

CURVE DATA

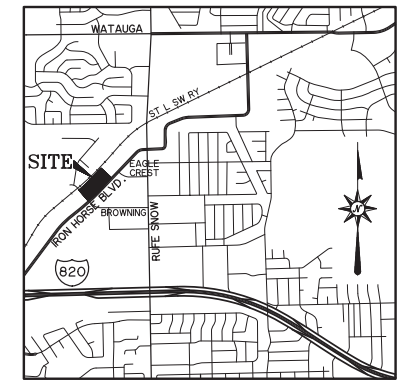
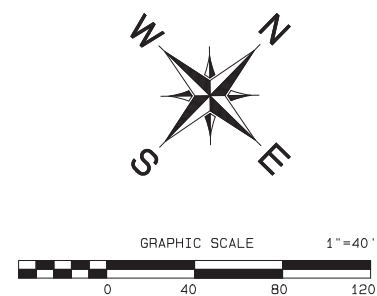
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5462.60'	6°20'05"	603.97'	N47°31'36"E	603.66'
C2	5862.60'	6°11'10"	632.98'	S47°27'08"W	632.67'
C3	5846.60'	4°34'58"	467.63'	N48°24'02"E	467.50'
C4	5846.60'	1°15'37"	128.59'	N44°59'21"E	128.59'
C5	28.00'	88°09'36"	43.08'	S85°15'24"E	38.96'
C6	28.00'	90°00'00"	43.98'	N03°49'24"E	39.60'
C7	28.00'	90°00'00"	43.98'	S88°02'32"E	39.60'
C8	43.00'	90°00'00"	67.54'	S88°02'32"E	60.81'
C9	28.00'	91°50'24"	44.88'	N04°44'36"E	40.23'
C10	28.00'	90°00'00"	43.98'	S86°10'36"E	39.60'
C11	28.00'	90°00'00"	43.98'	N00°38'27"W	39.60'
C12	28.00'	90°00'00"	43.98'	N89°21'33"E	39.60'
C13	28.00'	90°00'00"	43.98'	N00°38'27"W	39.60'

LINE DATA

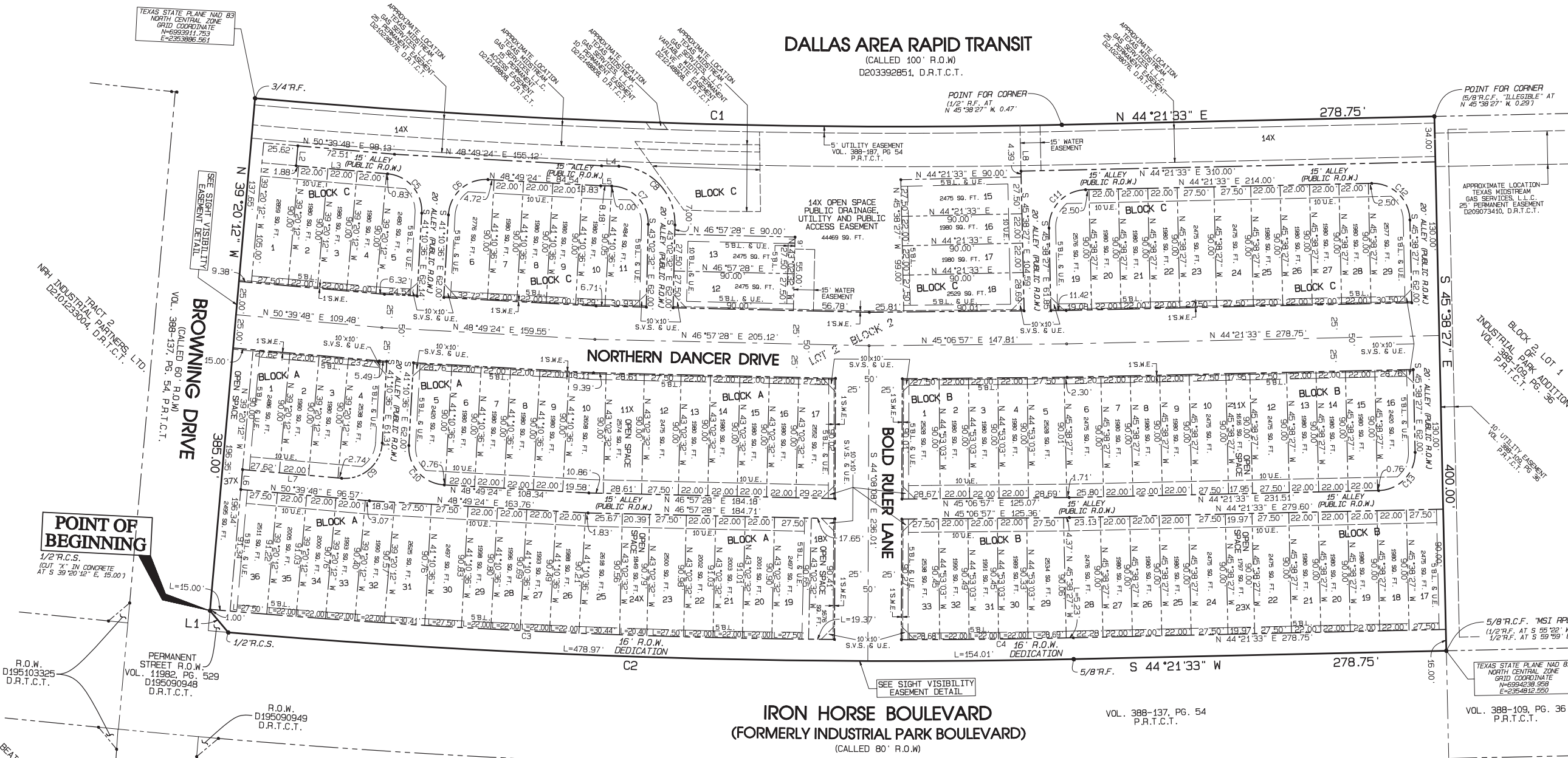
LINE	BEARING	DISTANCE
L1	N84°21'33"E	21.20'
L2	N39°20'12"W	15.00'
L3	N50°39'48"E	68.71'
L4	N46°57'28"E	12.93'
L5	N46°57'28"E	8.18'
L6	N39°20'12"W	15.00'
L7	N50°39'48"E	74.36'
L8	N45°38'27"W	34.09'

LEGEND

B.L.	BUILDING LINE
S.V.S.U.E.	SIGHT VISIBILITY, SIDEWALK AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"



DALLAS AREA RAPID TRANSIT
(CALLED 100' R.O.W.)
D203392851, D.R.T.C.T.



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.
Issued for review Fri Nov 03 10:39:55 2017

FINAL PLAT
IRON HORSE COMMONS, PHASE 1
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 2, BLOCK 2
INDUSTRIAL PARK, SECOND SECTION
VOLUME 388-17, PAGE 54, PRCT
BEING 8.305 ACRES OF LAND LOCATED IN THE
EDMUND McDAVID KING SURVEY, ABSTRACT No. 892
TARRANT COUNTY, TEXAS

OWNED/DEVELOPED BY:
BEATEN PATH DEVELOPMENT
IRON HORSE COMMONS, LLC
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700
CONTACT: JASON WEAVER, P.E.

THIS PLAT FILED AS INSTRUMENT No. D _____, DATE _____
SHEET 1 OF 2
(CASE FP 2017-08)

E:\10650 - Ironhorse Commons\GOSO\FPLAT\PHI\FPLAT.PLT

OWNER'S CERTIFICATE

STATE OF TEXAS,
COUNTY OF TARRANT:

WHEREAS, Beaten Path Development, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Edmund McDavid King Survey, Abstract No. 892, City of North Richland Hills, Tarrant County, Texas, being a portion of Lot 2, Block 2 of the plat showing Industrial Park, Second Filing, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-137, Page 54, Plat Records, Tarrant County, Texas (PRTCT) and being that tract of land as described in deed to Beaten Path Development, LLC, recorded in D216129893, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set at the most westerly right-of-way clip corner of the intersection of the northeasterly right-of-way line of Browning Drive (called 60' R.O.W. per Volume 388-137, Page 54, PRTCT) and the northwesterly right-of-way line of Iron Horse Boulevard (formerly Industrial Park Drive R.O.W. per Volume 388-137, Page 54, PRTCT), said clip corner per Permanent Street Right-Of-Way, recorded in D195090948, DRTCT), from which a cut X in concrete found at the most southerly corner of said Lot 2, Block 2 as platted bears S 39°20'12" E, 15.00 feet;

THENCE N 39°20'12" W, along the northeasterly right-of-way line of said Browning Drive and the southwesterly line of said Lot 2, Block 2, a distance of 385.00 feet (deed 384.93 feet) to 3/4" rebar found at the intersection with the southeasterly line of a tract of land as described in deed to Dallas Area Rapid Transit, recorded in D203392851, DRTCT (formerly known as the St. Louis & Southwestern Railroad, formerly the St. Louis, Arkansas & Texas Railroad called 100 foot R-O-W, recorded in Volume 54, Page 614, DRTCT), being the most westerly corner of said Lot 2, Block 2, from which a 1/2" rebar found bears N 38°54'29" W, 99.44 feet (called 100 feet);

THENCE Northeasterly, departing the northeasterly line of said Browning Drive, along the southerly line of said Dallas Area Rapid Transit tract, the northwesterly line of said Lot 2, Block 2, and a non-tangent curve to the left, having a radius point that bears N 39°18'22" W, 5462.60 feet, a central angle of 06°20'05", an arc distance of 603.97 feet (plat 603.82 feet, deed 604.15 feet), and a chord which bears N 47°31'36" E, 603.66 feet to a point for corner at the end of said curve being 50 feet from which the center of said railroad, from which a 1/2" rebar found bears N 45°38'27" W, 0.47 feet, and a 5/8" rebar found bears N 45°22'00" W, 99.31 feet (called 100 feet);

THENCE N 44°21'33" E, tangent to said curve, along the southerly line of said Dallas Area Rapid Transit tract and the northwesterly line of said Lot 2, Block 2, a distance of 278.75 feet (plat 278.81 feet, deed 278.48 feet) to a point for corner at the most northerly corner of said Lot 2, Block 2 and the most westerly corner of Lot 1, Block 2 of Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-109, Page 36, DRTCT being 50 feet from the center of said railroad, from which a 5/8" rebar capped (illegible) found bears N 45°38'27" W, 0.29 feet and a 5/8" rebar capped MSI found at the most northerly corner of said Lot 1, Block 2 bears N 44°21'33" E, 897.78 feet (deed 897.79 feet);

THENCE S 45°38'27" E, departing the southeasterly line of said Dallas Area Rapid Transit tract, along the line common to said Lot 2, Block 2 and said Lot 1, Block 2, a distance of 400.00 feet (plats 400.00 feet & 399.87 feet, deeds 400.21 feet) to a 5/8" rebar capped MSI RPLS 4224 found in the northwesterly right-of-way line of aforementioned Iron Horse Boulevard (called 80' R.O.W.), from which a 1/2" rebar found bears S 55°22' W, 0.2 feet, a 1/2" rebar found bears S 59°59' E, 0.2 feet, and a cut X in concrete found at the most easterly corner of said Lot 1, Block 2 bears N 44°21'33" E, 907.65 feet (plat 907.60 feet, deed 907.70 feet);

THENCE S 44°21'33" W, along the northwesterly right-of-way line of said Iron Horse Boulevard and the southeasterly line of said Lot 2, Block 2, a distance of 278.75 feet (plat 278.71 feet, deed 278.83 feet) to a 5/8" rebar found at the beginning of a tangent curve to the right, having a radius of 5862.60 feet;

THENCE Southwesterly, along the northwesterly right-of-way line of said Iron Horse Boulevard, the southeasterly line of said Lot 2, Block 2, and said curve having a central angle of 06°11'10", an arc distance of 632.98 feet (deed 632.94 feet), and a chord that bears S 47°27'08" W, 632.67 feet to a 1/2" rebar capped Goodwin & Marshall set at the most easterly right-of-way clip corner of the intersection of the northwesterly line of said Iron Horse Boulevard and the northeasterly line of aforementioned Browning Drive;

THENCE N 84°21'33" W, along said right-of-way clip corner, a distance of 21.20 feet (R.O.W. deed 21.20 feet, deed 21.21 feet) to the POINT OF BEGINNING and containing 8.305 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Beaten Path Development, LLP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as IRON HORSE COMMONS, PHASE 1, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Executed this the _____ day of _____, 2017.

Beaten Path Development, LLP

Owner's Agent Title

STATE OF TEXAS, COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared _____, of _____, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.

Notary Public, State of Texas My commission expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel S. Barton, a registered professional land surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Joel S. Barton Registered Professional Land Surveyor No. 4914 Goodwin & Marshall, Inc. 2405 Mustang Drive Grapevine, Texas 76051 metro (817) 329-4373

NOTES:

- 1. Bearings are referenced to City of North Richland Hills Geodetic Control Stations GPS-35 & GPS-36.
2. All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
3. This plat incorporates a portion of Lot 2, Block 2 of Industrial Park Second Filing, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-137, Page 54, Plat Records, Tarrant County, Texas. Refer to Exhibit "B" of Special Warranty Deed recorded in D216129893, DRTCT for additional documents affecting the property platted hereon.
4. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0205K, map revised September 25, 2009, the subject property appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
5. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any.
6. Sidewalks and street trees to be maintained by HOA or property owners.

PLANNING AND ZONING CERTIFICATE OF APPROVAL:

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017, to recommend approval of this Plat by the city council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL CERTIFICATE OF APPROVAL:

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

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TARRANT COUNTY, TEXAS
SEPTEMBER 18 2017

PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
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CONTACT: MR. DUSTIN AUSTIN

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