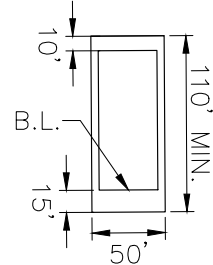


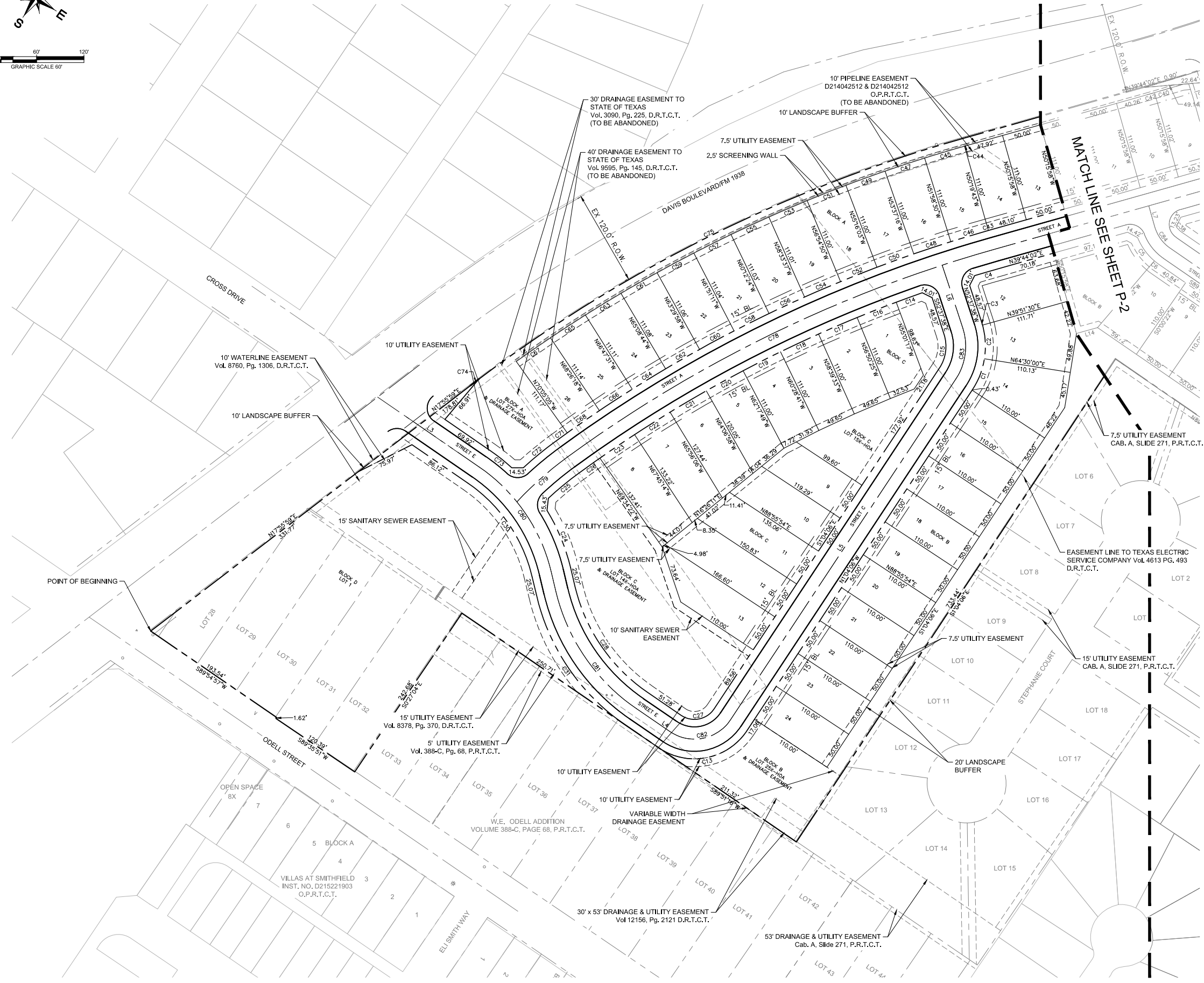
VICINITY MAP  
NTS

THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUBLIC UTILITIES.



MINIMUM STANDARD LOT DETAILS  
N.T.S.

PLOTTED BY: SAUNDRA ANDREA 10/27/2023 8:11 AM  
 DWGNAME: K:\DAL\CIVIL\06466006\WILLOW SPRINGS\CD\PRELIMINARY\PLAT\DWG\PRELIMINARY PLAT (1).DWG  
 LAST SAVED: 10/27/2023 8:11 AM  
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CITY CASE NUMBER: **PLAT23-0049**

**PRELIMINARY PLAT**  
FOR  
**WILLOW SPRINGS**

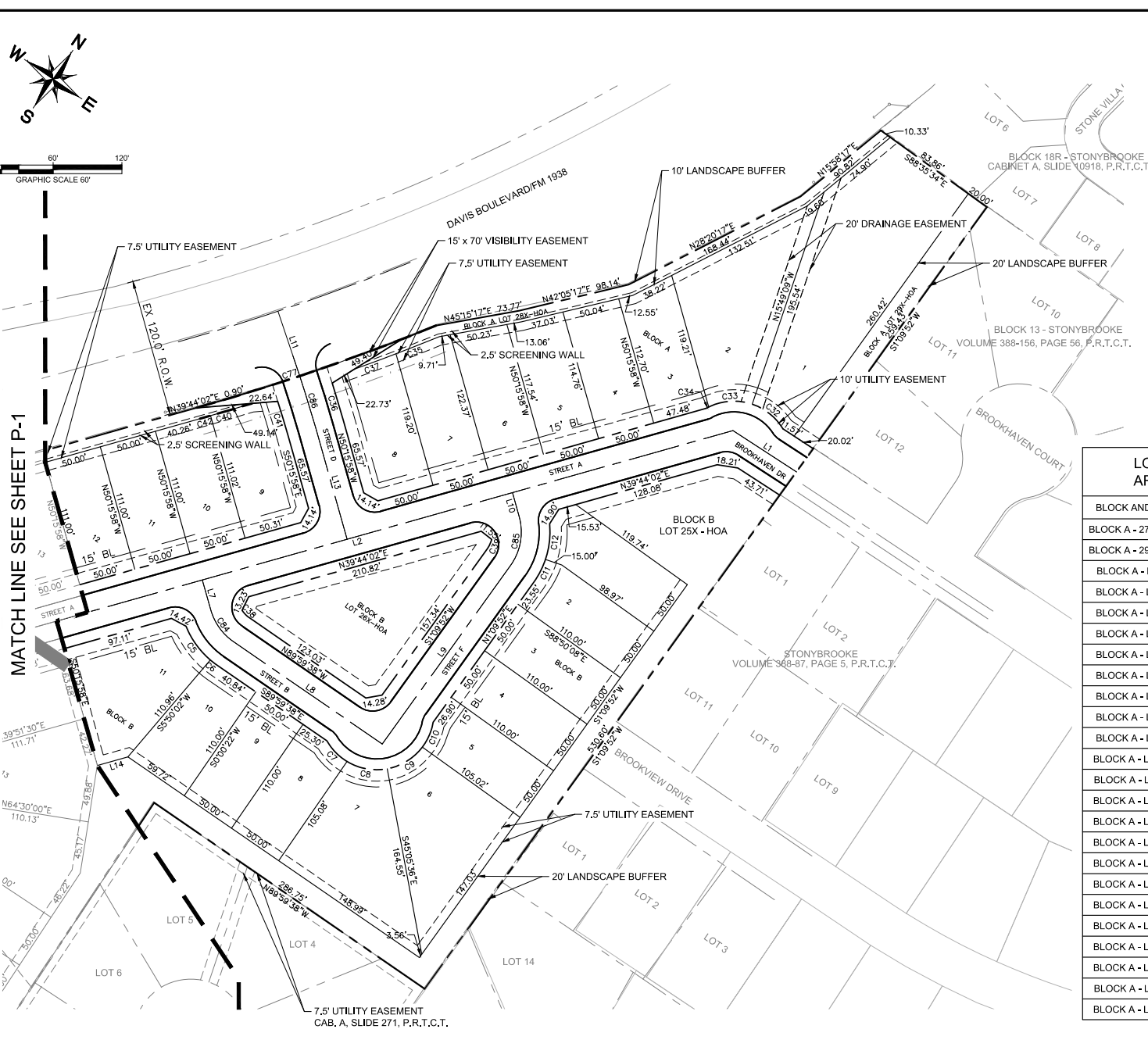
63 RESIDENTIAL LOTS / 9 OPEN SPACES, 1 TOD LOT  
BEING 18.9652 ACRES  
OUT OF THE  
WILLIAM COX SURVEY, ABSTRACT NO. 321 AND THE ELIZA ANN CROSS SURVEY,  
ABSTRACT NO. 281 AND THE JOHN M. CROCKETT SURVEY, ABSTRACT NO. 273  
IN THE  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER: TEXAS NEW REAL ESTATE LLC 2005 ROCK DOVE COURT WESTLAKE, TX 76262 Contact: FARRUKH AZIM	ENGINEER/SURVEYOR: <b>Kimley-Horn</b> 13455 Noel Road, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
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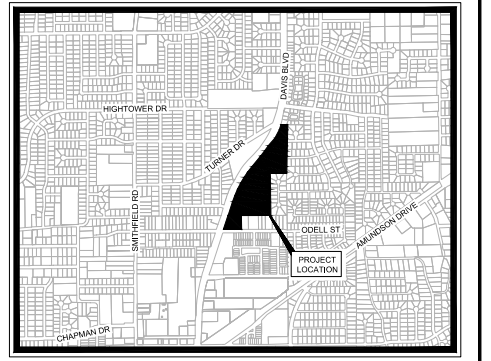
DESIGNED AS	DRAWN JV	CHECKED BM	SCALE AS SHOWN	DATE SEPTEMBER	KH PROJECT NO. 06466001	<b>P-1</b>
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0 60' 120'  
GRAPHIC SCALE 60'

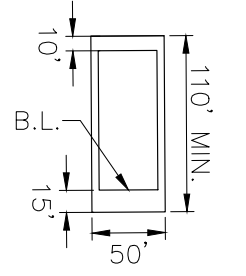


LINE TABLE		
LINE	LENGTH	BEARING
L1	66.20	N88°33'08.59"E
L2	683.23	S39°44'02.45"W
L3	156.09	N89°59'03.12"E
L4	51.28	N89°51'15.71"E
L5	517.48	N1°04'06.17"W
L6	83.76	N52°37'38.09"W
L7	27.23	S50°15'57.55"E
L8	157.53	S89°59'38.18"E
L9	191.84	N1°09'52.21"E
L10	21.64	N50°15'57.55"W
L11	59.69	S52°59'54.99"E
L13	100.57	S50°15'57.55"E
L14	27.76	S39°44'02.45"W



VICINITY MAP  
NTS

THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUBLIC UTILITIES.



MINIMUM STANDARD LOT DETAILS  
N.T.S.

LOT AND BLOCK AREA SUMMARY		
BLOCK AND LOT	AREA (ac)	AREA (sf)
BLOCK A - 27X HOA	0.47	20355.00
BLOCK A - 29X HOA	0.12	5198.48
BLOCK A - LOT 1	0.47	20654.01
BLOCK A - LOT 2	0.27	11879.60
BLOCK A - LOT 3	0.13	5753.42
BLOCK A - LOT 4	0.13	5686.59
BLOCK A - LOT 5	0.13	5794.06
BLOCK A - LOT 6	0.14	5997.67
BLOCK A - LOT 7	0.14	6075.21
BLOCK A - LOT 8	0.16	6910.91
BLOCK A - LOT 9	0.15	6610.89
BLOCK A - LOT 10	0.13	5550.00
BLOCK A - LOT 11	0.13	5550.00
BLOCK A - LOT 12	0.13	5550.00
BLOCK A - LOT 13	0.13	5550.00
BLOCK A - LOT 14	0.13	5554.91
BLOCK A - LOT 15	0.13	5678.79
BLOCK A - LOT 16	0.13	5678.69
BLOCK A - LOT 17	0.13	5678.76
BLOCK A - LOT 18	0.13	5678.99
BLOCK A - LOT 19	0.13	5679.40
BLOCK A - LOT 20	0.13	5679.97
BLOCK A - LOT 21	0.13	5680.70
BLOCK A - LOT 22	0.13	5681.61

LOT AND BLOCK AREA SUMMARY		
BLOCK AND LOT	AREA (ac)	AREA (sf)
BLOCK A - LOT 23	0.13	5682.68
BLOCK A - LOT 24	0.13	5683.91
BLOCK A - LOT 25	0.13	5685.31
BLOCK A - LOT 26	0.13	5686.87
BLOCK B - LOT 1	0.14	6242.19
BLOCK B - LOT 2	0.13	5507.12
BLOCK B - LOT 3	0.13	5500.00
BLOCK B - LOT 4	0.13	5500.00
BLOCK B - LOT 5	0.12	5420.07
BLOCK B - LOT 6	0.24	10404.88
BLOCK B - LOT 7	0.25	10758.41
BLOCK B - LOT 8	0.12	5412.13
BLOCK B - LOT 9	0.13	5500.00
BLOCK B - LOT 10	0.14	5952.94
BLOCK B - LOT 11	0.22	9409.77
BLOCK B - LOT 12	0.16	7118.24
BLOCK B - LOT 13	0.17	7565.48
BLOCK B - LOT 14	0.17	7468.57
BLOCK B - LOT 15	0.13	5500.00
BLOCK B - LOT 16	0.13	5500.00
BLOCK B - LOT 17	0.13	5500.00
BLOCK B - LOT 18	0.13	5500.00
BLOCK B - LOT 19	0.13	5500.00
BLOCK B - LOT 20	0.13	5500.00

LOT AND BLOCK AREA SUMMARY		
BLOCK AND LOT	AREA (ac)	AREA (sf)
BLOCK B - LOT 21	0.13	5500.00
BLOCK B - LOT 22	0.13	5500.00
BLOCK B - LOT 23	0.13	5500.00
BLOCK B - LOT 24	0.13	5500.00
BLOCK B - LOT 25X HOA	1.24	53962.61
BLOCK B - LOT 26X HOA	0.34	14861.84
BLOCK C - LOT 1	0.13	5603.11
BLOCK C - LOT 2	0.13	5713.43
BLOCK C - LOT 3	0.13	5713.43
BLOCK C - LOT 4	0.13	5713.43
BLOCK C - LOT 5	0.14	5938.04
BLOCK C - LOT 6	0.15	6343.82
BLOCK C - LOT 7	0.15	6667.34
BLOCK C - LOT 8	0.16	6911.26
BLOCK C - LOT 9	0.15	6358.89
BLOCK C - LOT 10	0.16	7147.16
BLOCK C - LOT 11	0.16	7935.63
BLOCK C - LOT 12	0.16	7086.90
BLOCK C - LOT 13	0.16	7086.90
BLOCK C - LOT 14X HOA	0.88	38242.30
BLOCK C - LOT 15X HOA	0.28	12234.16
BLOCK D - LOT 1X	2.42	105486.41

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	100.00'	42.64'	N13°17'03"W	42.32'	24°25'54"	21.65'
C2	100.00'	43.01'	N37°49'15"W	42.68'	24°38'30"	21.84'
C3	100.00'	4.34'	N51°23'04"W	4.34'	2°29'08"	2.17'
C4	1675.00'	34.03'	N39°09'07"E	34.03'	1°09'50"	17.02'
C5	75.00'	36.61'	S70°11'01"E	36.24'	27°57'54"	18.68'
C6	75.00'	7.63'	S87°04'48"E	7.63'	5°49'40"	3.82'
C7	50.00'	25.46'	S78°44'24"E	25.19'	29°10'34"	13.01'
C8	50.00'	36.45'	N65°47'21"E	35.65'	41°45'54"	19.08'
C9	50.00'	36.87'	N23°47'02"E	36.04'	42°14'43"	19.32'
C10	50.00'	23.86'	N11°00'29"W	23.63'	27°20'19"	12.16'
C11	75.00'	22.37'	N7°22'53"W	22.29'	17°05'30"	11.27'
C12	75.00'	31.59'	N27°59'41"W	31.36'	24°08'05"	16.03'
C13	80.00'	126.95'	N44°23'35"E	114.04'	90°55'22"	81.30'
C14	1675.00'	34.99'	N35°34'38"E	34.99'	1°11'48"	17.49'
C15	50.00'	44.99'	S26°50'52"E	43.49'	51°33'32"	24.15'
C16	1675.00'	53.18'	N34°04'09"E	53.17'	1°49'08"	26.59'
C17	1675.00'	53.18'	N32°15'01"E	53.17'	1°49'08"	26.59'
C18	1675.00'	53.18'	N30°25'53"E	53.17'	1°49'08"	26.59'
C19	1675.00'	53.18'	N28°36'45"E	53.17'	1°49'08"	26.59'
C20	1675.00'	53.18'	N26°47'36"E	53.17'	1°49'08"	26.59'
C21	1675.00'	53.18'	N24°58'28"E	53.17'	1°49'08"	26.59'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	1675.00'	53.18'	N23°09'20"E	53.17'	1°49'08"	26.59'
C23	1675.00'	53.18'	N21°20'12"E	53.17'	1°49'08"	26.59'
C24	250.00'	78.84'	N56°55'07"W	78.51'	18°04'04"	39.75'
C25	425.00'	50.13'	N15°55'54"E	50.10'	6°45'31"	25.10'
C26	1675.00'	32.63'	N19°52'09"E	32.63'	1°06'58"	16.31'
C27	30.00'	47.61'	S44°23'35"W	42.77'	90°55'22"	30.49'
C28	225.00'	165.96'	N69°00'55"W	162.22'	42°15'39"	86.96'
C30	200.00'	147.07'	S68°57'01"E	143.77'	42°07'52"	77.04'
C31	275.00'	202.84'	S69°00'54"E	198.27'	42°15'39"	106.28'
C32	50.00'	35.09'	N85°42'45"W	34.38'	40°12'48"	18.30'
C33	50.00'	39.06'	S51°48'14"W	38.07'	44°45'14"	20.58'
C34	50.00'	2.57'	S27°57'12"W	2.57'	2°56'51"	1.29'
C35	1988.55'	40.54'	N33°55'47"E	40.54'	1°10'05"	20.27'
C36	893.74'	34.04'	N51°13'03"W	34.04'	2°10'56"	17.02'
C37	1992.25'	38.90'	N35°04'45"E	38.90'	1°07'07"	19.45'
C38	25.00'	9.57'	N79°01'59"W	9.51'	21°55'19"	4.84'
C39	25.00'	9.07'	S9°14'04"E	9.03'	20°47'52"	4.59'
C40	1979.86'	37.58'	N38°54'30"E	37.58'	1°05'15"	18.79'
C41	842.07'	31.66'	S51°11'46"E	31.65'	2°09'14"	15.83'
C42	1979.86'	9.74'	N39°35'35"E	9.74'	0°16'55"	4.87'
C43	1725.00'	1.88'	S39°42'10"W	1.88'	0°03'45"	0.94'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C44	1839.86'	2.19'	N39°42'00"E	2.19'	0°04'05"	1.09'
C45	1839.86'	52.76'	N38°50'40"E	52.75'	1°38'34"	26.38'
C46	1725.00'	49.57'	S38°50'54"W	49.56'	1°38'47"	24.78'
C47	1839.86'	52.76'	N37°12'06"E	52.75'	1°38'34"	26.38'
C48	1725.00'	49.57'	S37°12'07"W	49.56'	1°38'47"	24.78'
C49	1839.86'	52.76'	N35°33'31"E	52.75'	1°38'34"	26.38'
C50	1725.00'	49.57'	S35°33'20"W	49.56'	1°38'47"	24.78'
C51	1839.86'	52.76'	N33°54'57"E	52.75'	1°38'34"	26.38'
C52	1725.00'	49.57'	S33°54'33"W	49.56'	1°38'47"	24.78'
C53	1839.86'	52.76'	N32°16'23"E	52.75'	1°38'34"	26.38'
C54	1725.00'	49.57'	S32°15'46"W	49.56'	1°38'47"	24.78'
C55	1839.86'	52.76'	N30°37'48"E	52.75'	1°38'34"	26.38'
C56	1725.00'	49.57'	S30°37'00"W	49.56'	1°38'47"	24.78'
C57	1839.86'	52.76'	N28°59'14"E	52.76'	1°38'35"	26.38'
C58	1725.00'	49.57'	S28°58'13"W	49.56'	1°38'47"	24.78'
C59	1839.86'	52.76'	N27°20'39"E	52.76'	1°38'35"	26.38'
C60	1725.00'	49.57'	S27°19'26"W	49.56'	1°38'47"	24.78'
C61	1839.86'	52.76'	N25°42'04"E	52.76'	1°38'35"	26.38'
C62	1725.00'	49.57'	S25°40'39"W	49.56'	1°38'47"	24.78'
C63	1839.86'	52.76'	N24°03'30"E	52.76'	1°38'35"	26.38'
C64	1725.00'	49.57'	S24°01'52"W	49.56'	1°38'47"	24.78'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C65	1839.86'	52.76'	N22°24'55"E	52.76'	1°38'35"	26.38'
C66	1725.00'	49.57'	S22°23'05"W	49.56'	1°38'47"	24.78'
C67	1839.86'	52.76'	N20°46'20"E	52.76'	1°38'35"	26.38'
C68	1725.00'	49.57'	S20°44'18"W	49.56'	1°38'47"	24.78'
C71	1725.00'	18.19'	S19°36'47"W	18.19'	0°36'15"	9.10'
C72	475.00'	53.02'	S16°06'49"W	52.99'	6°23'42"	26.54'
C73	250.00'	34.75'	N86°02'00"W	34.73'	7°57'55"	17.41'
C74	1849.86'	13.75'	N18°08'45"E	13.75'	0°25'33"	6.88'
C75	1884.51'	689.97'	N29°02'47"E	686.13'	20°58'39"	348.89'
C77	1969.86'	188.95'	S36°59'10"W	188.88'	5°29'45"	94.55'
C78	1700.00'	605.96'	S29°31'21"W	602.76'	20°25'23"	306.23'
C79	450.00'	85.46'	S13°52'13"W	85.33'	10°52'53"	42.86'
C80	225.00'	165.45'	N68°57'01"W	161.75'	42°07'52"	86.66'
C81	250.00'	184.40'	S69°00'55"E	180.25'	42°15'39"	96.62'
C82	55.00'	87.28'	N44°23'35"E	78.41'	90°55'22"	55.89'
C83	75.00'	67.49'	N26°50'52"W	65.24'	51°33'32"	36.22'
C84	50.00'	34.67'	S70°07'48"E	33.98'	39°43'41"	18.06'
C85	50.00'	44.88'	N24°33'03"W	43.39'	51°25'50"	24.08'
C86	1000.00'	47.69'	S51°37'56"E	47.69'	2°43'57"	23.85'

CITY CASE NUMBER: PLAT23-0049

**PRELIMINARY PLAT FOR WILLOW SPRINGS**

63 RESIDENTIAL LOTS / 9 OPEN SPACES, 1 TOT LOT  
BEING 18.9652 ACRES  
OUT OF THE  
WILLIAM COX SURVEY, ABSTRACT NO. 321 AND THE ELIZA ANN CROSS SURVEY,  
ABSTRACT NO. 281 AND THE JOHN M. CROCKETT SURVEY, ABSTRACT NO. 273  
IN THE  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

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

ENGINEER/SURVEYOR:  
**Kimley-Horn**  
13455 Noel Road, Suite 700  
Dallas, TX 75240  
Tel: (972) 770-1300  
Contact: Bryan Moody, P.E.

DESIGNED: AS    DRAWN: EL    CHECKED: BM    SCALE: AS SHOWN    DATE: SEPTEMBER    KH PROJECT NO.: 064649001    **P-2**

PLATTED BY: SAVERIA ANDREA (07/23/23) LAM  
DRAWING NO.: K04L-CV-18-00000-WILLOW SPRINGS CAD PRELIMINARY PLANS SHEETS (P-1) PRELIMINARY PLATING (PRELIMINARY PLAT 01)  
DATE: 07/23/23

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PLotted BY: SAANUEBA, ANIBREA 10/27/2023 8:11 AM  
DRAWN NAME: KUDAL, CIVIL 06/06/2003 WILLOW SPRINGS CAD PRELIMINARY PLANS SHEETS [P-] PRELIMINARY PLAT DRAWING [PRELIMINARY PLAT D]  
LAST SAVED: 10/27/2023 8:11 AM  
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**LEGAL DESCRIPTION**

**BEING** 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 also being all of a called 1,5222 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien with Mineral Reservations to Texas New Real Estate, LLC, as recorded in Instrument No. D219113215 of the Official Public Records of Tarrant County, Texas, all 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, LLC, 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 Tract 2, 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 Tract 2, the westerly line of said Tract 1, 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 point 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 Tract 1 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 point 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 point 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 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 point 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 Tract 1, 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 Tract 1 and the westerly line of said Lots 1 through 18, Block 12, Stonybrooke, a distance of 733.44 feet to the southeast corner of said Tract 1, common to the southwest corner of said Lots 1 through 18, Block 12, Stonybrooke, same being on 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;

**THENCE** South 89°51'18" West, along the southerly line of said Tract 1 and the northerly line of said W.E. Odell Addition, a distance of 513.31 feet to 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 Tract 2;

**THENCE** South 00°27'04" East, departing the southerly line of said Tract 1, along the easterly line of said Lot 32, the westerly line of said Lot 33, and the easterly line of said Tract 1, a distance of 242.68 feet to the southeast corner of said Lot 32, common to the southwest corner of said Lot 33, and the southeast corner of said Tract 2, 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 Tract 2, 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 Tract 2 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 Tract 2;

**THENCE** South 89°54'57" West, continuing along the southerly line of said Tract 2 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,

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**KNOW ALL MEN BY THESE PRESENTS:**

That I, **Sylviana Gunawan**, 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.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT



SEAL WAS INCLUDED AS REQUIRED BY THE CITY OF NORTH RICHLAND HILLS TECHNICAL REQUIREMENTS

SYLVIANA GUNAWAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6461  
6160 WARREN PARKWAY, SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared **Sylviana Gunawan**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated,

GIVEN under my hand and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for The State of Texas

Printed Name

**OWNER'S CERTIFICATION AND DEDICATION STATEMENT**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, (Name of Corporation), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the (Survey Name and Abstract Number), City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Volume XXX, Page XXX, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

(Continue with Legal Description)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, (Name of Corporation), acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot(s) \_\_\_\_, Block(s) \_\_\_\_ (Addition Name), an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

When the property owner is a corporation, the agent signing for the corporation should sign their name and include their title.

Owner's Agent

Title

**NOTARY STATEMENT**

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared (Affiant), [of (Corporation name, if applicable)] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said [partnership-or- individual, as applicable.]

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 20xx.

Notary Public, State of Texas

My Commission expires:

NOTARY SEAL

CITY CASE NUMBER: **PLAT23-0049**

<b>PRELIMINARY PLAT FOR WILLOW SPRINGS</b>					
63 RESIDENTIAL LOTS / 9 OPEN SPACES, 1 TOD LOT BEING 18.9652 ACRES OUT OF THE WILLIAM COX SURVEY, ABSTRACT NO. 321 AND THE ELIZA ANN CROSS SURVEY, ABSTRACT NO. 281 AND THE JOHN M. CROCKETT SURVEY, ABSTRACT NO. 273 IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS					
OWNER/DEVELOPER: TEXAS NEW REAL ESTATE LLC 2005 ROCK DOVE COURT WESTLAKE, TX 76262 Contact: FARRUKH AZIM			ENGINEER/SURVEYOR: <b>Kimley Horn</b> 13455 Noel Road, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.		
DESIGNED AS	DRAWN EL	CHECKED BM	SCALE AS SHOWN	DATE SEPTEMBER	KH PROJECT NO. 064649001
					<b>P-3</b>