

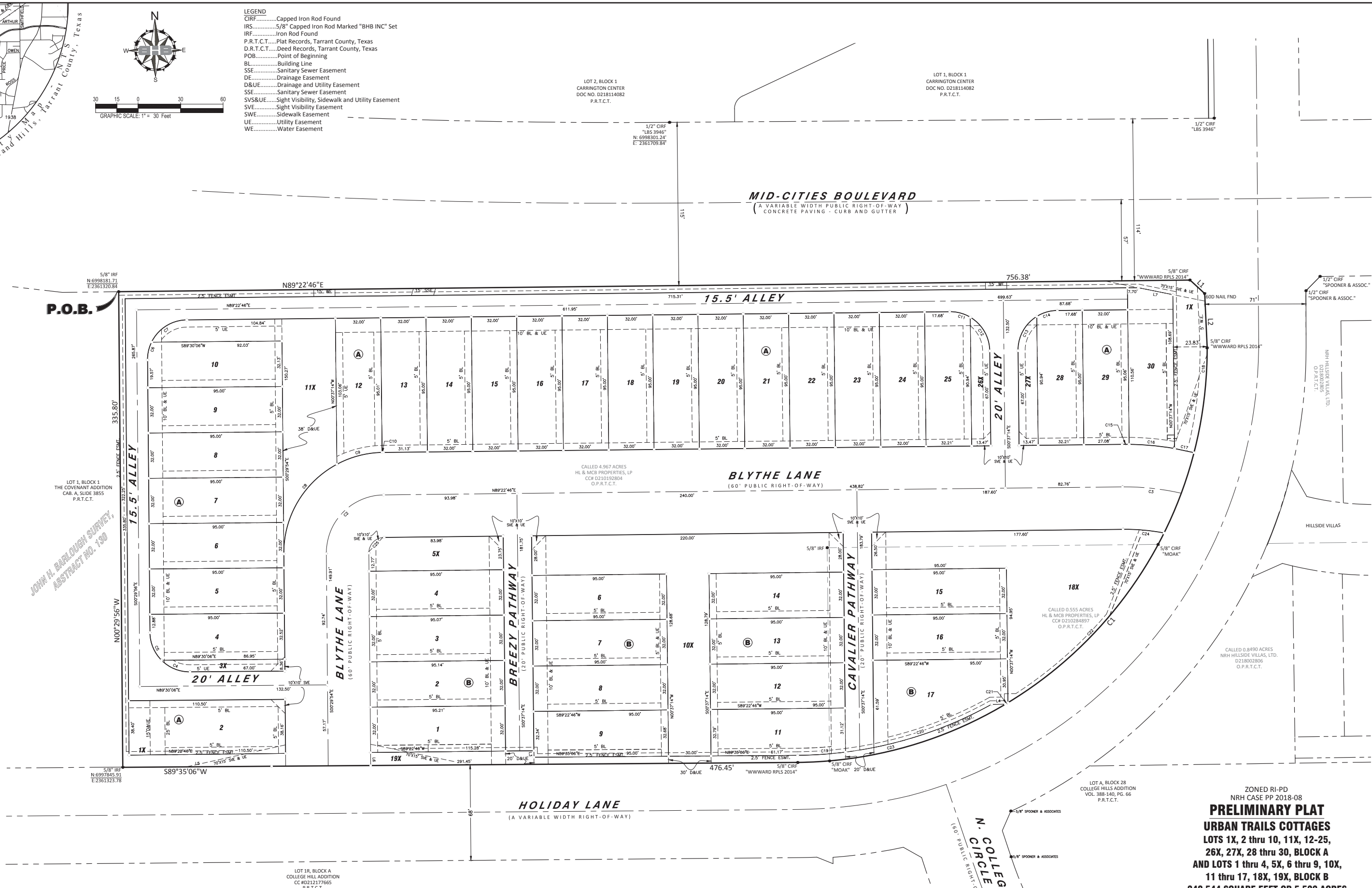
LEGEND
 CIRF.....Capped Iron Rod Found
 IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
 IRF.....Iron Rod Found
 P.R.T.C.T.....Plat Records, Tarrant County, Texas
 D.R.T.C.T.....Deed Records, Tarrant County, Texas
 POB.....Point of Beginning
 BL.....Building Line
 SSE.....Sanitary Sewer Easement
 DE.....Drainage 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

LOT 2, BLOCK 1
 CARRINGTON CENTER
 DOC NO. D218114082
 P.R.T.C.T.

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

P.O.B.
 5/8" IRF
 N: 6998181.71
 E: 7361320.84

**JOHN H. BARLOUGH SURVEY,
 ABSTRACT NO. 130**



5/8" IRF
 N: 6997845.91
 E: 7361323.78

LOT 1R, BLOCK A
 COLLEGE HILL ADDITION
 CC #D212177665
 P.R.T.C.T.

LOT A, BLOCK 28
 COLLEGE HILLS ADDITION
 VOL. 388-140, PG. 55
 P.R.T.C.T.

ZONED RI-PD
 NRH CASE PP 2018-08
PRELIMINARY PLAT
URBAN TRAILS COTTAGES
 LOTS 1X, 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
 BEING 5.522 ACRES OF LAND LOCATED IN THE
J. BARLOUGH SURVEY, ABSTRACT NO. 130
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
 TARRANT COUNTY, TEXAS
 FEBRUARY 2019

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

OWNER:
 HL & MCB PROPERTIES, LP
 6000 WESTERN PLACE II, SUITE 110
 FORT WORTH, TX 76107
 DONALD L. SIRATT, MEMBER
 (817)332-6633

DEVELOPER:
 BEATEN PATH DEVELOPMENT, LLC
 700 W. HARWOOD, STE. G2
 HURST, TX 76054
 PHONE: 817-528-4100

PROPERTY DESCRIPTION

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 two tracts of land described in the deeds to HL & MCB Properties, LP, a Texas limited partnership as recorded in County Clerk Document Numbers D210192804 & D210284897, 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 RTK Cooperative Network, all distances at ground)

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said HL & MCB Properties tract (D210192804), 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 HL & MCB Properties tract (D210192804) 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 HL & MCB Properties tract (D210192804) 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 HL & MCB Properties tract (D210192804) 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 HL & MCB Properties tract (D210192804) 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 HL & MCB Properties tract (D210192804), the east line of said HL & MCB Properties tract (D210284897), 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 for the northeast corner of said HL & MCB Properties tract (D210284897) at an arc length of 144.34 feet, and passing a 1/2 inch capped iron rod stamped "MOAK" found for the southwest corner of said HL & MCB Properties tract (D210284897) at an arc length of 433.82 feet, and continue 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 HL & MCB Properties tract (D210192804) 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 HL & MCB Properties tract (D210192804) and the southeast corner of said Lot 1, Block 1;

THENCE North 00°29'56" West, with the common line of said HL & MCB Properties tract (D210192804) 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.

GENERAL NOTES

- ALL BEARINGS AND COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE - 4202, AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH THE TEXAS RTK COOPERATIVE NETWORK.
- ALL DISTANCES SHOWN ARE AT GROUND.
- 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.
- OPEN SPACE LOTS OS1-OS6, BLOCK A; AND LOTS OS7-OS9 SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ALL PROPERTY CORNERS ARE 5/8 INCH CAPPED IRON ROD MARKED "BHB INC" SET UNLESS OTHERWISE NOTED.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE HOA RESERVES THE RIGHT TO UTILIZE THE 2.5' FENCE MAINTENANCE EASEMENT TO REMOVE, REPLACE OR MAINTAIN THE FENCE WITHIN THE EASEMENT AS DEEMED NECESSARY BY THE HOA.
- NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.

URBAN TRAILS ADDITION LOT AREA TABLE			
NO.	BLOCK	SQ.FT.	ACRES
1X	A	8,782	0.202
2	A	4,230	0.097
3X	A	676	0.016
4	A	3,040	0.070
5	A	3,040	0.070
6	A	3,040	0.070
7	A	3,040	0.070
8	A	3,040	0.070
9	A	3,040	0.070
10	A	3,040	0.070
11X	A	5,905	0.136
12	A	3,126	0.072
13	A	3,040	0.070
14	A	3,040	0.070
15	A	3,040	0.070
16	A	3,040	0.070
17	A	3,040	0.070
18	A	3,040	0.070
19	A	3,040	0.070
20	A	3,040	0.070
21	A	3,040	0.070
22	A	3,040	0.070
23	A	3,040	0.070
24	A	3,040	0.070
25	A	3,041	0.070
26X	A	1,131	0.026
27X	A	1,131	0.026
28	A	3,041	0.070
29	A	3,040	0.070
30	A	3,514	0.081
1	B	3,048	0.070
2	B	3,046	0.070
3	B	3,043	0.070
4	B	3,041	0.070
5X	B	2,230	0.051
6	B	3,040	0.070
7	B	3,040	0.070
8	B	3,040	0.070
9	B	3,088	0.071
10X	B	10,022	0.230
11	B	3,703	0.085
12	B	3,040	0.070
13	B	3,040	0.070
14	B	3,040	0.070
15	B	3,040	0.070
16	B	3,040	0.070
17	B	4,477	0.103
18X	B	10,680	0.245
19X	B	2,737	0.063

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	89°36'57"	291.77'	456.35'	S44°39'33"W	411.24'
C2	89°52'40"	41.00'	64.32'	S44°26'26"W	57.92'
C3	13°39'32"	175.00'	41.72'	N83°47'28"W	41.62'
C4	46°55'10"	27.17'	22.25'	S67°46'33"E	21.63'
C5	44°33'17"	28.00'	21.77'	S22°46'34"E	21.23'
C6	26°39'05"	28.00'	13.02'	S12°49'36"W	12.91'
C7	63°13'37"	28.00'	30.90'	S57°45'57"W	29.35'
C8	62°18'13"	71.00'	77.21'	N30°39'13"E	73.46'
C9	26°52'32"	71.00'	33.30'	N75°14'35"E	33.00'
C10	0°41'55"	71.00'	0.87'	N89°01'49"E	0.87'
C11	31°15'18"	28.00'	15.27'	N74°59'35"W	15.09'
C12	58°44'41"	28.00'	28.71'	N29°59'35"W	27.47'
C13	58°44'41"	28.00'	28.71'	S28°45'06"W	27.47'
C14	31°15'19"	28.00'	15.27'	S73°45'06"W	15.09'
C15	1°22'32"	205.00'	4.92'	S89°55'58"E	4.92'
C16	9°00'01"	205.00'	32.20'	S84°44'42"E	32.17'
C17	1°08'08"	709.54'	14.06'	S78°16'46"E	14.06'
C18	14°39'02"	291.77'	74.61'	N7°10'36"E	74.40'
C19	6°46'28"	286.77'	33.91'	N86°11'10"E	33.89'
C20	17°47'41"	286.17'	88.88'	N69°50'53"E	88.52'
C21	0°24'34"	291.77'	2.09'	N59°00'39"E	2.09'
C22	32°22'56"	291.77'	164.90'	N42°36'54"E	162.71'
C23	30°15'06"	291.77'	154.05'	N74°20'29"E	152.27'
C24	11°28'46"	145.00'	29.05'	N84°52'51"W	29.00'
C25	89°52'40"	11.00'	17.26'	S44°26'26"W	15.54'

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S47°17'20"E	14.07'
L2	S2°35'06"E	38.51'
L3	N0°37'14"W	4.59'
L4	S89°22'46"W	9.77'
L5	N89°35'06"E	115.00'
L6	S0°29'54"E	9.18'
L7	S78°37'06"E	24.85'

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2019, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

I, Lon E. Whitten, 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.
Released for Review By:

Lon E. Whitten Date: February 7, 2019
Registered Professional Land Surveyor No. 5893

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:
HL & MCB PROPERTIES
6000 WESTERN PLACE II, SUITE 110
FORT WORTH, TX 76107
DONALD L. SIRATT, MEMBER
(817)332-6633

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

FLOOD 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.

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

ZONED RI-PD
NRH CASE PP 2018-08
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