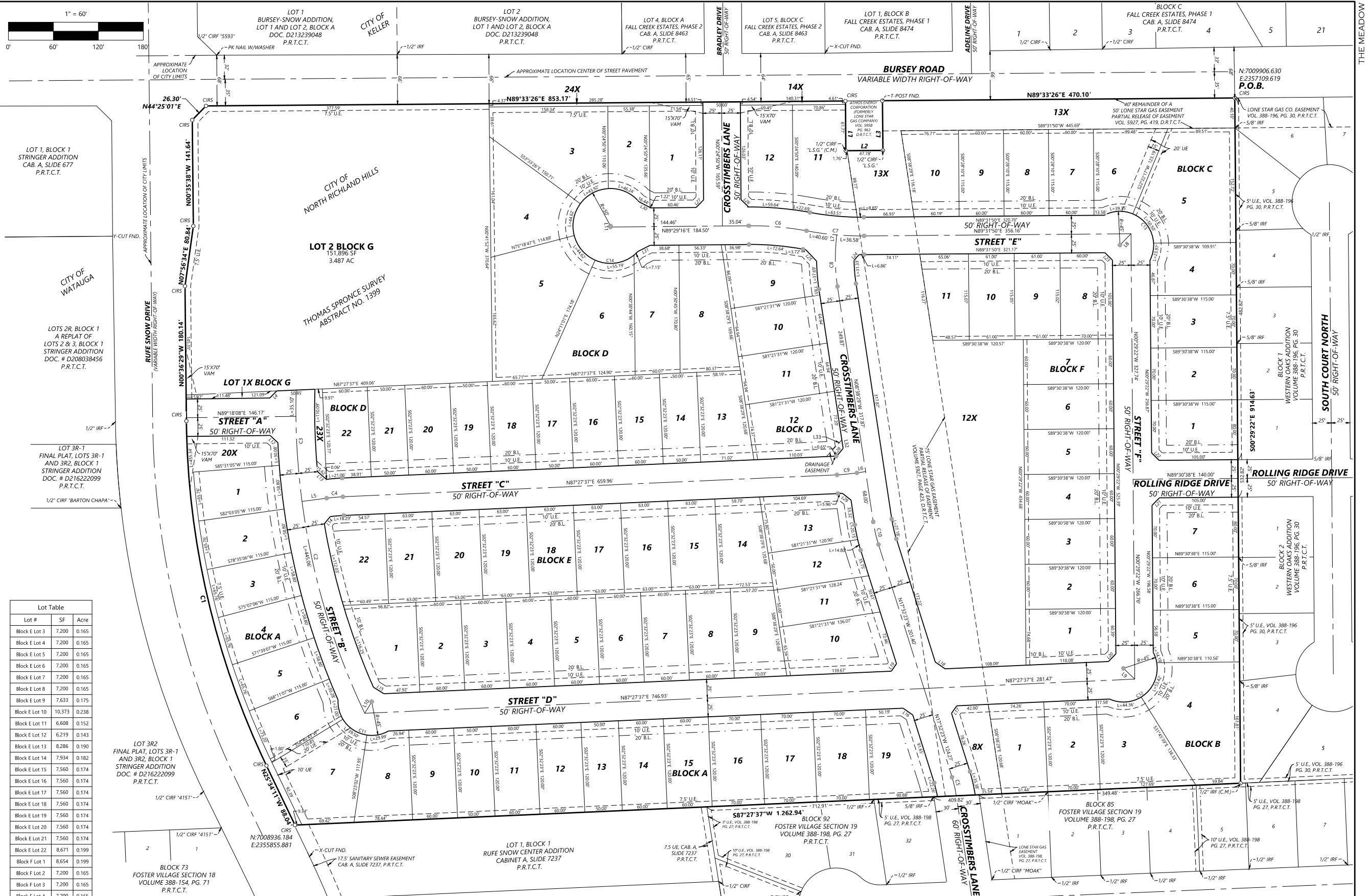


Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	66.38'	S00°24'01"E	L18	15.87'	S55°02'23"E
L2	49.54'	N89°35'59"E	L19	12.18'	S34°57'37"W
L3	66.42'	N00°36'58"W	L20	14.39'	N43°29'07"E
L4	13.31'	S45°12'47"W	L21	14.14'	S44°30'39"W
L5	33.21'	N82°27'51"E	L22	14.14'	N45°29'22"W
L6	11.68'	N81°21'31"E	L23	14.14'	S45°28'46"E
L7	10.56'	N04°46'15"E	L24	10.04'	S41°14'39"W
L8	21.10'	S44°14'01"W	L25	21.03'	S43°21'06"E
L9	20.82'	N46°27'04"W	L26	14.13'	S45°27'47"E
L10	18.03'	N31°09'23"E	L27	14.15'	S44°32'13"W
L11	1.33'	S00°30'44"E	L28	13.37'	N39°24'34"E
L12	14.35'	N46°33'20"W	L29	14.61'	S51°43'55"E
L13	15.68'	N49°03'05"W	L30	17.66'	S62°30'40"E
L14	12.29'	N39°04'41"E	L31	17.94'	S63°14'38"W
L15	16.54'	N58°19'37"W	L32	11.51'	S08°39'29"E
L16	15.87'	S55°02'23"E	L33	30.25'	N42°27'37"E
L17	12.18'	N34°57'37"E			

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	475.92'	1,092.68'	024°57'20"	N 13°04'36" W
C2	296.06'	946.84'	017°54'56"	S 16°29'37" E
C3	149.00'	946.84'	009°00'59"	S 3°10'39" E
C4	21.80'	250.00'	004°59'45"	N 84°57'44" E
C5	28.82'	200.00'	008°15'28"	N 13°24'39" W
C6	77.49'	400.00'	011°05'57"	S 84°57'45" E
C7	77.19'	400.00'	011°03'23"	S 84°56'28" E
C8	58.52'	250.00'	013°24'44"	N 1°56'07" W
C9	26.62'	250.00'	006°06'06"	N 84°24'34" E
C10	31.06'	200.00'	008°53'54"	N 13°05'26" W
C11	96.49'	45.00'	122°51'28"	S 58°22'37" E
C12	111.97'	45.00'	142°34'15"	N 43°26'27" E
C13	113.82'	45.00'	144°55'27"	N 45°16'24" W
C14	241.74'	50.00'	277°00'44"	S 1°14'42" W

Lot Table			Lot Table			Lot Table		
Lot #	SF	Acre	Lot #	SF	Acre	Lot #	SF	Acre
Block A Lot 1	7,162	0.164	Block C Lot 7	6,900	0.158	Block E Lot 3	7,200	0.165
Block A Lot 2	7,162	0.164	Block C Lot 8	6,900	0.158	Block E Lot 4	7,200	0.165
Block A Lot 3	7,162	0.164	Block C Lot 9	6,900	0.158	Block E Lot 5	7,200	0.165
Block A Lot 4	7,162	0.164	Block C Lot 10	7,872	0.181	Block E Lot 6	7,200	0.165
Block A Lot 5	7,162	0.164	Block C Lot 11	11,044	0.254	Block E Lot 7	7,200	0.165
Block A Lot 6	7,431	0.171	Block C Lot 12	9,476	0.218	Block E Lot 8	7,200	0.165
Block A Lot 7	11,830	0.272	Block C Lot 13X	26,320	0.604	Block E Lot 9	7,633	0.175
Block A Lot 8	7,915	0.182	Block C Lot 14X	641	0.015	Block E Lot 10	10,373	0.238
Block A Lot 9	7,200	0.165	Block D Lot 1	9,692	0.222	Block E Lot 11	6,608	0.152
Block A Lot 10	6,000	0.138	Block D Lot 2	6,619	0.152	Block E Lot 12	6,219	0.143
Block A Lot 11	7,200	0.165	Block D Lot 3	14,602	0.335	Block E Lot 13	8,286	0.190
Block A Lot 12	7,200	0.165	Block D Lot 4	11,768	0.270	Block E Lot 14	7,934	0.182
Block A Lot 13	6,000	0.138	Block D Lot 5	18,713	0.430	Block E Lot 15	7,560	0.174
Block A Lot 14	7,200	0.165	Block D Lot 6	13,620	0.313	Block E Lot 16	7,560	0.174
Block A Lot 15	7,200	0.165	Block D Lot 7	10,198	0.234	Block E Lot 17	7,560	0.174
Block A Lot 16	8,400	0.193	Block D Lot 8	11,590	0.266	Block E Lot 18	7,560	0.174
Block A Lot 17	8,400	0.193	Block D Lot 9	9,018	0.207	Block E Lot 19	7,560	0.174
Block A Lot 18	8,400	0.193	Block D Lot 10	7,793	0.179	Block E Lot 20	7,560	0.174
Block A Lot 19	9,093	0.209	Block D Lot 11	7,793	0.179	Block E Lot 21	7,560	0.174
Block A Lot 20X	9,110	0.209	Block D Lot 12	9,644	0.221	Block E Lot 22	8,671	0.199
Block B Lot 1	8,142	0.187	Block D Lot 13	7,752	0.178	Block F Lot 1	8,654	0.199
Block B Lot 2	8,400	0.193	Block D Lot 14	6,000	0.138	Block F Lot 2	7,200	0.165
Block B Lot 3	11,157	0.256	Block D Lot 15	7,200	0.165	Block F Lot 3	7,200	0.165
Block B Lot 4	16,525	0.379	Block D Lot 16	7,200	0.165	Block F Lot 4	7,200	0.165
Block B Lot 5	8,015	0.184	Block D Lot 17	6,000	0.138	Block F Lot 5	7,200	0.165
Block B Lot 6	8,050	0.185	Block D Lot 18	7,200	0.165	Block F Lot 6	7,200	0.165
Block B Lot 7	9,150	0.210	Block D Lot 19	6,000	0.138	Block F Lot 7	7,200	0.165
Block B Lot 8X	5,065	0.116	Block D Lot 20	7,200	0.165	Block F Lot 8	8,001	0.184
Block C Lot 1	9,150	0.210	Block D Lot 21	6,000	0.138	Block F Lot 9	7,017	0.161
Block C Lot 2	8,050	0.185	Block D Lot 22	7,206	0.165	Block F Lot 10	7,018	0.161
Block C Lot 3	8,050	0.185	Block D Lot 23X	1,354	0.031	Block F Lot 11	6,538	0.150
Block C Lot 4	7,966	0.183	Block D Lot 24X	1,266	0.029	Block F Lot 12X	86,257	1.980
Block C Lot 5	17,502	0.402	Block E Lot 1	9,420	0.216	Block G Lot 1X	841	0.019
Block C Lot 6	8,518	0.196	Block E Lot 2	7,200	0.165			



LEGEND

CIRS
CIRF
(C.M.)
D.V.E.
VOL. PG.
CAB.
P.R.T.C.T.
D.R.T.C.T.
P.O.B.
B.L.
U.E.
R.O.W.

1/2" IRON ROD WITH YELLOW CAP STAMPED
"WESTWOOD PS" FOUND
CAPPED IRON ROD FOUND
POINT OF CURVATURE
CONTROLLING MONUMENT
DRAINAGE EASEMENT
VOLUME PAGE
CABINET
PLAT RECORDS, TARRANT COUNTY, TEXAS
DEED RECORDS, TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
POINT OF BEGINNING
BUILDING LINE
UTILITY EASEMENT
RIGHT-OF-WAY

OWNER
SJR NRH REALTY LP
2900 N FITZHUGH AVE STE 200
DALLAS, TX 75204
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-6150 Plano, TX 75083
www.westwoodps.com

SURVEYOR NOTES:

- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL INTERIOR LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS95) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
- 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 UTILITY AND BUILDING PERMITS.

PRELIMINARY PLAT
LOTS 1-19, 20X, BLOCK A; LOTS 1-7, 8X, BLOCK B;
LOTS 1-12, 13X, BLOCK C; LOTS 1-22, 23X-24X,
BLOCK D; LOTS 1-22, BLOCK E;
LOTS 1-11, 12X, BLOCK F; & LOTS 1X AND 2, BLOCK G
THE MEADOW
BEING 29.553 ACRES OF LAND LOCATED IN THE
THOMAS SPRONCE SURVEY, ABSTRACT NO. 1399 AN
ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

1/2

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Jason B. Armstrong,
Registered Professional Land Surveyor
NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority in and for the State of Texas, on this day personally appeared Jason B. Armstrong, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS SJR NRJ Realty, LP is the sole owner of a 29.553 acre tract of land situated in the Thomas Spronce Survey, Abstract No. 1399, City of North Richland Hills, Tarrant County, Texas, and being a part of a 29.8416 acre tract of land conveyed to SJR NRJ Realty, LP by deed of record in Document No. D206041860 of the Official Public Records of Tarrant County, Texas; said 29.553 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set for corner in the south right-of-way line of Bursley Road, a variable width right-of-way, at the northwest corner of Lot 6, Block 1, Western Oaks Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-196, Page 30, Plat Records, Tarrant County, Texas, and being at a northeast corner of said 29.8416 acre tract;

THENCE South 00 degrees 29 minutes 22 seconds East, along the common line between said Block 1, Western Oaks Addition and said 29.8416 acre tract, at a distance of 482.82 feet passing the southwest corner of Lot 1, of said Block 1, Western Oaks Addition and being the north end of the west terminus of Rolling Ridge Drive, a 50-foot right-of-way, continuing along the east line of said 29.8416 acre tract and said west terminus of Rolling Ridge Drive, at a distance of 532.82 feet passing the south end of the said west terminus of Rolling Ridge Drive and the northwest corner of Lot 1, Block 2, of said Western Oaks Addition, continuing along the common line between said 29.8416 acre tract and said Block 2, Western Oaks Addition, in all a total distance of 914.63 feet to a 1/2" iron rod found for corner in a north line of Block 85, Foster Village Section 19, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-198, Page 27, of said Plat Records; said point being at the southwest corner of Lot 4, of said Block 2, Western Oaks Addition and being the southeast corner of said 29.8416 acre tract;

THENCE South 87 degrees 27 minutes 37 seconds West, departing the said common line between Block 2, Western Oaks Addition and the 29.8416 acre tract, along the common line between said 29.8416 acre tract and said Block 85, Forest Village Section 19, at a distance of 349.48 feet passing the northwest corner of Lot 1, of said Block 85, Forest Village Section 19, and being the east end of the north terminus of Crosstimbers Lane, a 60-foot right-of-way, continuing along the south line of said 29.8416 acre tract and the said north terminus of Crosstimbers Lane, at a distance of 409.82 feet passing a 5/8" iron rod found at the west end of the said north terminus of Crosstimbers Lane, said point being the northeast corner of Lot 32, Block 92, of said Foster Village Section 19, continuing along the common line between said Block 92, Foster Village Section 19 and said 29.8416 acre tract, at a distance of 712.91 passing the northwest corner of Lot 30, of said Block 92, Forest Village Section 19, said point being at the northeast corner of Lot 1, Block 1, Rufe Snow Center Addition, an addition to the City of North Richland Hills, according to the plat thereof recorded in Cabinet A, Slide 7237, of said Plat Records, continuing along the common line between said 29.8416 acre tract and said Lot 1, Block 1, Rufe Snow Center Addition, in all a total distance of 1,262.94 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set for corner in the present easterly line of Rufe Snow Drive, a variable width right-of-way; said point being at the northwest corner of said Lot 1, Block 1, Rufe Snow Center Addition;

THENCE along the said present easterly line of Rufe Snow Drive, the following courses and distances:

North 25 degrees 34 minutes 11 seconds West, a distance of 88.04 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 24 degrees 57 minutes 20 seconds, a radius of 1,092.68 feet, and an arc length of 475.92 feet (chord bears North 13 degrees 04 minutes 36 seconds West, 472.17 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set at the end of said curve;

North 00 degrees 36 minutes 29 seconds West, a distance of 180.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set at an angle point;

North 07 degrees 56 minutes 34 seconds East, a distance of 80.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set at an angle point;

North 00 degrees 35 minutes 38 seconds West, a distance of 141.64 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set for corner at the south end of a right-of-way corner clip at the intersection of the said easterly line of Rufe Snow Drive and the said south right-of-way line of Bursley Road;

THENCE North 44 degrees 25 minutes 01 seconds East, departing the said easterly line of Rufe Snow Drive, along the said right-of-way corner clip, a distance of 26.30 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set for corner in the said south line of Bursley Road, and being in the north line of said 29.8416 acre tract; said point being at the east end of said right-of-way corner clip;

THENCE North 89 degrees 33 minutes 26 seconds East, along the said south line of Bursley Road and the said north line of the 29.8416 acre tract, a distance of 853.17 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD P5" set at a northeast corner of said 29.8416 acre tract and being the northwest corner of a tract of land conveyed to Atmos Energy Corporation (formerly Lone Star Gas Company), recorded in Volume 5958, Page 963, Deed Records, Tarrant County, Texas;

THENCE along the common line between said 29.8416 acre tract and said Atmos Energy Corporation tract, the following courses and distances:

South 00 degrees 24 minutes 01 seconds East, a distance of 66.38 feet to a 1/2" capped iron rod "L.S.G." found at a re-entrant corner of said 29.8416 acre tract and the southwest corner of said Atmos Energy Corporation tract;

North 89 degrees 35 minutes 59 seconds East, a distance of 49.54 feet to a 1/2" capped iron rod "L.S.G." found at a re-entrant corner of said 29.8416 acre tract and the southeast corner of said Atmos Energy Corporation tract;

North 00 degrees 36 minutes 58 seconds West, a distance of 66.42 feet to a T-Post found for corner in the said south line of Bursley Road, at a northwest corner of said 29.8416 acre tract and the northeast corner of said Atmos Energy Corporation tract;

THENCE North 89 degrees 33 minutes 26 seconds East, departing the said common line between said 29.8416 acre tract and said Atmos Energy Corporation tract, along the said south line of Bursley Road and the said north line of 29.8416 acre tract, a distance of 470.10 feet to the **POINT-OF-BEGINNING**, containing **1,287,346 square feet or 29.553 acres of land.**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SJR NRH Realty, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1-19, 20X, BLOCK A; LOTS 1-7, 8X, BLOCK B; LOTS 1-12, 13X-14X, BLOCK C; LOTS 1-22, 23X-24X, BLOCK D; LOTS 1-22, BLOCK E; LOTS 1-11, 12X, BLOCK F; & LOTS 1X AND 2, BLOCK G, **THE MEADOW**, 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.

Owner's Agent Title

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, of SJR NRH Realty, LP, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said SJR NRH Realty, LP.

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

Notary Public, State of Texas
My Commission expires: _____

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

CERTIFICATE OF APPROVAL

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 the 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

OWNER
SJR NRH REALTY LP
2900 N FITZHUGH AVE STE 200
DALLAS, TX 75204
ENGINEER / SURVEYOR

estwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-6150 Plano, TX 75093
westwoodsps.com

Westwood Professional Services, Inc.
TYPE 18M REGISTRATION NO. 1-11756
TYPE 18M REGISTRATION NO. 1-1007401

PRELIMINARY PLAT
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