



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on September 6, 2024. The Development Review Committee reviewed this plat on September 17, 2024. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – county certification)*
2. Remove the City Council approval block. The plat does not require approval by City Council. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*
3. Revise the Planning and Zoning Commission approval to read as shown below. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

<p>Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).</p> <p>_____</p> <p>Chair - Planning and Zoning Commission</p> <p>_____</p> <p>Secretary - Planning and Zoning Commission</p>
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4. Some street names within the subdivision must be revised. These revisions are necessary to avoid confusion to the public and provide clear information for public safety service providers. See comments below and the marked-up copy of the plat for information. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
 - a. Ryans Lane may be used on either the north/south or east/west portion of the street. A separate street name should be used on the other portion.
 - b. Magnifico Court should be used only on the cul-de-sac portion of the street. The east/west portion of the street should use a different suffix.
 - c. A separate street name should be used on the north/south portion of Magnifico Court shown on the plat.
5. Relabel the 20-foot utility easements on Lot 7 Block A and Lots 6 and 7 Block C as a 20-foot **DRAINAGE AND SANITARY SEWER EASEMENT**. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
6. Add the following note to the drawing: The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – city limit lines)*

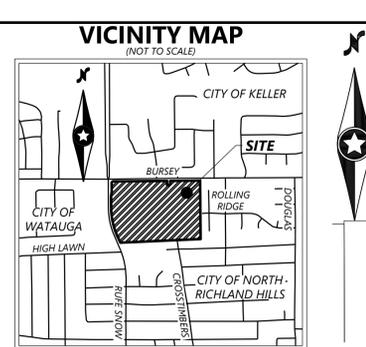
7. Add a 2.5-foot screening wall maintenance easement on the rear of the lots abutting Rufe Snow Drive and Burse Road. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. Add a 2.5-foot screening wall maintenance easement on Lot 2 Block G where the lot abuts rear of residential lots. A masonry screening wall is required at this location. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

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 PLAT24-0072).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. In addition to generally applicable NRH development codes and standards, the review of this final plat included the development-specific standards required by the Residential Planned Development zoning district adopted by Ordinance No. 3742 on June 27, 2022.
 - b. Addresses for the lots will be provided following recording of the plat.

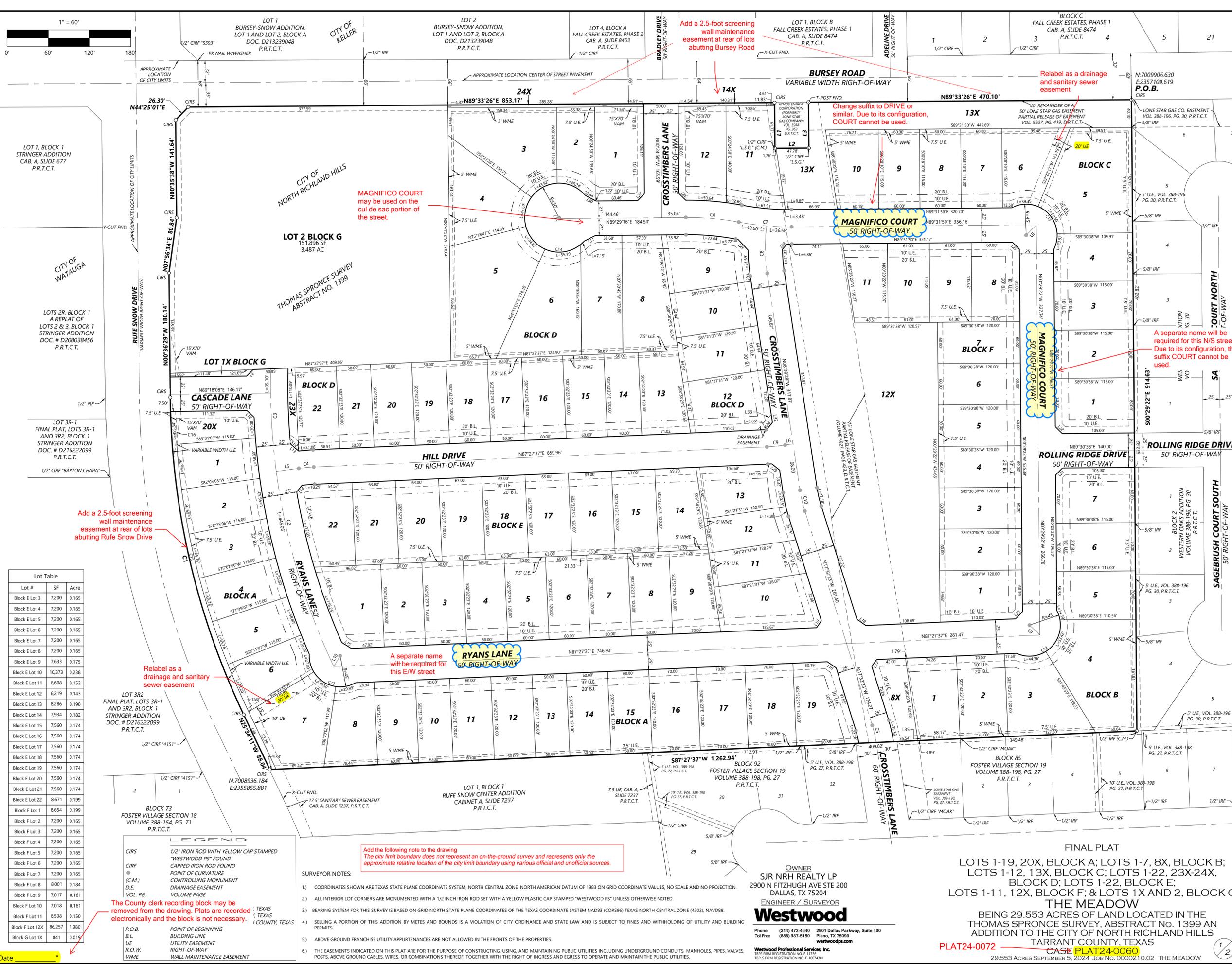
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Line #	Length	Direction	Line #	Length	Direction
L1	66.38	S00°24'01"E	L19	12.18	S34°57'37"W
L2	49.54	N89°35'59"E	L20	14.39	N43°29'07"E
L3	66.42	N00°36'58"W	L21	14.14	S44°30'39"W
L4	13.31	S45°12'47"W	L22	14.14	N45°29'22"W
L5	33.21	N82°27'51"E	L23	14.14	S45°28'46"E
L6	11.68	N81°21'31"E	L24	10.04	S41°14'39"W
L7	10.56	N04°46'15"E	L25	21.03	S43°21'26"E
L8	21.10	S44°14'01"W	L26	14.13	S45°27'47"E
L9	20.82	N46°27'04"W	L27	14.15	S44°32'13"W
L10	18.03	N31°09'23"E	L28	13.37	N39°24'34"E
L11	1.35	S00°30'44"E	L29	14.61	S51°43'55"E
L12	14.35	N46°33'20"W	L30	17.66	S62°30'40"E
L13	15.68	N49°03'05"W	L31	17.94	S63°14'38"W
L14	12.29	N39°04'41"E	L32	11.51	S08°38'29"E
L15	16.54	N58°19'37"W	L33	30.25	N42°27'37"E
L16	15.87	S55°02'23"E	L34	94.19	N25°40'24"W
L17	12.18	N34°57'37"E	L35	5.04	S09°37'47"E
L18	15.87	S55°02'23"E			

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	475.92	1,092.68	024°57'20"	N 13°04'36" W	472.17
C2	296.06	946.84	017°54'56"	S 16°29'37" E	294.86
C3	149.00	946.84	009°00'59"	S 3°01'39" E	148.85
C4	21.80	250.00	004°59'45"	N 84°57'44" E	21.79
C5	28.82	200.00	008°15'28"	N 13°24'39" W	28.80
C6	77.49	400.00	011°05'57"	S 84°57'45" E	77.37
C7	77.19	400.00	011°03'23"	S 84°56'28" E	77.07
C8	58.52	250.00	013°24'44"	N 1°56'07" W	58.39
C9	26.62	250.00	006°06'06"	N 84°24'34" E	26.61
C10	31.06	200.00	008°53'54"	N 13°05'26" W	31.03
C11	96.49	45.00	122°51'28"	S 58°22'37" E	79.04
C12	111.97	45.00	142°34'15"	N 43°26'27" E	85.24
C13	113.82	45.00	144°55'27"	N 45°16'24" W	85.82
C14	241.74	50.00	277°00'44"	S 1°14'42" W	66.25
C15	401.98	1,086.64	021°11'29"	N 15°04'40" W	399.69
C16	47.61	1,085.18	002°30'49"	S 2°56'30" E	47.60

Lot #	SF	Acres	Lot #	SF	Acres
Block A Lot 1	7,162	0.164	Block C Lot 7	6,900	0.158
Block A Lot 2	7,162	0.164	Block C Lot 8	6,900	0.165
Block A Lot 3	7,162	0.164	Block C Lot 9	6,900	0.158
Block A Lot 4	7,162	0.164	Block C Lot 10	7,872	0.181
Block A Lot 5	7,162	0.164	Block C Lot 11	11,044	0.254
Block A Lot 6	7,431	0.171	Block C Lot 12	9,476	0.218
Block A Lot 7	11,830	0.272	Block C Lot 13	26,320	0.604
Block A Lot 8	7,915	0.182	Block C Lot 14	641	0.015
Block A Lot 9	7,200	0.165	Block C Lot 15	9,692	0.222
Block A Lot 10	6,000	0.138	Block C Lot 16	6,619	0.152
Block A Lot 11	7,200	0.165	Block C Lot 17	14,602	0.335
Block A Lot 12	7,200	0.165	Block C Lot 18	11,768	0.270
Block A Lot 13	6,000	0.138	Block C Lot 19	18,713	0.430
Block A Lot 14	7,200	0.165	Block C Lot 20	13,620	0.313
Block A Lot 15	7,200	0.165	Block C Lot 21	10,198	0.234
Block A Lot 16	8,400	0.193	Block C Lot 22	11,635	0.267
Block A Lot 17	8,400	0.193	Block C Lot 23	8,973	0.206
Block A Lot 18	8,400	0.193	Block C Lot 24	10,793	0.239
Block A Lot 19	9,093	0.209	Block C Lot 25	7,793	0.179
Block A Lot 20	9,110	0.209	Block C Lot 26	9,644	0.221
Block B Lot 1	8,142	0.187	Block C Lot 27	10,198	0.234
Block B Lot 2	8,400	0.193	Block C Lot 28	11,635	0.267
Block B Lot 3	11,157	0.256	Block C Lot 29	8,973	0.206
Block B Lot 4	16,525	0.379	Block C Lot 30	10,793	0.239
Block B Lot 5	8,015	0.184	Block C Lot 31	7,206	0.165
Block B Lot 6	8,050	0.185	Block C Lot 32	7,206	0.165
Block B Lot 7	9,150	0.210	Block C Lot 33	7,206	0.165
Block B Lot 8	5,065	0.116	Block C Lot 34	7,206	0.165
Block C Lot 1	9,150	0.210	Block C Lot 35	7,206	0.165
Block C Lot 2	8,050	0.185	Block C Lot 36	7,206	0.165
Block C Lot 3	8,050	0.185	Block C Lot 37	7,206	0.165
Block C Lot 4	7,966	0.183	Block C Lot 38	7,206	0.165
Block C Lot 5	17,502	0.403	Block C Lot 39	7,206	0.165
Block C Lot 6	8,518	0.196	Block C Lot 40	7,206	0.165



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Block B Lot 7	9,150	0.210	Block C Lot 33	7,206	0.165
Block B Lot 8	5,065	0.116	Block C Lot 34	7,206	0.165
Block C Lot 1	9,150	0.210	Block C Lot 35	7,206	0.165
Block C Lot 2	8,050	0.185	Block C Lot 36	7,206	0.165
Block C Lot 3	8,050	0.185	Block C Lot 37	7,206	0.165
Block C Lot 4	7,966	0.183	Block C Lot 38	7,206	0.165
Block C Lot 5	17,502	0.403	Block C Lot 39	7,206	0.165
Block C Lot 6	8,518	0.196	Block C Lot 40	7,206	0.165

LEGEND

CIRS 1/2" IRON ROD WITH YELLOW CAP STAMPED
 CIRF "WESTWOOD PS" FOUND
 (C.M.) CAPPED IRON ROD FOUND
 D.E. POINT OF CURVATURE
 VOL. PG. CONTROLLING MONUMENT
 DRAINAGE EASEMENT
 VOLUME PAGE

P.O.B. POINT OF BEGINNING
 B.L. BUILDING LINE
 U.E. UTILITY EASEMENT
 R.O.W. RIGHT-OF-WAY
 W.M.E. WALL MAINTENANCE EASEMENT

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 (CORS96) 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.
- ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE NOT ALLOWED IN THE FRONTS OF THE PROPERTIES.
- 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.

OWNER
 SJR NRH REALTY LP
 2900 N FITZHUGH AVE STE 200
 DALLAS, TX 75204
 ENGINEER / SURVEYOR
Westwood
 Phone (214) 473-4640 2900 Dallas Parkway, Suite 400
 Fax (888) 937-5150 Plano, TX 75093
 Westwood.com
 Westwood Professional Services, Inc.
 TPLS FIRM REGISTRATION NO. F-1109
 TPLS FIRM REGISTRATION NO. F-10074301

FINAL 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
 PLAT24-0072 CASE PLAT24-0060
 29.553 ACRES SEPTEMBER 5, 2024 JOB NO. 000210.02 THE MEADOW

THE MEADOW

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 PS" 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, Foster 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 PS" 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 PS" 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 PS" 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 PS" 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 PS" 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 PS" 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 PS" 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 PS" 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

Remove the City Council approval block. The plat does not require City Council approval.

Revise the Planning and Zoning Commission approval to read as shown below.

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on ____ (date).

Chair - Planning and Zoning Commission

Secretary - Planning and Zoning Commission

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) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TPIE FIRM REGISTRATION NO. F-11205
TPIES FIRM REGISTRATION NO. F-10214301

FINAL PLAT
LOTS 1-19, 20X, BLOCK A; LOTS 1-7, 8X, BLOCK B;
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BEING 29.553 ACRES OF LAND LOCATED IN THE
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ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
CASE PLAT 24-0060

29.553 ACRES SEPTEMBER 5, 2024 JOB No. 0000210.02 THE MEADOW