



**WRITTEN STATEMENT OF CONDITIONS**

1. There are revisions and corrections required in the owner's certificate and notary statement, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-203 (Requirements for all plat drawings – metes and bounds description)*
2. Label the area of the lots in square feet. Given the scale of the plat, a table is recommended to be added to page two. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – lot areas)*
3. Label all easements being dedicated by the plat as BY THIS PLAT, such as drainage easements, tree preservation easements, and sanitary sewer easements. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings - easements)*
4. Place all property boundary labels for bearings and dimensions on the outside of the boundary line and use a bold font for the labels. This will help differentiate the boundary from the other lines and labels on the drawing. There are areas where the labeling overlaps and is unreadable. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – subdivision boundary)*
5. On several lots, labels and data are missing for corner clip distances and bearings and/or curve data. These locations are noted on the marked-up print. Revise the drawing as necessary to include the data. *NRH Subdivision Regulations §110-232 (Generally – corner clip) and §110-203 (Generally - lot dimensions)*
6. In several areas there are overlapping labels, such as the easements on Gracie Court and the boundary line on Main Street, which makes the text unreadable. Revise the labels so that all label text is clearly visible and readable. See the marked-up print for details. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements) and §110-201 (Requirements for plat drawings – lot and block numbering)*
7. Label the line bearing and distances on the easements that cross Lot 20X Block 1. It is unclear what easements exist or are proposed on the lot, as there are labels for a tree preservation easement and a variable width drainage easement. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
8. Label all corner monuments on the property boundary. Some points are shown but others are not. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – subdivision boundary)*
9. Label the dashed lines on the sides of the residential lots. They appear to be building lines, but the labeling is not clear. Alternatively, add a graphic to the drawing that shows a typical lot that labels the lines on the lot. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
10. The extent of the variable width easement for Midstream Gas Service adjacent to Tract 7 John's Addition is unclear. Clarify the width of the easement with arrows or other dimension notes. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
11. What is the purpose for the circled lot numbers? *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – lot and block numbering)*
12. Remove the 2.5-foot wall easement adjacent to the east boundary line. A wood fence is intended for this location, and the easement is located on public alley right-of-way. Long-term maintenance of the fence should be addressed in the homeowner's association documents. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
13. Label the open space lot between Golden Grove Drive and Creek Lane as Lot 24X Block 3. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*

14. Lot 7X adjacent to the Womack tract may need to be relabeled as Lot 8X Block 4. There is not a block number associated with this lot and Lot 7 already exists in Block 4. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
15. Remove the line crossing the alley right-of-way between Lot 3 and Lot 4 Block 4. Since the area is right-of-way, the line is not necessary. Label the width of the right-of-way at that location. *NRH Subdivision Regulations §110-257 (Street right-of-way dedication) and §110-232 (Generally – rights-of-way)*
16. The right-of-way dedication area on Main Street must be included in the overall boundary of the property. Adjust the boundary accordingly and label the size (square feet) of the right-of-way dedication. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – subdivision boundary)*
17. One of the plat notes indicates fencing is not allowed within the erosion setback, but the setback is not labeled on the drawing. Add and label the setback area as necessary. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
18. Add a street name label for CARDINAL LANE. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
19. On Cardinal Lane there are areas labeled as right-of-way dedication. Add the record information (document number or volume/page) for these areas. *NRH Subdivision Regulations §110-257 (Street right-of-way dedication) and §110-232 (Generally – rights-of-way)*
20. In the title block, if the preference is to list all lots in the title block, verify that all lots are included. It appears that some lots are missing. Listing all the lots is not required. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings –title block)*
21. Remove the City Council approval block from the drawing. The plat only requires approval by the Planning and Zoning Commission. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

<p style="text-align: center;">Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Chair - Planning and Zoning Commission</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Secretary - Planning and Zoning Commission</p>
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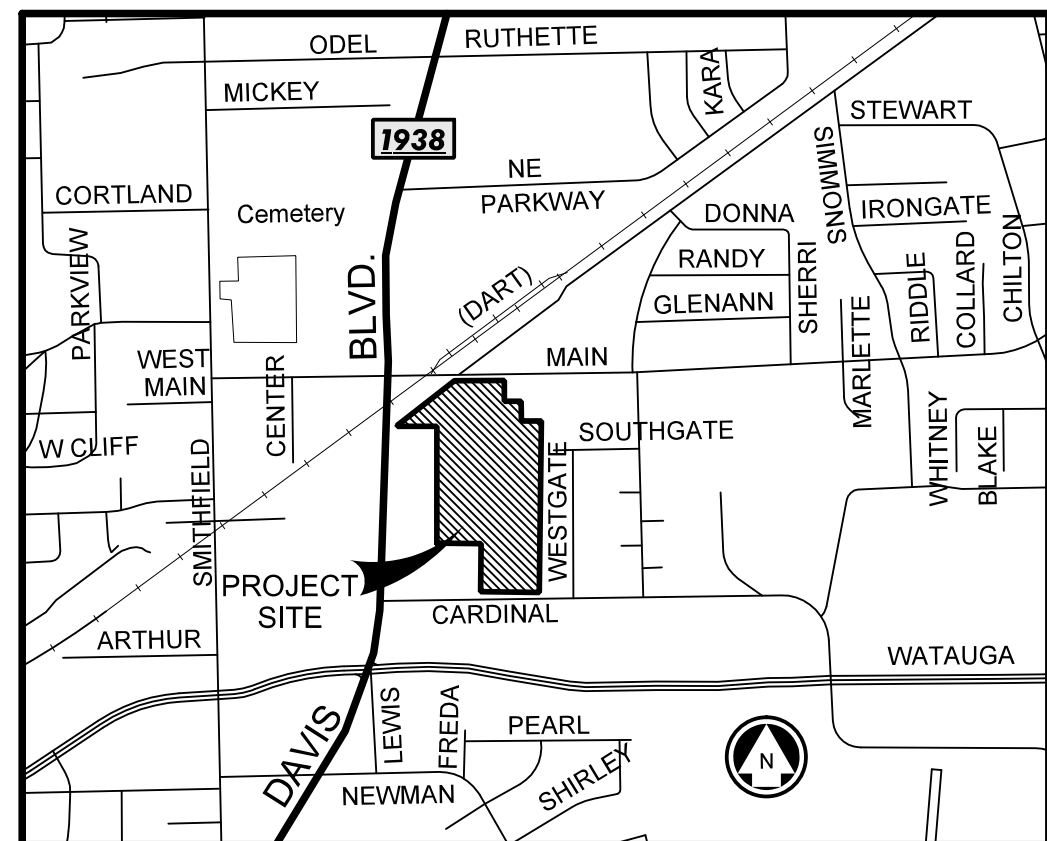
**DESIGN PRINCIPLES**

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT256-0105).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. Addresses for the lots will be provided separately when that process is complete.



OWNER'S ACKNOWLEDGMENT AND DEDICATION



VICINITY MAP  
N.T.S.

STATE OF TEXAS )  
COUNTY OF TARRANT )

WHEREAS, G & H GROUP, LLC, IS THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 1-R, BLOCK N, THE ORIGINAL TOWN OF SMITHFIELD AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 7501, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 8.95 ACRE OF LAND SITUATED IN J.H. BARLOW SURVEY, ABSTRACT NUMBER 130, TARRANT COUNTY, TEXAS, AS CONVEYED TO G & H GROUP, LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D2222268898, AND D2222268895, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR THE NORTHEAST MOST EASTERLY CORNER OF SAID LOT 1-R, BLOCK N, AND THE SOUTHEAST CORNER OF CALLED 0.228 ACRE TRACT OF LAND , AS CONVEYED TO KENNY J. WOMACK AND LINDA WOMACK BY DEED RECORDED IN INSTRUMENT NUMBER 199305131, OF SAID DEED RECORDS IN THE WEST LINE OF LOT 22-R, OF SAID BLOCK N;

THENCE SOUTH 01 DEGREES 29 MINUTES 18 SECONDS EAST, 166.24 FEET WITH THE COMMON LINE OF SAID LOT 1-R, AND LOT 22-R, TO A 5/8"INCH IRON ROD WITH YELLOW CAB STAMPED "ANA"SET FOR THE SOUTHEAST CORNER OF SAID LOT 1-R, AND THE SOUTHWEST CORNER OF SAID LOT 22-R, IN THE NORTH LINE OF SAID 8.95 ACRE TRACT ;

THENCE NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST, 60.52 FEET WITH THE COMMON LINE OF SAID 8.95 ACRE TRACT, AND LOT 22-R, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE NORTHEAST CORNER OF SAID 8.95 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 7, BLOCK 6, SUNNYBROOK ADDITION AS RECORDED IN VOLUME 388-197, PAGE 51, OF SAID PLAT RECORDS;

THENCE SOUTH 01 DEGREES 06 MINUTES 09 SECONDS WEST, 1113.43 FEET WITH THE EAST LINE OF SAID 8.95 ACRE TRACT AND THE WEST LINE OF BLOCK 6, AND BLOCK 5, OF SAID SUNNYBROOK ADDITION TO 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "BURNS"FOUND IN THE NORTH RIGH-OF-WAY LINE OF CARDINAL LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 48 MINUTES 28 SECONDS WEST, 176.98 FEET WITH THE NORTH RIGH-OF-WAY LINE OF SAID CARDINAL LANE AND THE SOUTH LINE OF HEREIN DESCRIPED TRACT OF LAND TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE SOUTHEAST MOST SOUTHERLY CORNER OF HEREIN DESCRIPED TRACT ;

THENCE NORTH 00 DEGREES 54 MINUTES 20 SECONDS WEST, 177.40 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 12, BLOCK A, JOHN'S ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AS RECORDED IN INSTRUMENT NUMBER D224145022, OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 45 MINUTES 57 SECONDS WEST, 203.01 FEET WITH THE COMMON LINE OF SAID LOT 12, AND HEREIN DESCRIPED TRACT OF LAND TO 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST MOST WESTERLY CORNER OF HEREIN DESCRIPED TRACT AND THE NORTHWEST CORNER OF SAID LOT 12, IN THE EAST LINE OF LOT 11, BLOCK A, JOHN'S ADDITION AS RECORDED IN INSTRUMENT NUMBER D220002512, OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 58 MINUTES 56 SECONDS WEST, 935.16 FEET WITH THE WEST LINE OF SAID 8.95 ACRE TRACT, AND THE EAST LINE OF A TRACT OF LAND DESCRIPED TO TOTAL E & P USA REAL ESTATE AS RECORDED IN INSTRUMENT NUMBER D216266570, OF SAID DEED RECORDS, AND THE WEST LINE OF TRACT 7, JOHN'S ADDITION AS RECORDED IN VOLUME 388-79, PAGE 32, OF SAID PLAT RECORDS AND THAT TRACT OF LAND DESCRIPED IN DEED TO CHRISTOPHER RECKER AS RECORDED IN INSTRUMENT NUMBER D206127335, OF SAID DEED RECORDS TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 8.95 ACRE TRACT IN THE SOUTH LINE OF SAID LOT 1-R;

THENCE SOUTH 89 DEGREES 51 MINUTES 01 SECONDS WEST, 530.85 FEET WITH THE SOUTH LINE OF SAID LOT 1-R, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1-R, AND BEING THE SOUTWEST MOST WESTERLY CORNER OF HEREIN DESCRIPED TRACT;

THENCE NORTH 54 DEGREES 28 MINUTES 43 SECONDS EAST, 420.65 FEET WITH THE WEST LINE OF SAID LOT 1-R, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF SAID LOT 1-R, AND BEING THE NORTHWEST MOST NORTHERLY CORNER OF HEREIN DESCRIPED TRACT IN THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET (VARIABLE WIDTH RIGHT-OF-WAY) ;

THENCE NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, 391.29 FEET WITH THE NORTH LINE OF SAID LOT 1-R, AND THE SOUTH LINE OF SAID MAIN STREET TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF SAID LOT 1-R, IN THE WEST LINE OF SAID KENNY WOMACK TRACT;

THENCE SOUTH 02 DEGREES 01 MINUTES 42 SECONDS WEST, 82.45 FEET WITH THE COMMON LINE OF SAID LOT 1-R, AND SAID KENNY WOMACK TRACT TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF SAID KENNY WOMACK TRACT AND BEING AN INTERNAL CORNER OF HEREIN DESCRIPED TRACT;

THENCE NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST, 107.00 FEET WITH THE COMMON LINE OF SAID LOT 1-R, AND SAID KENNY WOMACK TRACT TO THE POINT OF BEGINNING AND CONTAINING 541,719 SQUARE FEET OR 12.436 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT G & H GROUP, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, DOES HERBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS **LOTS 1-18, AND LOT 19X, 20X, BLOCK 1, AND LOT 1-10, AND LOT 11X BLOCK 2, AND LOTS 1-6, LOT 7X, LOT 23X, AND LOT 8-22, BLOCK 3, AND LOT 1-7, BLOCK 4, AND LOT 1, BLOCK 5,** GOLDEN GROVE , AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DO/DOES HEREBY DEDICATE TO THE PUBLICS USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN OF THIS PLAT.

G & H GROUP, LLC.;

BY: \_\_\_\_\_  
TITLE

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_/\_\_\_\_/\_\_\_\_

If the preference is to list all lots in the dedication statement, verify that all lots are included. The list appears to be missing some open space lots

PROJECT NO.	DATE	REVISIONS
240020	APR	
	EKK	
	9-6-2024	

FINAL PLAT  
GOLDEN GROVE

5000 Thompson Terrace  
Colleyville, TX, 76034  
(817)335-9900  
FAX: (817)335-9955

SHEET 2 OF 2  
(CASE PLAT 25-00\_)

FINAL PLAT  
**GOLDEN GROVE**  
LOTS 1-18 & 19X BLOCK 1,  
LOTS 1 - 10 BLOCK 2,  
LOTS 1-6, 7X, 8-22 BLOCK 3,  
LOTS 1 - 7 BLOCK 4 &  
LOTS 1 BLOCK 5  
12.424 ACRES OF LAND  
BEING  
A RE-PLAT OF LOT 1R BLOCK N,  
THE ORIGINAL TOWN OF SMITHFIELD &  
TRACT 2B01  
IN THE BARLOUGH, JOHN H SURVEY  
ABSTRACT 130  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS.  
PREPARED JUNE 2025

ENGINEER / SURVEYOR  
A.N.A. CONSULTANTS, L.L.C.  
5000 THOMPSON TERRACE  
COLLEYVILLE, TEXAS 76034  
TEL. (817) 335-9900  
FAX (817) 335-9955

OWNER / DEVELOPER  
G & H GROUP, LLC  
75 MAIN STREET, STE 100  
COLLEYVILLE, TX, 76034  
TEL. (817) 300 -1376

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