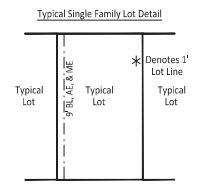


- LEGEND**
- CRIF.....Capped Iron Rod Found
 - IRF.....Iron Rod Found
 - P.R.T.C.T.....Plat Records, Tarrant County, Texas
 - D.R.T.C.T.....Deed Records, Tarrant County, Texas
 - POB.....Point of Beginning
 - AE.....Access Easement
 - BL.....Building Line
 - ME.....Maintenance Easement
 - SSE.....Sanitary Sewer Easement
 - DE.....Drainage Easement
 - D&UE.....Drainage and Utility Easement
 - SSE.....Sanitary Sewer Easement
 - SVS&UE.....Sight Visibility, Sidewalk and Utility Easement
 - SVE.....Sight Visibility Easement
 - SWE.....Sidewalk Easement
 - UE.....Utility Easement
 - WE.....Water Easement



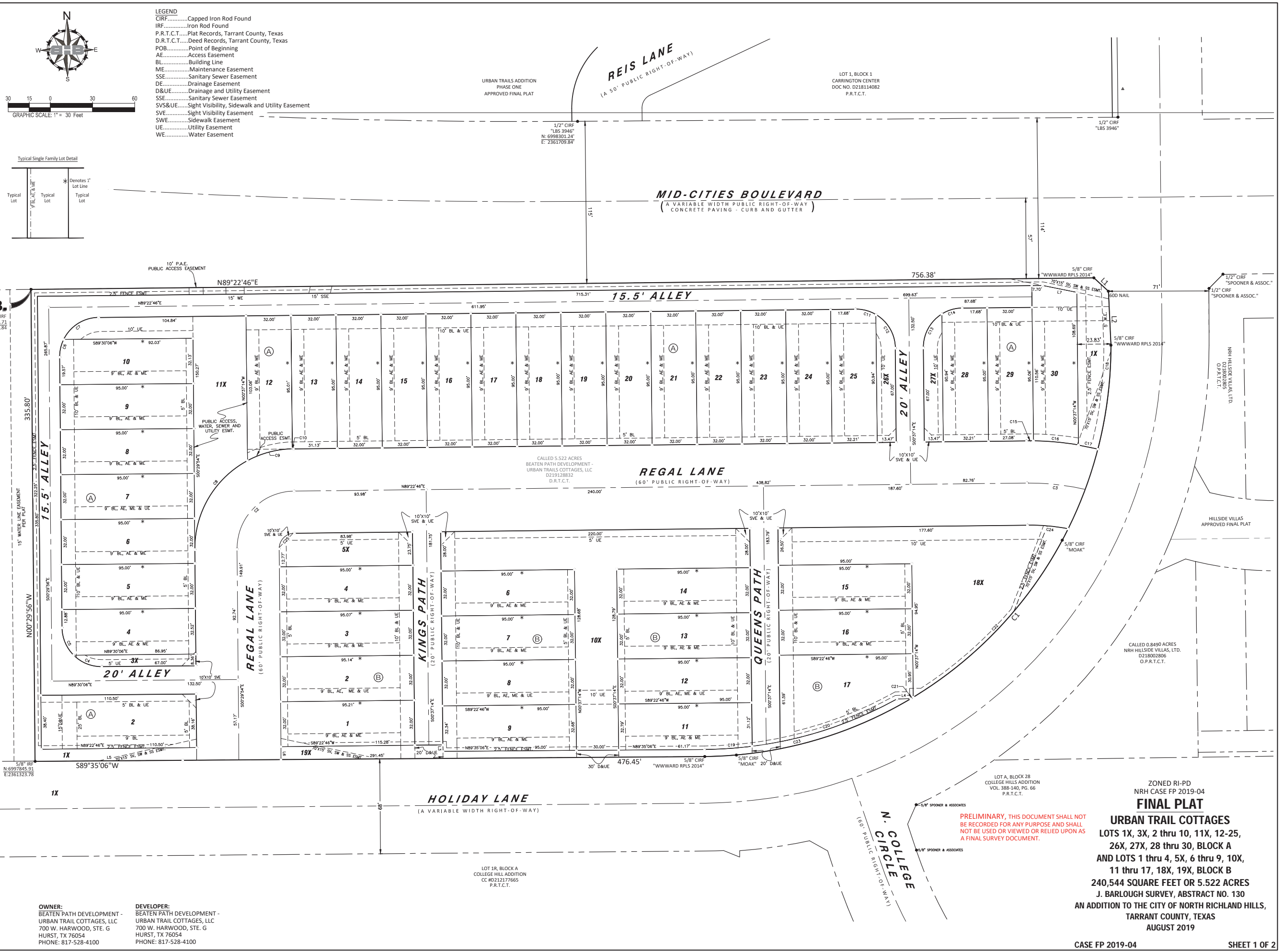
URBAN TRAILS ADDITION
PHASE ONE
APPROVED FINAL PLAT

LOT 1, BLOCK 1
CARRINGTON CENTER
DOC NO. D218114082
P.R.T.C.T.

P.O.B.
S 1/8" IRF
N: 6998181.71
E: 2361320.84

JOHN H. BARLOUGH SURVEY,
ABSTRACT NO. 130

LOT 1, BLOCK 1
THE COVENANT ADDITION
D19720943
OR
CAB. A, SLIDE 3855
P.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.

ZONED RI-PD
NRH CASE FP 2019-04
FINAL PLAT
URBAN TRAIL COTTAGES
LOTS 1X, 3X, 2 thru 10, 11X, 12-25,
26X, 27X, 28 thru 30, BLOCK A
AND LOTS 1 thru 4, 5X, 6 thru 9, 10X,
11 thru 17, 18X, 19X, BLOCK B
240,544 SQUARE FEET OR 5.522 ACRES
J. BARLOUGH SURVEY, ABSTRACT NO. 130
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
AUGUST 2019

SURVEYOR:
BHB Baird, Hampton & Brown
Engineering & Surveying
1901 Martin Drive, Ste. 100, Weatherford, TX 76086
mail@bhinc.com 817-596-7575 www.bhinc.com
BHB Project # 2018.800.026 TBPE Firm F-44 TBPLS Firm 10194146

OWNER:
BEATEN PATH DEVELOPMENT -
URBAN TRAIL COTTAGES, LLC
700 W. HARWOOD, STE. G
HURST, TX 76054
PHONE: 817-528-4100

DEVELOPER:
BEATEN PATH DEVELOPMENT -
URBAN TRAIL COTTAGES, LLC
700 W. HARWOOD, STE. G
HURST, TX 76054
PHONE: 817-528-4100

LOT 1R, BLOCK A
COLLEGE HILL ADDITION
CC #0212177665
P.R.T.C.T.

LOT A, BLOCK 28
COLLEGE HILLS ADDITION
VOL. 388-140, PG. 66
P.R.T.C.T.

LOT 1R, BLOCK 1
CARRINGTON CENTER
DOC NO. D218114082
P.R.T.C.T.

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Beaten Path Development - Urban Trails Cottages, LLC is the owner of a 5.522 acres tract of land located in the John H. Barlough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, and being more particularly described as follows:

BEING a tract of land situated in the John H. Barlough Survey, Abstract 130, City of North Richland Hills, Tarrant County, Texas and being all of land described in the deed to Beaten Path Development - Urban Trails Cottages as recorded in County Clerk Document Number D219128832, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Beaten Path Development tract, the northeast corner of Lot 1, Block 1, The Covenant Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3855, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being in the south right-of-way line of Mid Cities Boulevard, a variable width right-of-way;

THENCE North 89°22'46" East, with the north line of said Beaten Path Development tract and the south right-of-way line of said Mid Cities Boulevard, a distance of 756.38 feet to a 5/8 inch capped iron rod stamped "WWWWARD RPLS 2014" found for the northernmost northeast corner of said Beaten Path Development tract and at the northwest end of a corner clip at the intersection of the south right-of-way line of said Mid Cities Boulevard and the west right-of-way line of Holiday Lane, a variable width right-of-way;

THENCE South 47°17'20" East, with the east line of said Beaten Path Development tract and said corner clip, a distance of 14.07 feet to a 60D nail found for the southeast end of said corner clip;

THENCE South 02°35'06" East, with the east line of said Beaten Path Development tract and the west right-of-way line of said Holiday Lane, a distance of 38.51 feet to a 5/8 inch capped iron rod stamped "WWWWARD RPLS 2014" for the beginning of a non-tangent curve to the right having a radius of 291.77 feet, and having a chord which bears South 44°39'33" West, a distance of 411.24 feet;

THENCE with the east line of said Beaten Path Development tract and the west right-of-way line of said Holiday Lane, and said curve to the right, through a central angle of 89°36'57", passing a 1/2 inch capped iron rod stamped "MOAK" found at an arc length of 144.34 feet, passing a 1/2 inch capped iron rod stamped "MOAK" found at an arc length of 433.82 feet, and continuing with said curve for a total distance of 456.35 feet to a 5/8 inch capped iron rod stamped "WWWWARD RPLS 2014" found for the end of said non-tangent curve to the right;

THENCE South 89°35'06" West, continuing with the south line of said Beaten Path Development tract and the north right-of-way line of said Holiday Lane, a distance of 476.45 feet to a 5/8 inch iron rod found at the southwest corner of said Beaten Path Development tract and the southeast corner of said Lot 1, Block 1;

THENCE North 00°29'56" West, with the common line of said Beaten Path Development tract and said Lot 1, Block 1, a distance of 335.80 feet to the POINT OF BEGINNING and containing 240,544 square feet or 5.522 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Beaten Path Development - Urban Trail Cottages, LLC, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as Lots 1X, 3X, Lots 2 thru 10, 11X, 12 thru 25, 26X, 27X, 28 thru 30, Block A and Lots 1 thru 4, 5X, 6 thru 9, 10X, 11 thru 17, 18X, 19X, Block B, an addition to the City of North Richland Hills, Tarrant County, Texas, and do 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 - Urban Trail Cottages, LLC

By: _____

Title: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, Authorized Agent of Beaten Path Development - Urban Trail Cottages, 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 and considerations therein expressed, in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, an RPLS in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual and accurate on the ground survey of the land and that the corner monuments shown thereon as set were properly placed under my personal direction and supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

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.

Toby G. Stock Date: August 29, 2019
Registered Professional Land Surveyor No. 6412

URBAN TRAILS ADDITION LOT AREA TABLE
Table with 4 columns: NO., BLOCK, SQ.FT., ACRES. Lists lots 1X through 19X with their respective block numbers, square feet, and acreage.

CURVE DATA TABLE
Table with 6 columns: NO., DELTA, RADIUS, ARC DIST, CHORD BEARING, CHORD DIST. Lists curve data for lots C1 through C25.

LINE DATA TABLE
Table with 3 columns: NO., BEARING, DIST. Lists line data for lots L1 through L7.

GENERAL NOTES

- 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. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. 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.
4. Open space lots 1X, 3X, 11X, 26X, & 27X, Block A and 5X, 10X, 18X, & 19X, Block B shall be owned and maintained by the Home Owner's Association.
5. All property corners are 5/8 inch capped iron rods marked "BHB INC" set unless otherwise noted.
6. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
7. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
8. 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.
9. The 9 foot building line, access, & maintenance easement shall be provided to separate single-family structures. Property owner is responsible for maintaining positive drainage flow between buildings. Property owner shall be allowed to construct concrete, rock or paved patio, plant materials and permanent structures no greater than 42 inches high within 9 foot side yard. No sheds, storage bins, or playhouses shall be allowed in side yard. No attachments or changes can be made to adjacent rated property wall and any plant materials shall be kept trimmed away from adjacent property's wall. Exemptions include temporary movable patio furniture and display pieces including grills, tables, umbrellas, container pots and other readily movable objects shall be allowed to be placed within the 9 foot open side yard.

FLOODPLAIN STATEMENT

By scaled location of FEMA FIRM Map No. 48439C0205K, Effective Date: September 25, 2009, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

OWNER:
BEATEN PATH DEVELOPMENT -
URBAN TRAIL COTTAGES, LLC
700 W. HARWOOD, STE. G
HURST, TX 76054
PHONE: 817-528-4100

DEVELOPER:
BEATEN PATH DEVELOPMENT -
URBAN TRAIL COTTAGES, LLC
700 W. HARWOOD, STE. G
HURST, TX 76054
PHONE: 817-528-4100

SURVEYOR:
Baird, Hampton & Brown
Engineering & Surveying
1901 Martin Drive, Ste. 100, Weatherford, TX 76086
mail@bhinc.com 817-596-7575 www.bhinc.com
BHB Project #: 2018.800.026 TBPE Firm F-44 TBPLS Firm 10194146

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively
on this _____ day of _____, 2019,
to approve this Final Plat.
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 _____, 2019, to
approve this Final Plat for filing of record.
Mayor, City of North Richland Hills
Attest: City Secretary

This plat filed as Instrument No. D _____, Date _____

ZONED RI-PD
NRH CASE FP 2019-04
FINAL PLAT
URBAN TRAIL COTTAGES
LOTS 1X, 3X, 2 thru 10, 11X, 12-25,
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