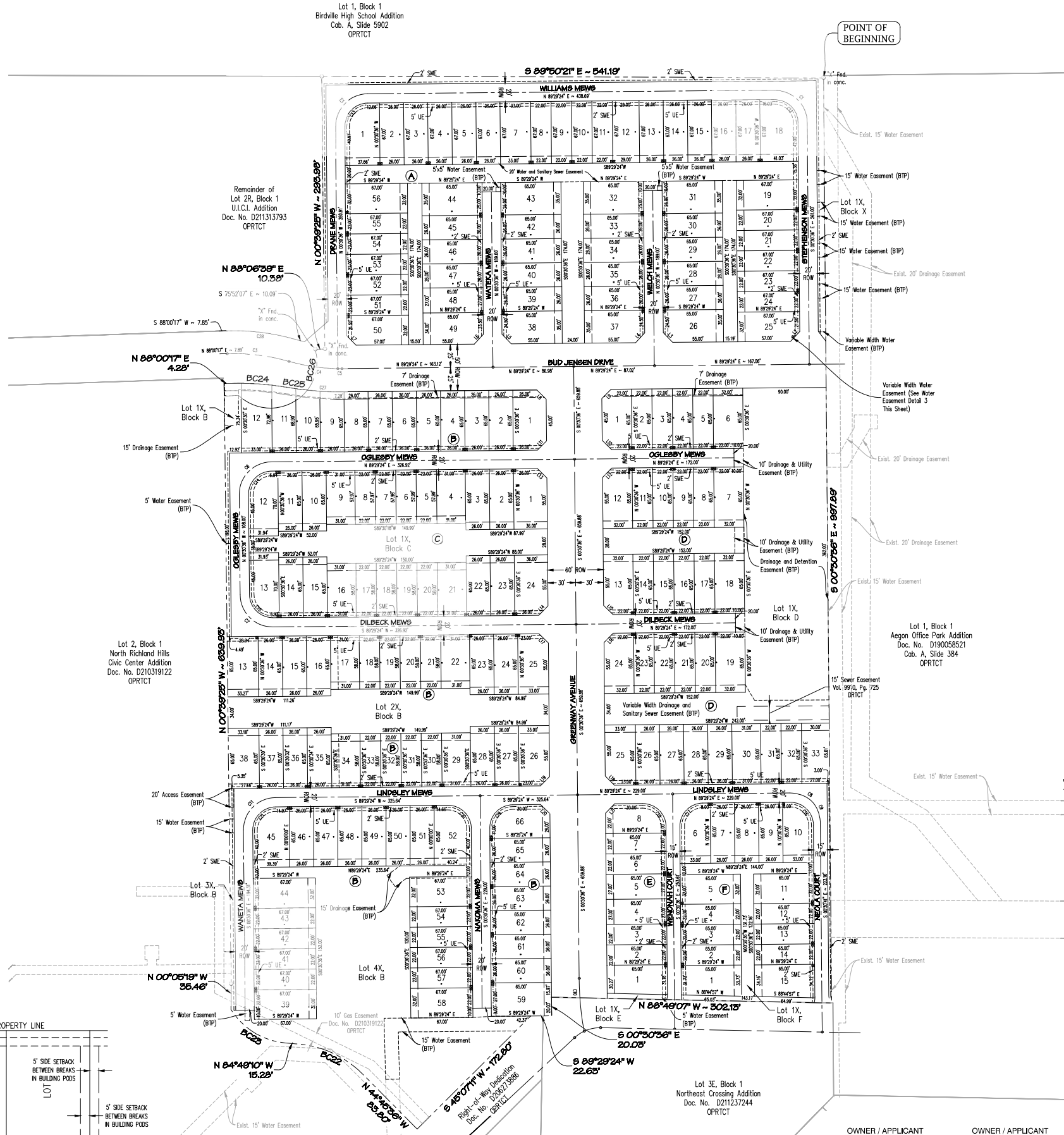
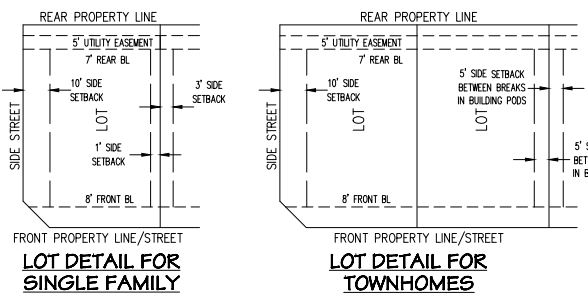


LEGEND
(Not all items may be applicable)

1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED	IRON ROD FOUND	CAPPED IRON ROD FOUND	IRON PIPE FOUND	ALUMINUM MONUMENT FOUND	CONTROL MONUMENT	EASEMENT	UTILITY	DRAINAGE EASEMENT	DRAINAGE AND UTILITY EASEMENT	UTILITY EASEMENT	WATER EASEMENT	SANITARY SEWER EASEMENT	SIDEWALK EASEMENT	STREET EASEMENT	FIRELANE, ACCESS, & UTILITY EASEMENT	WASTE WATER EASEMENT	WALL MAINTENANCE EASEMENT	STREET MAINTENANCE EASEMENT	HIKE & BIKE TRAIL EASEMENT	PORTION OF EASEMENT TO BE ABANDONED	BY THIS PLAT	RIGHT-OF-WAY	MINIMUM FINISH FLOOR ELEVATION	BUILDING LINE	CENTERLINE	BLOCK DESIGNATION	STREET FRONTAGE	CABINET	REGULATORY	PLAT NUMBER	FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP	NOT TO SCALE	CHRONICLE NUMBER	INSTRUMENT OR DOCUMENT	DEED RECORDS, TARRANT COUNTY, TEXAS	PLAT RECORDS, TARRANT COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	10' X 10' TRANSFORMER EASEMENT
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- NOTES:**
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding two feet in width, and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.
 - No floodplain exists on this project site.
 - All open spaces shall be owned and maintained by the HOA.
 - Above ground franchise utility appearances are not allowed in the fronts of the properties.
 - The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, above ground cables, wires, or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.



Lot Line Table

Line #	Bearing	Distance
L4	S43°05'34"W	14.50'
L5	N44°06'47"W	14.50'
L6	S43°05'34"W	14.50'
L7	N44°14'16"W	14.47'
L8	S45°30'36"E	14.14'
L9	S44°29'24"W	14.14'
L10	S45°30'36"E	14.14'
L11	S44°29'24"W	14.14'
L12	N45°30'36"E	14.14'
L13	N44°29'24"W	14.14'
L14	S45°30'36"E	14.14'
L15	S44°29'24"W	14.14'
L16	S45°30'36"E	14.14'
L17	S44°29'24"W	14.14'
L18	S45°30'36"E	14.14'
L19	S44°29'24"W	14.14'
L20	S45°30'36"E	14.14'
L21	S44°29'24"W	14.14'

Lot Curve Table

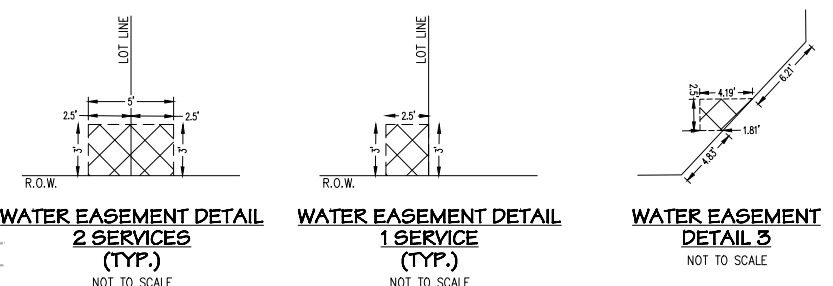
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C14	39.27'	25.00'	90°00'00"	S44°29'24"W	35.36'
C15	39.27'	25.00'	90°00'00"	S45°30'36"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°30'36"W	35.36'
C17	39.27'	25.00'	90°00'00"	S44°29'24"W	35.36'
C18	39.27'	25.00'	90°00'00"	N45°30'36"E	35.36'
C19	39.27'	25.00'	90°00'03"	N44°29'24"E	35.36'
C20	39.27'	25.00'	90°00'00"	S45°30'36"E	35.36'
C21	39.27'	25.00'	89°59'52"	N44°29'19"E	35.35'
C27	32.35'	361.79'	5°07'20"	S86°30'57"E	32.33'
C28	75.39'	235.00'	18°22'55"	N82°59'20"W	75.07'

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC22	76.91'	110.00'	40°03'34"	N64°17'23"W	75.35'
BC23	70.98'	77.00'	52°49'00"	N58°24'40"W	68.49'
BC24	63.23'	311.79'	11°37'09"	S86°11'09"E	63.12'
BC25	22.59'	361.79'	3°34'42"	S82°09'56"E	22.59'
BC26	46.36'	50.00'	53°07'38"	N10°47'48"E	44.72'

Centerline Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	54.98'	35.00'	90°00'00"	N45°30'36"W	49.50'
C2	54.98'	35.00'	90°00'00"	S44°29'24"W	49.50'
C6	54.98'	35.00'	90°00'00"	S44°29'24"W	49.50'
C7	54.98'	35.00'	90°00'00"	S45°30'36"E	49.50'
C8	27.49'	35.00'	45°00'00"	N68°00'36"W	26.79'
C9	26.46'	38.22'	39°39'48"	N17°54'02"W	25.93'
C10	57.34'	306.91'	10°42'16"	S05°21'53"E	57.26'
C11	54.67'	35.00'	89°29'24"	S44°44'42"W	49.28'



REPLAT

GREENWAY PARKS RESIDENTIAL

202 RESIDENTIAL LOTS
10 OPEN SPACE / HOA LOTS AND
BEING PART OF BUD JENSEN DRIVE AND
PART OF GRAND AVENUE

BEING 14.535 ACRES OF LAND
L.C. WALKER SURVEY ~ ABSTRACT NO. 1652
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

(JANUARY 2026)

OWNER / APPLICANT
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Texas 76180
Telephone (817) 427-6000
Contact: Clayton Husband

OWNER / APPLICANT
Greenway Parks, LLC
910 Pearl Expressway, Suite 303
Plano, TX 75075
Telephone (214) 793-3572
Contact: Beate Gietema

ENGINEER
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg Hesel

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown

Drawing: C:\2024\08514-City\08514-City\118 Acres-Sub\Area D\CAD\Replat.dwg Saved By: Highbank Date Time: 4/29/2026 4:28:08 PM
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Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	2,389	0.055
2	A	1,742	0.040
3	A	1,742	0.040
4	A	1,742	0.040
5	A	1,742	0.040
6	A	1,742	0.040
7	A	2,211	0.051
8	A	1,474	0.034
9	A	1,474	0.034
10	A	1,474	0.034
11	A	1,474	0.034
12	A	1,943	0.045
13	A	1,742	0.040
14	A	1,742	0.040
15	A	1,742	0.040
16	A	1,742	0.040
17	A	1,742	0.040
18	A	2,615	0.060
19	A	2,144	0.049
20	A	1,474	0.034

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	A	1,474	0.034
22	A	1,474	0.034
23	A	1,474	0.034
24	A	1,474	0.034
25	A	2,092	0.048
26	A	2,222	0.051
27	A	1,690	0.039
28	A	1,690	0.039
29	A	1,690	0.039
30	A	1,690	0.039
31	A	2,275	0.052
32	A	2,275	0.052
33	A	1,690	0.039
34	A	1,690	0.039
35	A	1,690	0.039
36	A	1,690	0.039
37	A	2,223	0.051
38	A	2,222	0.051
39	A	1,690	0.039
40	A	1,690	0.039

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
41	A	1,690	0.039
42	A	1,690	0.039
43	A	2,275	0.052
44	A	2,275	0.052
45	A	1,690	0.039
46	A	1,690	0.039
47	A	1,690	0.039
48	A	1,755	0.040
49	A	2,158	0.050
50	A	2,092	0.048
51	A	1,474	0.034
52	A	1,474	0.034
53	A	1,474	0.034
54	A	1,474	0.034
55	A	1,474	0.034
56	A	2,144	0.049

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	2,290	0.053
2	C	1,690	0.039
3	C	1,690	0.039
4	C	1,798	0.041
5	C	1,276	0.029
6	C	1,276	0.029
7	C	1,275	0.029
8	C	1,275	0.029
9	C	1,797	0.041
10	C	1,690	0.039
11	C	1,690	0.039
12	C	2,101	0.048
13	C	2,101	0.048
14	C	1,690	0.039
15	C	1,690	0.039
16	C	1,798	0.041
17	C	1,276	0.029
18	C	1,276	0.029
19	C	1,276	0.029
20	C	1,276	0.029

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	C	1,798	0.041
22	C	1,690	0.039
23	C	1,690	0.039
24	C	2,290	0.053

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	2,033	0.047
2	E	1,430	0.033
3	E	1,430	0.033
4	E	1,755	0.040
5	E	1,755	0.040
6	E	1,430	0.033
7	E	1,430	0.033
8	E	1,896	0.044

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	2,127	0.049
2	F	1,430	0.033
3	F	1,430	0.033
4	F	1,430	0.033
5	F	2,080	0.048
6	F	2,011	0.046
7	F	1,690	0.039
8	F	1,690	0.039
9	F	1,690	0.039
10	F	2,011	0.046
11	F	2,080	0.048
12	F	1,430	0.033
13	F	1,430	0.033
14	F	1,430	0.033

Open Space Area Table		
Lot #	Block #	Acres
1X	E	0.008
1X	F	0.100
1X	A	0.452
1X	B	0.053
1X	C	0.248
1X	D	0.973
2X	B	0.318
3X	B	0.028
4X	B	0.808

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	2,240	0.051
2	B	1,690	0.039
3	B	1,690	0.039
4	B	1,690	0.039
5	B	1,690	0.039
6	B	1,690	0.039
7	B	1,690	0.039
8	B	1,690	0.039
9	B	1,697	0.039
10	B	1,749	0.040
11	B	1,846	0.042
12	B	2,457	0.056
13	B	2,168	0.050
14	B	1,690	0.039
15	B	1,690	0.039
16	B	1,690	0.039
17	B	1,798	0.041
18	B	1,276	0.029
19	B	1,276	0.029
20	B	1,276	0.029
21	B	1,276	0.029
22	B	1,798	0.041

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
23	B	1,690	0.039
24	B	1,690	0.039
25	B	2,095	0.048
26	B	2,095	0.048
27	B	1,690	0.039
28	B	1,690	0.039
29	B	1,798	0.041
30	B	1,276	0.029
31	B	1,276	0.029
32	B	1,276	0.029
33	B	1,276	0.029
34	B	1,798	0.041
35	B	1,690	0.039
36	B	1,690	0.039
37	B	1,690	0.039
38	B	2,151	0.049
39	B	2,144	0.049
40	B	1,474	0.034
41	B	1,474	0.034
42	B	1,474	0.034
43	B	1,474	0.034
44	B	2,144	0.049

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
45	B	2,445	0.056
46	B	1,690	0.039
47	B	1,690	0.039
48	B	1,690	0.039
49	B	1,690	0.039
50	B	1,690	0.039
51	B	1,690	0.039
52	B	2,463	0.057
53	B	2,144	0.049
54	B	1,474	0.034
55	B	1,474	0.034
56	B	1,474	0.034
57	B	1,474	0.034
58	B	2,144	0.049
59	B	2,340	0.054
60	B	1,690	0.039
61	B	1,690	0.039
62	B	1,690	0.039
63	B	1,690	0.039
64	B	1,690	0.039
65	B	1,690	0.039
66	B	2,156	0.049

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	1,980	0.045
2	D	1,430	0.033
3	D	1,430	0.033
4	D	1,430	0.033
5	D	1,430	0.033
6	D	2,080	0.048
7	D	2,080	0.048
8	D	1,430	0.033
9	D	1,430	0.033
10	D	1,430	0.033
11	D	1,430	0.033
12	D	2,030	0.047
13	D	2,030	0.047
14	D	1,430	0.033
15	D	1,430	0.033
16	D	1,430	0.033
17	D	1,430	0.033
18	D	2,080	0.048
19	D	2,080	0.048
20	D	1,430	0.033

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	D	1,430	0.033
22	D	1,430	0.033
23	D	1,430	0.033
24	D	2,030	0.047
25	D	2,095	0.048
26	D	1,690	0.039
27	D	1,690	0.039
28	D	1,690	0.039
29	D	1,690	0.039
30	D	2,015	0.046
31	D	1,430	0.033
32	D	1,430	0.033
33	D	1,950	0.045

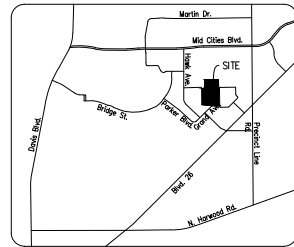
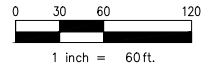
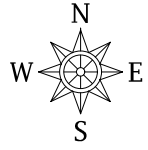
REPLAT
GREENWAY PARKS RESIDENTIAL

202 RESIDENTIAL LOTS
 10 OPEN SPACE / HOA LOTS AND
 BEING PART OF BUD JENSEN DRIVE AND
 PART OF GRAND AVENUE

 BEING 14.535 ACRES OF LAND
 L.C. WALKER SURVEY ~ ABSTRACT NO. 1652
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS

 (JANUARY 2026)

OWNER / APPLICANT City of North Richland Hills 4301 City Point Drive North Richland Hills, Texas 76180 Telephone (817) 427-6000 Contact: Clayton Husband	OWNER / APPLICANT Greenway Parks, LLC 910 Pearl Expressway, Suite 33 Dallas, Texas 75201 Telephone (214) 793-3572 Contact: Beate Gietema	ENGINEER Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Greg Helsel	SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Darren Brown
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LOCATION MAP
N.T.S.

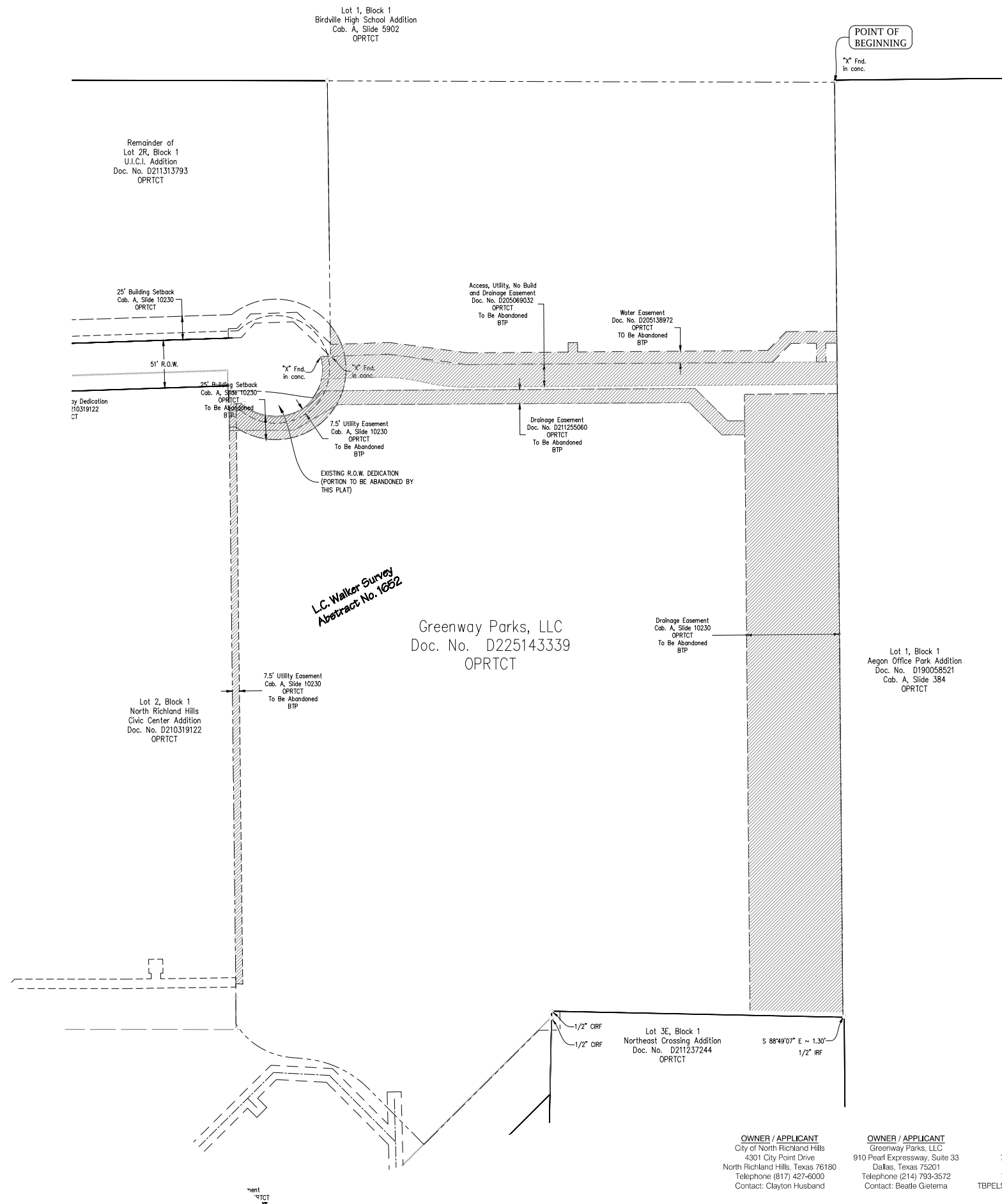
LEGEND

(Not all items may be applicable)

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EasM	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
BD	BLOCK DESIGNATION
ST	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Doc.	DOCUMENT
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



REPLAT
GREENWAY PARKS RESIDENTIAL

202 RESIDENTIAL LOTS
 10 OPEN SPACE / HOA LOTS AND
 BEING PART OF BUD JENSEN DRIVE AND
 PART OF GRAND AVENUE

BEING 14.535 ACRES OF LAND
 L.C. WALKER SURVEY ~ ABSTRACT NO. 1652
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS

(JANUARY 2026)

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 City of North Richland Hills
 4301 City Point Drive
 North Richland Hills, Texas 76180
 Telephone (817) 427-6000
 Contact: Clayton Husband

OWNER / APPLICANT
 Greenway Parks, LLC
 910 Peaf Expressway, Suite 33
 Dallas, Texas 75075
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Drawing: G:\2024_JOB\24-087_NH\1.58 Acres-Res-Add_Easement_Abandonment.dwg Saved By: Ddonett Date: 6/15/2026 3:41 PM 1:48:22 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land out of the L.C. Walker Survey, Abstract No. 1652, and being all of Lot 1R, Block 1, U.I.C.I. Addition, an addition to the City of North Richland Hills according to the plat recorded in Document No. D211313793, of the Official Public Records, Tarrant County, Texas, also being a tract of land conveyed to Greenway Parks, LLC by deed recorded in Document No. D225143339, of said Official Public Records and being part of Lot 1, Block 1, North Richland Hills Civic Center Addition, an addition to the City of North Richland Hills according to the plat recorded in Document No. D210319122, of said Official Public Records, also being part of a tract of land conveyed to City of North Richland Hills, by deed recorded in Document No. D205265174 and Document No. D202288208, both of said Official Public Records, and being part of Bud Jensen Drive, a variable width right-of-way, with the subject tract being more particularly described as follows:

BEGINNING at a X found in concrete at the northwest corner of Lot 1, Block 1, Aegon Office Park Addition, an addition to the City of North Richland Hills according to the plat recorded in Document No. D190058521, of said Official Public Records and being in the south line of Lot 1, Block 1, Birdville High School Addition, an addition to the City of North Richland Hills according to the plat recorded in Cabinet A, Slide 5902, of said Official Public Records;

THENCE S 00°30'36" E, 997.89 feet, with the west line of said Lot 1, Block 1 Aegon Office Park Addition, to a point for corner at the northeast corner of Lot 3E, Block 1, Northeast Crossing Addition, an addition to the City of North Richland Hills according to the plat recorded in Document No. D211237244, of said Official Public Records, from which a 1/2" iron rod found bears S 88°49'07" E, 1.30 feet;

THENCE N 88°49'07" W, 302.13 feet, departing said west line of Lot 1, Block 1 Aegon Office Park Addition, with the north line of said Lot 3E, Block 1, Northeast Crossing Addition, to a point for corner;

THENCE S 00°30'36" E, 20.03 feet, departing said north line of Lot 3E, Block 1, Northeast Crossing Addition, over and across said Lot 3E, Block 1, Northeast Crossing Addition, to a point for corner;

THENCE S 89°29'24" W, 22.63 feet, continuing over and across said Lot 3E, Block 1, Northeast Crossing Addition, at a distance of 9.17 feet passing the west line of said Lot 3E, Block 1, Northeast Crossing Addition, continuing over and across Grand Avenue, a 57' right-of-way to a point for corner in the northwest line of said Grand Avenue;

THENCE S 45°07'11" W, 172.80 feet, with said northwest line of Grand Avenue to a point for corner;

THENCE over and across said Lot 1, Block 1, North Richland Hills Civic Center Addition, the following:

N 44°45'36" W, 83.80 feet, to a point for corner;
Around a tangent curve to the left having a central angle of 40°03'34", a radius of 110.00 feet, a chord of N 64°47'23" W - 75.35 feet, an arc length of 76.91 feet, to a point for corner;
N 84°49'10" W, 15.28 feet, to a point for corner;
Around a tangent curve to the right having a central angle of 52°49'00", a radius of 77.00 feet, a chord of N 58°24'40" W - 68.49 feet, an arc length of 70.98 feet, to a point for corner in the east line of Lot 2, Block 1, of said North Richland Hills Civic Center Addition;

THENCE with said east line of Lot 2, Block 1, of said North Richland Hills Civic Center Addition, the following:

N 00°05'19" W, 35.46 feet, to a point for corner;
N 00°39'25" W, 639.93 feet, to a point for corner in a south line of Bud Jensen Drive;

THENCE departing said south line of Bud Jensen Drive, over and across a cul-de-sac, the following:

N 88°00'17" E, 4.28 feet, to a point for corner;
Around a tangent curve to the right having a central angle of 11°37'09", a radius of 311.79 feet, a chord of S 86°11'09" E - 63.12 feet, an arc length of 63.23 feet, to a point for corner;
Around a reverse curve to the left having a central angle of 03°34'42", a radius of 361.79 feet, a chord of S 82°09'56" E - 22.59 feet, an arc length of 22.59 feet, to a point for corner;

THENCE around a non-tangent curve to the left having a central angle of 53°07'38", a radius of 50.00 feet, a chord of N 10°47'48" E - 44.72 feet, an arc length of 46.36 feet, with said cul-de-sac line to a point for corner in the south line of remainder of Lot 2R, Block 1, of said U.I.C.I. Addition;

THENCE N 88°06'39" E, 10.38 feet, with a south line of said remainder of Lot 2R, Block 1, of U.I.C.I. Addition;

THENCE N 00°39'25" W, 293.98 feet, with the east line of said Lot 2R, Block 1, of U.I.C.I. Addition, to a point for corner at the northeast corner of said Lot 2R, Block 1, of U.I.C.I. Addition and being in said south line of Lot 1, Block 1, Birdville High School Addition;

THENCE S 89°50'21" E, 541.19 feet with said south line of Lot 1, Block 1, Birdville High School Addition, to the POINT OF BEGINNING with the subject tract containing 633,129 square feet or 14.535 acres of land.

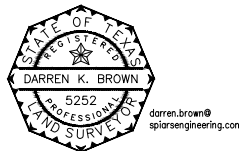
SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 _____, Texas.

Dated this the ____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Greenway Parks, LLC, do hereby adopt this plat designating the hereinabove described property as GREENWAY PARKS, an Addition to the City of North Richland Hills, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of _____, Texas.

Witness our hands at Tarrant County, Texas, this ____ day of _____, 2026.

GREENWAY PARKS, LLC

By: BEATLE GIETEMA

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 Beatle Gietema, 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 _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, City of North Richland Hills, do hereby adopt this plat designating the hereinabove described property as GREENWAY PARKS, an Addition to the City of North Richland Hills, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of North Richland Hills, Texas.

Witness our hands at Tarrant County, Texas, this ____ day of _____, 2026.

CITY OF NORTH RICHLAND HILLS

By:

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 _____, 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 _____, 2026.

Notary Public, State of Texas

REPLAT

GREENWAY PARKS RESIDENTIAL

202 RESIDENTIAL LOTS
10 OPEN SPACE / HOA LOTS AND
BEING PART OF BUD JENSEN DRIVE AND
PART OF GRAND AVENUE

BEING 14.535 ACRES OF LAND
L.C. WALKER SURVEY ~ ABSTRACT NO. 1652
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

(JANUARY 2026)

OWNER / APPLICANT
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Texas 76180
Telephone (817) 427-6000
Contact: Clayton Husband

OWNER / APPLICANT
Greenway Parks, LLC
910 Pearl Expressway, Suite 33
Dallas, Texas 75201
Telephone (214) 793-3572
Contact: Beatle Gietema

ENGINEER
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg Helsel

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown