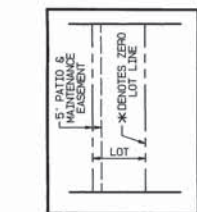


BEATEN PATH DEVELOPMENT, LLC  
D216135961, D.R.T.C.T.



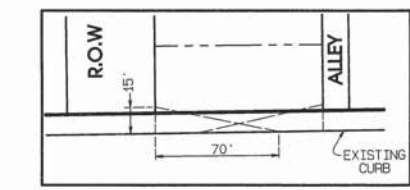
TYPICAL SINGLE FAMILY LOT DETAIL  
(SCALE: 1"=50')

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N89°33'38"E	21.26'
L2	S46°27'10"E	6.39'
L3	N39°35'15"W	13.10'
L4	N05°30'44"E	21.20'
L5	S58°55'39"E	16.39'
L6	N00°21'50"E	48.13'
L7	N45°51'52"E	33.23'
L8	N44°08'08"W	27.00'
L9	N45°51'52"E	67.00'
L10	N45°51'52"E	67.00'
L11	N44°08'08"W	37.00'
L12	N45°34'49"W	5.60'
L13	N45°34'48"W	5.62'
L14	N45°34'49"W	4.77'
L15	N45°34'49"W	4.77'
L16	S45°34'49"E	27.46'
L17	N72°06'59"E	4.65'
L18	N44°25'11"E	25.00'
L19	S45°34'49"E	16.93'
L20	S45°51'52"W	20.00'
L21	N44°08'08"W	20.52'

**CURVE DATA**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	430.00'	36°59'27"	277.61'	S64°03'02"E	272.82'
C2	370.00'	50°19'00"	324.93'	N64°29'03"W	314.59'
C3	5942.60'	6°11'25"	642.03'	N47°30'54"E	641.72'
C4	340.00'	10°40'19"	63.33'	N05°41'37"E	63.24'
C5	25.00'	55°09'55"	24.07'	N16°33'11"W	23.15'
C6	200.00'	14°47'31"	51.63'	S51°31'54"E	51.49'
C7	300.00'	44°03'44"	230.71'	N22°23'19"E	225.07'
C8	125.00'	44°03'08"	96.11'	N22°23'37"E	93.76'
C9	150.00'	24°40'41"	64.61'	N12°42'24"E	64.11'
C10	320.00'	7°34'21"	42.29'	N04°08'38"E	42.26'
C11	28.00'	90°00'00"	43.98'	N00°51'52"E	39.60'
C12	28.00'	90°00'00"	43.98'	N89°08'08"W	39.60'
C13	5958.60'	4°35'22"	477.28'	N48°27'33"E	477.15'
C14	5958.60'	1°15'50"	131.44'	N45°03'06"E	131.44'
C15	6053.60'	1°16'00"	133.83'	N45°03'11"E	133.83'
C16	6068.60'	1°16'02"	134.21'	N45°03'12"E	134.21'
C17	50.00'	45°56'16"	40.09'	N22°36'41"W	39.02'
C18	65.00'	45°55'33"	52.10'	N22°36'19"W	50.72'
C19	82.50'	44°03'44"	63.45'	N67°36'41"W	61.89'
C20	67.50'	44°03'44"	51.91'	N67°36'41"W	50.64'
C21	28.00'	89°59'24"	43.98'	N45°21'45"E	39.59'
C22	43.00'	89°59'24"	67.54'	N45°21'45"E	60.81'
C23	28.00'	83°05'56"	40.61'	N85°58'09"E	37.14'
C24	62.50'	7°04'42"	7.72'	S56°10'13"E	7.72'



TYPICAL SIGHT VISIBILITY EASEMENT AT IRON HORSE BOULEVARD, BROWNING DRIVE OR EAGLE CREST DRIVE  
(SCALE: 1"=50')

DEVELOPED BY:  
**OUR COUNTRY HOMES**  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:  
**BEATEN PATH DEVELOPMENT, LLC**  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:  
**PROPPOP LLC**  
204 MILLS CROSSING  
COLLEVILLE, TEXAS 76034

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700  
CONTACT: JASON WEAVER, P.E.

**FINAL PLAT**  
**IRON HORSE COMMONS, PHASE 2**  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
BEING A REPLAT OF LOT 9, BLOCK 4  
INDUSTRIAL PARK ADDITION  
CABINET B, SLIDE 3087, PRCTC  
BEING 12.217 ACRES OF LAND LOCATED IN THE  
EDMUND McDAVID KING SURVEY, ABSTRACT No. 892  
TARRANT COUNTY, TEXAS

OCTOBER 2016  
THIS PLAT FILED AS INSTRUMENT No. D \_\_\_\_\_, DATE \_\_\_\_\_  
**SHEET 1 OF 2**  
(CASE FP 2016-13)

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.  
Issued for review Tue Jun 27 10:23:10 2017

E:\10650 - Ironhorse Commons\COGO\PLAT1.Plot1.dwg



VICINITY MAP  
(NOT TO SCALE)

LEGEND	
B.L.	BUILDING LINE
S.V.S.U.E.	SIGHT VISIBILITY, SIDEWALK AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"

OWNER'S CERTIFICATE

STATE OF TEXAS,  
COUNTY OF TARRANT:

WHEREAS, Beaten Path Development, LLC and ProProp LLC, acting by and through the undersigned, their duly authorized agents, are the sole owners of a tract of land located in the Edmund McDavid King Survey, Abstract No. 892, City of North Richland Hills, Tarrant County, Texas, being all of Lot 9, Block 4, Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet B, Slide 3087, Plat Records, Tarrant County, Texas (PRCTC) same being described in deed to ProProp LLC, recorded in D214220425, Deed Records, Tarrant County, Texas (DRCTC), being those tracts of land as described in deeds to Beaten Path Development, LLC, recorded in D216117738 and D216302855, DRCTC, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped found at the most southwestern right-of-way clip corner of the intersection of the southeasterly right-of-way line of Iron Horse Boulevard (formerly Industrial Park Boulevard - called 60' R.O.W. per Volume 388-108, Page 36, PRCTC) and the southerly right-of-way line of Eagle Crest Drive (per Cabinet A, Slide 3580, PRCTC);

THENCE N 89°33'38" E, departing the southeasterly line of said Iron Horse Boulevard, along said right-of-way clip line, a distance of 21.26 feet to a 1/2" rebar capped Landes Assoc found at a right-of-way clip corner;

THENCE along the southerly right-of-way line of said Eagle Crest Drive (called 60' R.O.W. per Cabinet A, Slide 3580, PRCTC), as follows:

S 45°27'10" E, a distance of 6.39 feet (plat 6.47 feet) to a 1/2" rebar capped Landes Assoc found at the beginning of a non-tangent curve to the left, having a radius point that bears N 44°26'42" E, 430.00 feet;

Southeasterly, along said curve, having a central angle of 36°59'27", an arc distance of 277.61 feet (plat remainder 277.57 feet), and a chord that bears S 64°03'02" E, 272.82 feet to a 1/2" rebar capped Landes Assoc found at the northwest corner of the final plat of Lot 7R, Block 4, Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-154, Page 36, PRCTC, from which a cut X in concrete found bears N 00°22' W, 0.2 feet;

THENCE S 00°22'03" W, departing the south line of said Eagle Crest Drive, non-tangent to said curve, along the west line of said Lot 7R, Block 4, a distance of 495.72 feet (plat 495.89 feet) to a point for corner in the north line of Lot 1R, Block 4 of Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-154, Page 36, PRCTC, from which a cut X in concrete found bears S 00°22' W, 0.2 feet;

THENCE N 89°38'33" W, departing the west line of said Lot 7R, Block 4, at a distance of 179.10 feet passing a 1/2" rebar found, continuing a total distance of 414.37 feet (plats 414.25 feet) to a 1/2" rebar capped Landes Assoc found at the northwest corner of Lot 5, Block 4, Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 2011, PRCTC;

THENCE S 00°21'27" W, along the west line of said Lot 5, Block 4, a distance of 400.00 feet to a PK nail with shiner stamped Dunaway found in the north right-of-way line of Browning Drive (called 60' R.O.W. per Volume 388-154, Page 7, PRCTC) at the southwest corner of said Lot 5, Block 4, from which a cut X in concrete found at the southeast corner of said Lot 5, Block 4 bears S 89°38'33" E, 235.01 feet (plat 235.00 feet);

THENCE along the north and northeasterly right-of-way line of said Browning Drive, as follows:

N 89°38'33" W, at a distance of 281.69 feet passing a cut X in concrete found at the southeast corner of said Lot 9, Block 4, Industrial Park Addition, continuing a total distance of 401.06 feet to a cut X in concrete found at the beginning of a tangent curve to the right, having a radius of 370.00 feet;

Northwesterly, along said curve, having a central angle of 50°19'00", an arc distance of 324.93 feet (plat 324.88 feet), and a chord that bears N 64°29'03" W, 314.59 feet to a cut X in concrete found at the end of said curve;

N 39°35'15" W, non-tangent to said curve, a distance of 13.10 feet (plat 13.11 feet) to a cut X in concrete found at the most southerly right-of-way clip corner of the intersection of the northeasterly right-of-way line of said Browning Drive and the southeasterly right-of-way line of aforementioned Iron Horse Boulevard (called 80 foot right-of-way per Volume 388-137, Page 54 and Volume 388-108, Page 36, PRCTC);

THENCE N 05°30'44" E, along said right-of-way clip line, a distance of 21.20 feet (plat 21.21 feet) to a 1/2" rebar capped Landes Assoc found at the most northerly right-of-way clip corner of said intersection, being the beginning of a non-tangent curve to the left, having a radius point that bears N 39°23'24" W, 5942.60 feet;

THENCE along the southeasterly right-of-way line of said Iron Horse Boulevard, as follows:

Northeasterly, along said curve, at an arc distance of 355.29 feet (plat 355.15 feet) passing a 1/2" rebar capped Landes Assoc found at the northwest corner of said Lot 9, Block 4, continuing in all along said curve having a central angle of 06°11'25"; an arc distance of 642.03 feet, and a chord that bears N 47°30'54" E, 641.72 feet to a 1/2" rebar found at the end of said curve;

N 44°25'11" E, tangent to said curve, a distance of 523.79 feet to the POINT OF BEGINNING and containing 12.217 acres of land.

NOTES:

- Bearings are referenced to City of North Richland Hills Geodetic Control Stations GPS-35 & GPS-36.
- All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
- This plat incorporates all of Lot 9, Block 4, Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet B, Slide 3087, Plat Records, Tarrant County, Texas. Refer to Deeds recorded in D216117738 and D216302855, DRCTC for additional documents affecting the property platted herein.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 484390202K, map revised September 25, 2009, the subject property appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any.
- Sidewalks and street trees to be maintained by HOA or property owners.
- A Pedestrian Access Easement is hereby dedicated to the residents of the City of North Richland Hills over and across Open Space Lots 13X & 28X, Block A and Lots 1X, 9X, 11X & 19X, Block B.

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Beaten Path Development, LLP and ProProp LLC, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the hereinabove described real property as IRON HORSE COMMONS, PHASE 2, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Beaten Path Development, LLP

Owner's Agent Title

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ProProp LLC

Owner's Agent Title

STATE OF TEXAS,  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of \_\_\_\_\_, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS,  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of \_\_\_\_\_, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel S. Barton, 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 relied upon as a final survey document. Issued for review Tue Jun 27 10:23:03 2017.  
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329-4373

PLANNING AND ZONING CERTIFICATE OF APPROVAL:

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, to recommend approval of this Plat by the city council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL CERTIFICATE OF APPROVAL:

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, to approve this Plat for filing of record.

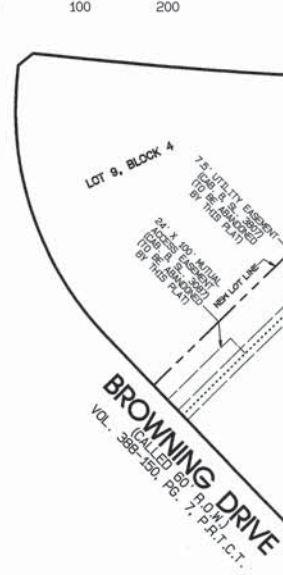
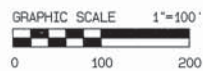
Mayor, City of North Richland Hills

Attest: City Secretary

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. Issued for review Tue Jun 27 10:23:03 2017

FINAL PLAT  
IRON HORSE COMMONS, PHASE 2  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
BEING A REPLAT OF LOT 9, BLOCK 4  
INDUSTRIAL PARK ADDITION  
CABINET B, SLIDE 3087, PRCTC  
BEING 12.217 ACRES OF LAND LOCATED IN THE  
EDMUND McDAVID KING SURVEY, ABSTRACT No. 892  
TARRANT COUNTY, TEXAS  
OCTOBER 2016

THIS PLAT FILED AS INSTRUMENT No. D \_\_\_\_\_, DATE \_\_\_\_\_  
SHEET 2 OF 2 (CASE FP 2016-13)



IRON HORSE BOULEVARD  
(FORMERLY INDUSTRIAL PARK BOULEVARD)  
(CALLED 80' R.O.W.)

DETAIL:  
EASEMENTS TO  
BE ABANDONED

OWNED BY:

PROPROP LLC  
204 MILLS CROSSING  
COLLEYVILLE, TEXAS 76034

PREPARED BY:

GOODWIN & MARSHALL  
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700  
CONTACT: JASON WEAVER, P.E.

DEVELOPED BY:

OUR COUNTRY HOMES  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:

BEATEN PATH DEVELOPMENT, LLC  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN