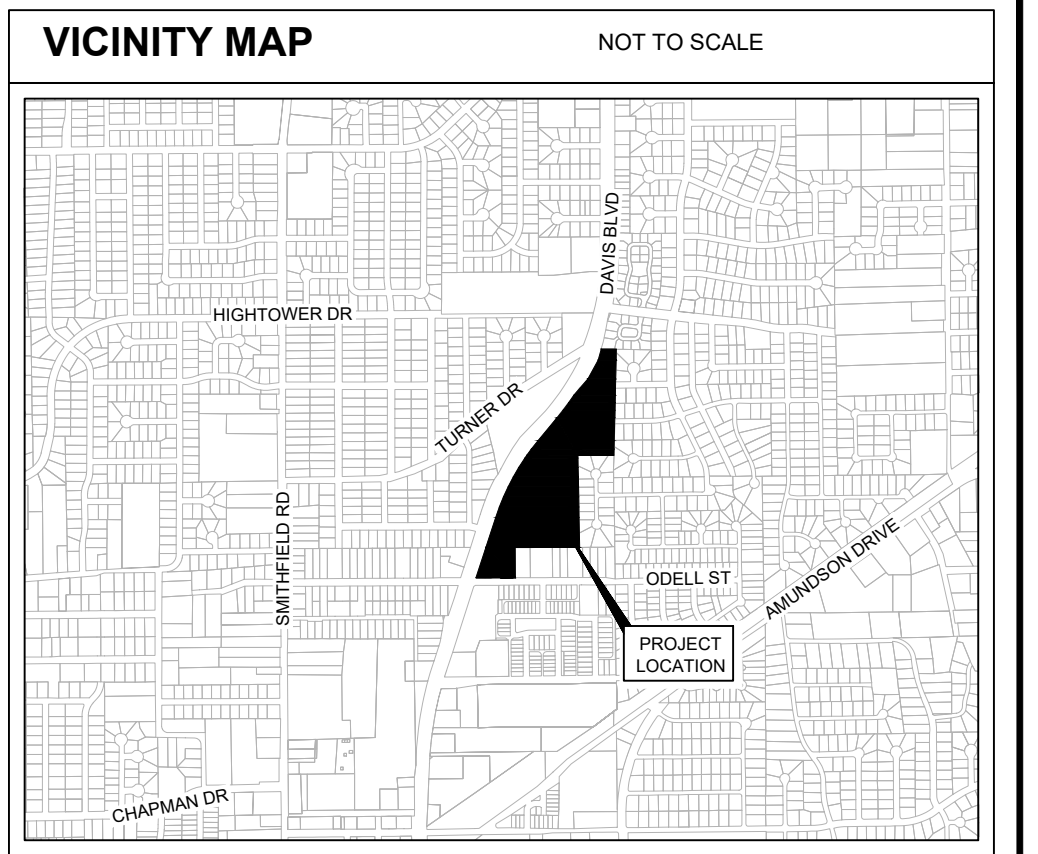
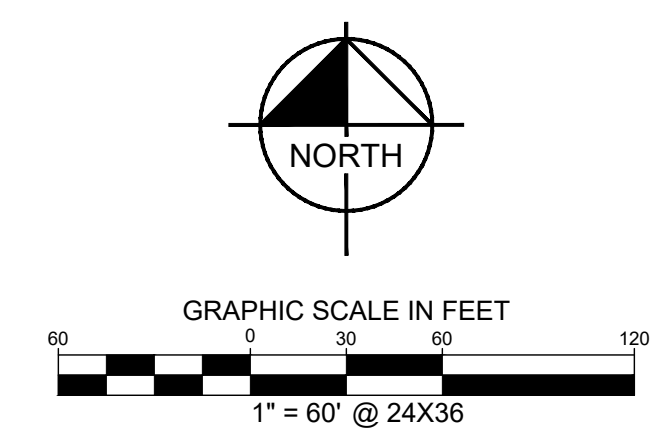
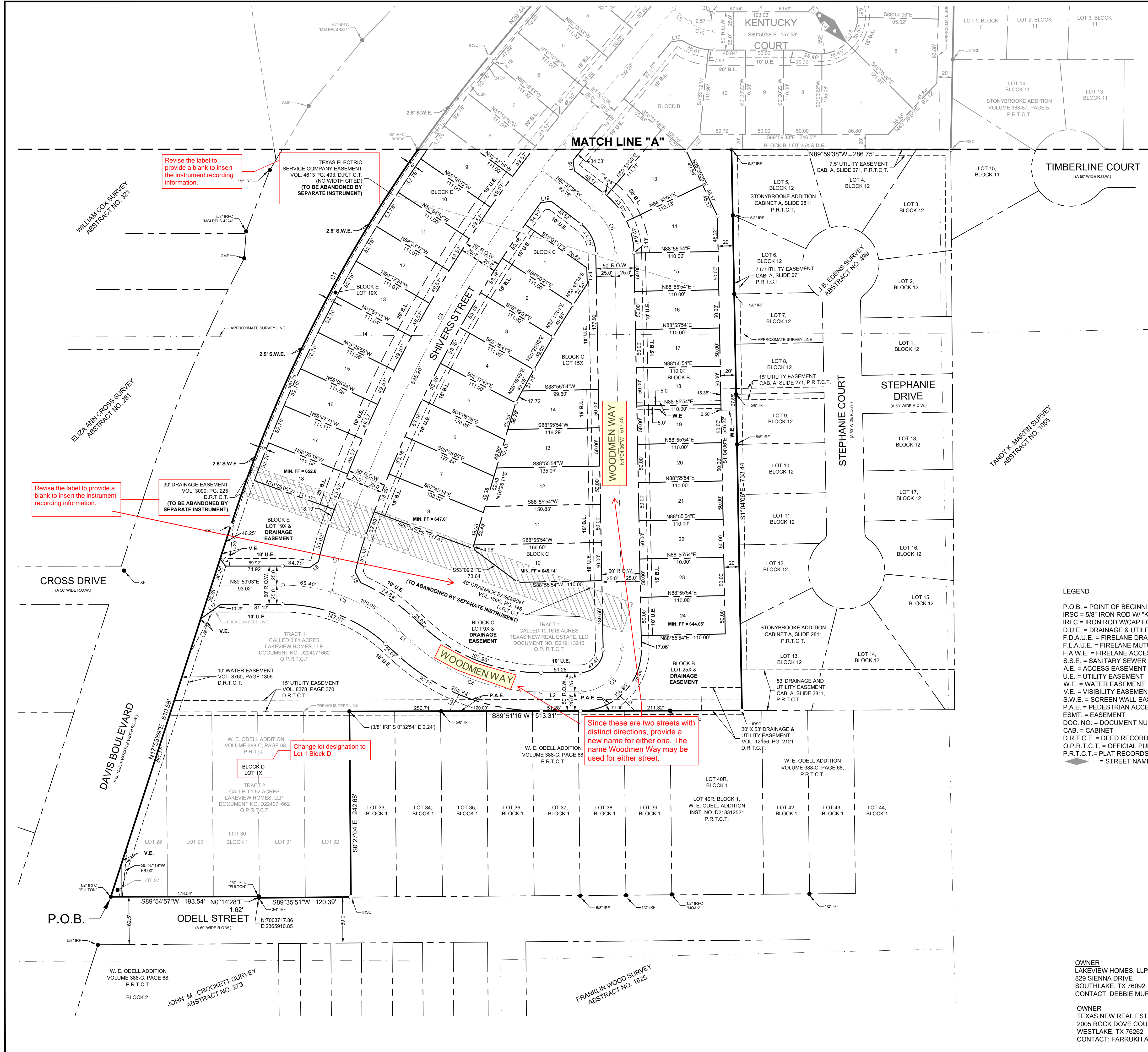
3. Update the title block to reference seven (7) common areas rather than eight common areas. One of the lots included in the common area count is a buildable lot (see additional comment below). *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings –title block)*
4. Revise the label for Lot 1X Block D to Lot 1 Block D on the lot and in the lot area table. The x-suffix is generally used to reference open space lots, and this lot is intended to be a buildable lot. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – lot and block numbering)*
5. Several easements are noted as being abandoned by separate instrument. Revise the label for each one to provide a blank to insert the instrument recording information (see marked-up drawing). Additionally, provide an update on when these easements are expected to be abandoned. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
6. The street labeled Woodmen Way includes portions with two directions and block ranges. Provide a new street name for either one of these streets (see marked-up plat). This will help eliminate any confusion for providing public safety services. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT24-0081).

2. Due to the planned improvements to the drainage channel on the property, the development is subject to a water course maintenance agreement. This agreement is intended to cover the construction and maintenance responsibilities of the drainage facilities on the site. A standard draft agreement was provided to the developer, and modifications were proposed to the agreement. Based on those revisions, the DRC recommends that the development team prepare and submit a proposed agreement with preferred language for review by the DRC and city attorney. A copy of the standard agreement is attached. Please ensure that all proposed changes are tracked in the document for ease of review.
3. Ordinance 3793 requires that conditions, covenants, and restrictions (CC&Rs) for all property within the development must be recorded in the official public records of Tarrant County by the owner before a final subdivision plat may be approved, a lot sold, or a building permit issued. Provide a copy of the recorded CC&Rs with the next submittal.
4. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. In addition to generally applicable NRH development codes and standards, the review of this final plat included the development-specific standards required by the Residential Infill Planned Development zoning district adopted by Ordinance No. 3793 on June 26, 2023.
 - b. Addresses for the lots will be provided following recording of the plat.



Revise the label to provide a blank to insert the instrument recording information.

Revise the label to provide a blank to insert the instrument recording information.

Since these are two streets with distinct directions, provide a new name for either one. The name Woodmen Way may be used for either street.

Change lot designation to Lot 1 Block D. The x-suffix should be used for open space lots only.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	0.119	5,198	BLOCK B LOT 16	0.126	5,500	BLOCK D LOT 1X	2.429	105,796
BLOCK A LOT 2	0.474	20,654	BLOCK B LOT 17	0.126	5,500	BLOCK E LOT 1	0.151	6,565
BLOCK A LOT 3	0.273	11,880	BLOCK B LOT 18	0.126	5,500	BLOCK E LOT 2	0.127	5,550
BLOCK A LOT 4	0.132	5,753	BLOCK B LOT 19	0.126	5,500	BLOCK E LOT 3	0.127	5,550
BLOCK A LOT 5	0.131	5,687	BLOCK B LOT 20	0.126	5,500	BLOCK E LOT 4	0.127	5,550
BLOCK A LOT 6	0.133	5,794	BLOCK B LOT 21	0.126	5,500	BLOCK E LOT 5	0.127	5,550
BLOCK A LOT 7	0.138	5,998	BLOCK B LOT 22	0.126	5,500	BLOCK E LOT 6	0.128	5,555
BLOCK A LOT 8	0.139	6,075	BLOCK B LOT 23	0.126	5,500	BLOCK E LOT 7	0.130	5,679
BLOCK A LOT 9	0.159	6,911	BLOCK B LOT 24	0.126	5,500	BLOCK E LOT 8	0.130	5,679
BLOCK A LOT 10X	0.123	5,366	BLOCK B LOT 25X	1.286	56,037	BLOCK E LOT 9	0.130	5,679
BLOCK B LOT 1	0.143	6,242	BLOCK C LOT 1	0.129	5,603	BLOCK E LOT 10	0.130	5,679
BLOCK B LOT 2	0.126	5,507	BLOCK C LOT 2	0.131	5,713	BLOCK E LOT 11	0.130	5,679
BLOCK B LOT 3	0.126	5,500	BLOCK C LOT 3	0.131	5,713	BLOCK E LOT 12	0.130	5,680
BLOCK B LOT 4	0.126	5,500	BLOCK C LOT 4	0.131	5,713	BLOCK E LOT 13	0.130	5,681
BLOCK B LOT 5	0.124	5,420	BLOCK C LOT 5	0.136	5,938	BLOCK E LOT 14	0.130	5,682
BLOCK B LOT 6	0.217	9,432	BLOCK C LOT 6	0.146	6,344	BLOCK E LOT 15	0.130	5,683
BLOCK B LOT 7	0.222	9,657	BLOCK C LOT 7	0.153	6,667	BLOCK E LOT 16	0.130	5,684
BLOCK B LOT 8	0.124	5,412	BLOCK C LOT 8	0.159	6,911	BLOCK E LOT 17	0.131	5,685
BLOCK B LOT 9	0.126	5,500	BLOCK C LOT 9X	0.878	38,242	BLOCK E LOT 18	0.131	5,687
BLOCK B LOT 10	0.137	5,953	BLOCK C LOT 10	0.163	7,087	BLOCK E LOT 19X	0.491	21,393
BLOCK B LOT 11	0.216	9,410	BLOCK C LOT 11	0.182	7,936	BLOCK F LOT 1X	0.341	14,862
BLOCK B LOT 12	0.163	7,118	BLOCK C LOT 12	0.164	7,147			
BLOCK B LOT 13	0.174	7,565	BLOCK C LOT 13	0.146	6,359			
BLOCK B LOT 14	0.171	7,469	BLOCK C LOT 14	0.127	5,540			
BLOCK B LOT 15	0.126	5,500	BLOCK C LOT 15X	0.281	12,234			

LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 D.U.E. = DRAINAGE & UTILITY EASEMENT
 F.D.A.U.E. = FIRELANE DRAINAGE, ACCESS & UTILITY EASEMENT
 F.L.A.U.E. = FIRELANE MUTUAL ACCESS & UTILITY EASEMENT
 F.A.W.E. = FIRELANE ACCESS & WATER EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 A.E. = ACCESS EASEMENT
 U.E. = UTILITY EASEMENT
 W.E. = WATER EASEMENT
 V.E. = VISIBILITY EASEMENT
 S.W.E. = SCREEN WALL EASEMENT
 P.A.E. = PEDESTRIAN ACCESS EASEMENT
 ESMT. = EASEMENT
 DOC. NO. = DOCUMENT NUMBER
 CAB. = CABINET
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 -> = STREET NAME CHANGE

GENERAL NOTES

- 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
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates shown hereon are grid coordinates. The combined scale factor for this project is the 0.9998800143982722.
- Line and Curve table on sheet 2.
- Building permits will not be issued for the following lots until a Letter of Map Revision (LOMR) has been submitted to FEMA supporting updated mapping:
 - Block E, Lot 18
 - Block C, Lot 8
 - Block C, Lot 10
 - Block B, Lot 24

**FINAL PLAT
WILLOW SPRINGS ADDITION**

Revise to read 7 COMMON AREAS
 One of the lots noted as open space is a buildable lot.

63 RESIDENTIAL LOTS
 8 COMMON AREAS

BEING 18.962 ACRES OUT OF ELIZA ANN CROSS SURVEY, ABSTRACT NO. 281, THE WILLIAM COX SURVEY, ABSTRACT NO. 321, AND THE J.B. EDENS SURVEY, ABSTRACT NO. 499 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS CITY CASE # FP - - -

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034
 Tel. No. (972) 335-3580 FIRM # 10193822

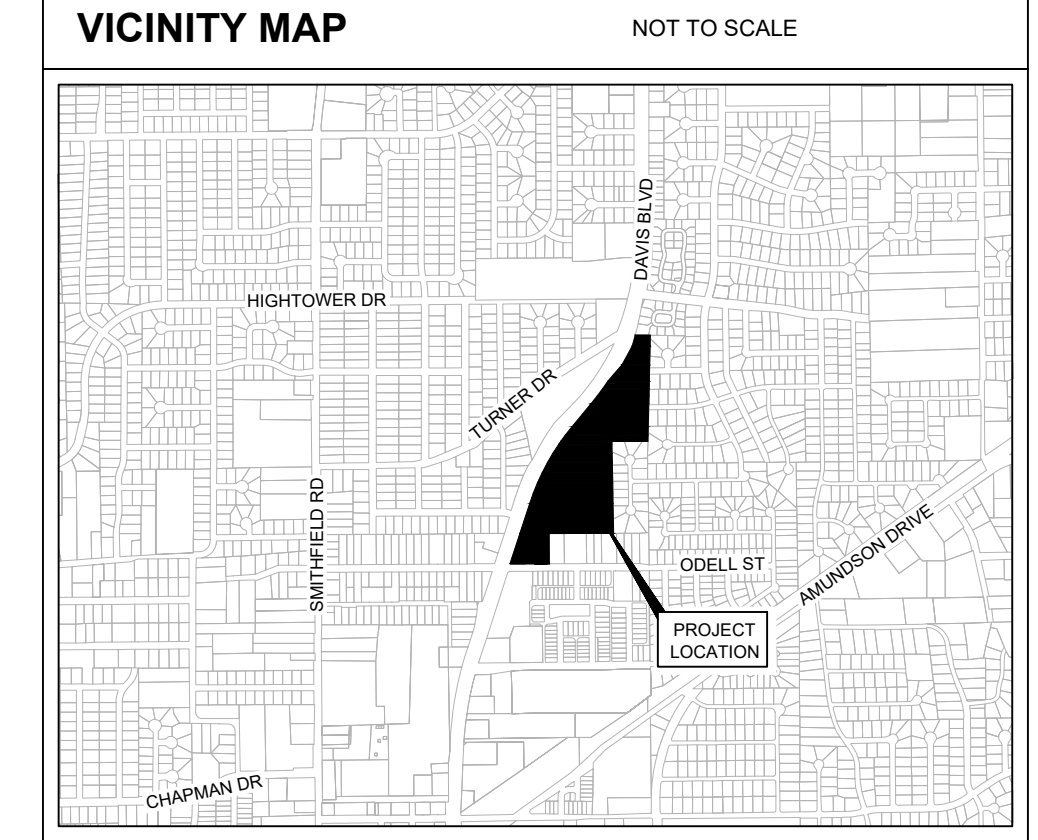
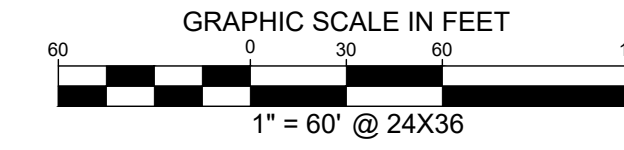
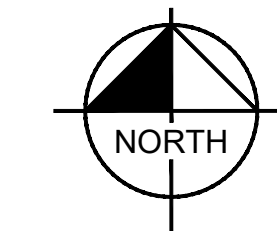
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Dec. 2024	064648001	1 OF 3

OWNER
 LAKEVIEW HOMES, LLP
 829 SIENNA DRIVE
 SOUTHLAKE, TX 76092
 CONTACT: DEBBIE MURWAY

OWNER
 TEXAS NEW REAL ESTATE LLC
 2005 ROCK DOVE COURT
 WESTLAKE, TX 75242
 CONTACT: FARRUKH AZIM

ENGINEER
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, SUITE 700
 DALLAS, TX 75240
 TEL: (972) 770-1300
 CONTACT: BRYAN MOODY, P.E.

DWG NAME: KCPFR_SURVEY_03648001_WILLOW_SPRINGS_NORTH_RICHLAND_HILLS_03648001_WILLOW_SPRINGS_PLOT1.DWG PLOTTED BY: SKEETERS, CDDY 12/17/2024 12:07 PM LAST SAVED: 12/16/2024 8:54 AM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.



VICINITY MAP NOT TO SCALE

LEGEND

P.O.B. = POINT OF BEGINNING
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 RFC = IRON ROD W/CAP FOUND
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 - Block C, Lot 8
 - Block C, Lot 10
 - Block B, Lot 24

LINE TABLE			
NO.	BEARING	LENGTH	NO.
L1	S47°53'05"E	25.07'	L13
L2	N89°51'16"E	51.28'	L14
L3	S50°15'58"E	27.23'	L15
L4	N44°24'53"W	28.00'	L16
L5	N50°15'58"W	21.64'	L17
L6	N38°20'36"W	24.38'	L18
L7	N36°02'29"W	11.76'	L19
L8	N55°42'10"E	14.53'	L20
L9	S05°15'58"E	14.14'	L21
L10	N88°24'56"E	16.63'	L22
L11	S08°17'58"E	14.28'	L23
L12	N84°44'02"E	14.14'	L24

LINE TABLE			
NO.	BEARING	LENGTH	NO.
L25	S20°51'49"E	15.99'	L26
L27	S39°44'02"W	27.76'	L28
L29	N05°39'46"E	66.91'	L30
L31	S23°15'47"W	72.14'	L32
L33	N15°49'09"W	173.26'	L34
L35	S45°08'44"E	27.03'	L36
L37	S01°04'06"E	21.18'	L38

LINE TABLE			
NO.	BEARING	LENGTH	NO.
L39	S69°33'03"E	18.88'	L40
L41	S77°36'32"E	15.43'	L42
L43	N50°48'14"E	61.90'	L44
L45	N29°51'11"E	25.21'	L46
L47	S44°55'20"W	44.12'	L48

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°48'04"	1849.86'	703.87'	N28°50'01"E	699.63'
C2	6°25'17"	1969.86'	220.77'	N36°31'24"E	220.65'
C3	42°07'52"	225.00'	165.45'	N68°57'01"W	161.75'
C4	42°15'39"	250.00'	184.40'	S69°00'55"E	180.25'
C5	90°55'22"	55.00'	87.28'	N44°23'35"E	78.41'
C6	51°33'32"	75.00'	67.49'	N26°50'52"W	65.24'
C7	10°52'53"	450.00'	85.46'	S13°52'13"W	85.33'
C8	20°25'23"	1700.00'	605.96'	S29°31'21"W	602.76'
C9	2°43'57"	1000.00'	47.69'	N51°37'56"W	47.69'
C10	39°43'41"	50.00'	34.67'	S70°07'48"E	33.98'
C11	51°25'50"	50.00'	44.88'	N24°33'03"W	43.39'
C12	87°54'53"	50.00'	76.72'	S70°26'13"W	69.41'
C13	140°31'32"	50.00'	122.63'	N45°35'07"E	94.13'

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WILLOW SPRINGS ADDITION**

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8 COMMON AREAS

BEING 18.962 ACRES OUT OF
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 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
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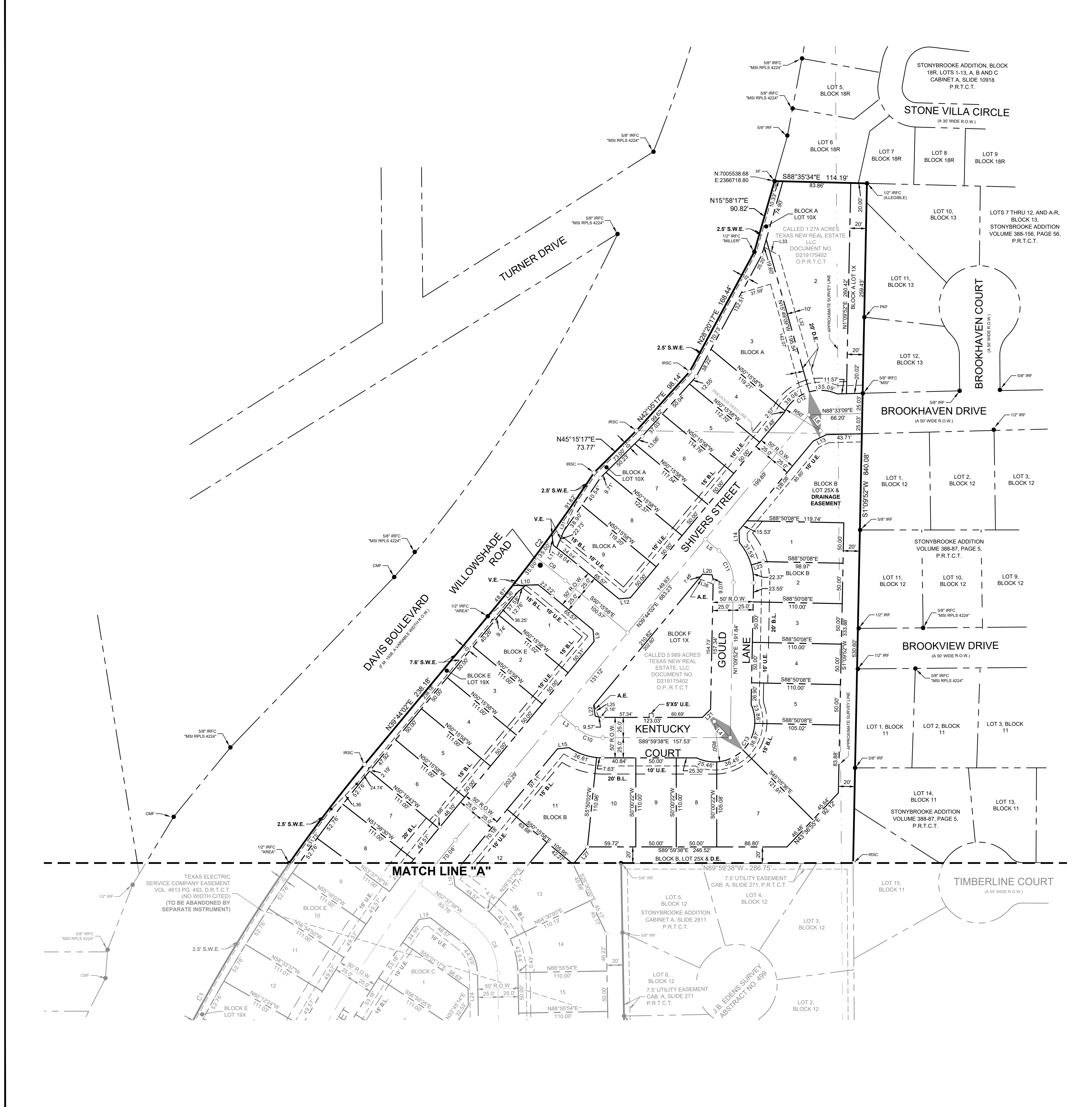
6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Firm # 10193822

Scale 1" = 60'
 Drawn by CDS
 Checked by KHA
 Date Dec. 2024
 Project No. 064648001
 Sheet No. 2 OF 3

OWNER
 LAKEVIEW HOMES, LLP
 829 SIENNA DRIVE
 SOUTHLAKE, TX 76092
 CONTACT: DEBBIE MURWAY

OWNER
 TEXAS NEW REAL ESTATE LLC
 2005 ROCK DOVE COURT
 WESTLAKE, TX 76262
 CONTACT: FARRUKH AZIM

ENGINEER
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, SUITE 700
 DALLAS, TX 75240
 TEL: (972) 770-1300
 CONTACT: BRYAN MOODY, P.E.



OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Texas New Real Estate LLC and LakeView Homes, LLP, are the owners of a tract of land situated in the Eliza Ann Cross Survey, Abstract No. 281, the William Cox Survey, Abstract No. 321, and the J.B. Edens Survey, Abstract No. 499, and being all of a called 0.81 acre tract of land described as Tract 1 and all of a called 1.522 acre tract of land described as Tract 2 in a General Warranty Deed with Vendor's Lien to LakeView Homes, LLP, as recorded in Instrument No. D224071662 of the Official Public Records of Tarrant County, Texas, a portion of a called 10.1618 acre tract of land described as Tract 1 in a Special Warranty Deed with Vendor's Lien with Mineral Reservations to Texas New Real Estate, L.L.C. as recorded in Instrument No. D219113216 of the Official Public Records of Tarrant County, Texas, and all of a called 5.989 acre tract of land and a called 1.274 acre tract of land described in a Special Warranty Deed to Texas New Real Estate, as recorded in Instrument No. D219175402 of the Official Public Records of Tarrant County, Texas, same also being portions of Lots 28 and 29 and all of Lots 30 thru 32, Block 1 of W.E. Odell Addition, according to the plat thereof recorded in Volume 388-C, Page 68 of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Fulton" found for the southwest corner of said 1.522 acre tract, being at the intersection of the northerly right of way line of Odell Street, a 60 foot wide right of way, with the easterly right of way line of Davis Boulevard (F.M. 1938), a variable width right of way;

THENCE North 17°55'59" East, departing the northerly right of way line of said Odell Street, along the westerly line of said 1.522 acre tract, the westerly line of said 0.81 acre tract, the westerly line of said 10.1618 acre tract, the easterly right of way line of said Davis Boulevard and crossing said Lot 27, said Lot 28 and said Lot 29, a distance of 510.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,849.86 feet, a central angle of 21°48'04", and a chord bearing and distance of North 28°50'01" East, 699.63 feet;

THENCE in a northeasterly direction continuing along the westerly line of said 10.1618 acre tract and the easterly right of way line of said Davis Boulevard, and along the westerly line of said 5.989 acre tract, with said tangent curve to the right, an arc distance of 703.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 39°44'02" East, continuing along the westerly line of said 5.989 acre tract and the easterly right of way line of said Davis Boulevard, a distance of 238.18 feet to a 1/2 inch iron rod with plastic cap stamped "Area" found at the beginning of a tangent curve to the left with a radius of 1,969.86 feet, a central angle of 06°25'17", and a chord bearing and distance of North 36°31'24" East, 220.65 feet;

THENCE in a northeasterly direction continuing along the westerly line of said 5.989 acre tract and the easterly right of way line of said Davis Boulevard, with said tangent curve to the left, an arc distance of 220.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 45°15'17" East, continuing along the westerly line of said 5.989 acre tract and the easterly right of way line of said Davis Boulevard, a distance of 73.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 5.989 acre tract, common to the southwest corner of said 1.274 acre tract;

THENCE North 42°05'17" East, continuing along the easterly right of way line of said Davis Boulevard and along the westerly line of said 1.274 acre tract, a distance of 98.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 28°20'17" East, continuing along the easterly right of way line of said Davis Boulevard and the westerly line of said 1.274 acre tract, a distance of 168.44 feet to a 1/2 inch iron rod with plastic cap stamped "Miller" found for corner;

THENCE North 15°58'17" East, continuing along the easterly right of way line of said Davis Boulevard and the westerly line of said 1.274 acre tract, a distance of 90.82 feet to an "X" cut in concrete found for the northwest corner of said 1.274 acre tract, common to the southwest corner of Stonybrooke Addition, Block 18R, Lots 1-13, A, B and C, according to the plat thereof recorded in Cabinet A, Slide 10918 of the Plat Records of Tarrant County, Texas;

THENCE South 88°35'34" East, departing the easterly right of way line of said Davis Boulevard, along the northerly line of said 1.274 acre tract and the southerly line of said Stonybrooke Addition, Block 18R, Lots 1-13, A, B and C, a distance of 114.19 feet to a 1/2 inch iron rod with an illegible plastic cap found for the northeast corner of said 1.274 acre tract, common to the northwest corner of Lot 10, Block 13 of Lots 7 thru 12, and A-R, Block 13, Stonybrooke Addition, according to the plat thereof recorded in Volume 388-156, Page 56 of the Plat Records of Tarrant County, Texas;

THENCE South 01°09'52" West, departing the southerly line of said Stonybrooke Addition, Block 18R, Lots 1-13, A, B and C, along the easterly line of said 1.274 acre tract, the easterly line of said 5.989 acre tract, the westerly line of said Lot 10, the westerly line of Lots 11 and 12, said Block 13, the westerly terminus of Brookhaven Drive, a 50 foot wide right of way, and the westerly line of Stonybrooke Addition, according to the plat thereof recorded in Volume 388-87, Page 5 of the Plat Records of Tarrant County, Texas, a distance of 840.08 feet to the southeast corner of said 5.989 acre tract, common to the northeast corner of Lots 1 through 18, Block 12, Stonybrooke, according to the plat thereof recorded in Cabinet A, Slide 2811 of the Plat Records of Tarrant County, Texas;

THENCE North 89°59'38" West, departing the westerly line of said Stonybrooke Addition, along the southerly line of said 5.989 acre tract and the northerly line of said Lots 1 through 18, Block 12, Stonybrooke, a distance of 286.75 feet to a 5/8 inch iron rod found for the northeast corner of aforesaid 10.1618 acre tract, common to the northwest corner of said Lots 1 through 18, Block 12, Stonybrooke;

THENCE South 01°04'06" East, departing the southerly line of said 5.989 acre tract, along the easterly line of said 10.1618 acre tract and the westerly line of said Lots 1 through 18, Block 12, Stonybrooke, a distance of 733.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 10.1618 acre tract, common to the southwest corner of said Lots 1 through 18, Block 12, Stonybrooke, same being on the northerly line of Lot40R, Block 1 W.E. Odell Addition, according to the plat thereof recorded in Instrument No. D2143312521, of the Plat Records of Tarrant County, Texas;

THENCE South 89°51'16" West, along the southerly line of said 10.1618 acre tract and the northerly line of said Lot40R, Block 1 W.E. Odell Addition and the northerly line of W.E. Odell Addition, according to the plat thereof recorded in Volume 388-C, Page 68 of the Plat Records of Tarrant County, Texas, a distance of 513.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Lot 33, Block 1 of said W.E. Odell Addition, common to the northeast corner of aforesaid Lot 32 and the northeast corner of aforesaid 1.52 acre tract;

THENCE South 00°27'04" East, departing the southerly line of said 10.1618 acre tract, along the easterly line of said Lot 32, the westerly line of said Lot 33, and the easterly line of said 10.1618 acre tract, a distance of 242.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 32, common to the southwest corner of said Lot 33, and the southeast corner of said 1.52 acre tract, same being on the northerly right of way line of aforesaid Odell Street;

THENCE South 89°35'51" West, along the southerly line of said Lot 32, the southerly line of aforesaid Lots 30 and 31, the southerly line of said 1.52 acre tract, and the northerly right of way line of said Odell Street, a distance of 120.39 feet to a 3/4 inch iron rod found for the southernmost southwest corner of said Tract 2;

THENCE North 00°14'28" East, departing the southerly line of said Lot 30, continuing along the southerly line of said 1.52 acre tract and the northerly right of way line of said Odell Street, a distance of 1.62 feet to a 1/2 inch iron rod with plastic cap stamped "Fulton" found for an ell corner of said 1.52 acre tract;

THENCE South 89°54'57" West, continuing along the southerly line of said 1.52 acre tract and the northerly right of way line of said Odell Street, a distance of 193.54 feet to the POINT OF BEGINNING and containing 18.962 acres (825,984 square feet) of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Texas New Real Estate LLC and LakeView Homes, LLP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as WILLOW SPRINGS ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat:

WITNESS, my hand at _____, this the ____ day of _____, 2024.

Texas New Real Estate LLC, a Texas limited liability company

By: Texas New Real Estate LLC a Texas limited liability company, its manager Name: _____ Title: _____

STATE OF TEXAS § COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, of Texas New Real Estate LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

BY: LakeView Homes, LLP, a Texas limited liability company

By: _____

STATE OF TEXAS § COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, _____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of North Richland Hills.

Sylviana Gunawan Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone 972-335-3580

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

STATE OF TEXAS § COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

Delete the PZ and Council approval blocks and add the block shown below. The plat only requires approval by the Planning and Zoning Commission.

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date). Chair - Planning and Zoning Commission Secretary - Planning and Zoning Commission

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to recommend approval of this Plat by City Council. Chairman, Planning and Zoning Commission Attest: Secretary, Planning and Zoning Commission WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to approve this plat for filing of record. Mayor, City of North Richland Hills Attest: City Secretary

FINAL PLAT WILLOW SPRINGS ADDITION

Revise to read 7 COMMON AREAS

One of the lots noted as open space is a buildable lot.

63 RESIDENTIAL LOTS 8 COMMON AREAS

BEING 18.962 ACRES OUT OF ELIZA ANN CROSS SURVEY, ABSTRACT NO. 281, THE WILLIAM COX SURVEY, ABSTRACT NO. 321, AND THE J.B. EDENS SURVEY, ABSTRACT NO. 499 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS CITY CASE # FP ____ - ____

OWNER LAKEVIEW HOMES, LLP 829 SIENNA DRIVE SOUTHLAKE, TX 76092 CONTACT: DEBBIE MURWAY

OWNER TEXAS NEW REAL ESTATE LLC 2005 ROCK DOVE COURT WESTLAKE, TX 76262 CONTACT: FARRUKH AZIM

ENGINEER KIMLEY-HORN AND ASSOC., INC. 13455 NOEL ROAD, SUITE 700 DALLAS, TX 75240 TEL: (972) 770-1300 CONTACT: BRYAN MOODY, P.E.

Kimley >>> Horn 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822 Scale N/A Drawn by CDS Checked by KHA Date Dec. 2024 Project No. 064648001 Sheet No. 3 OF 3