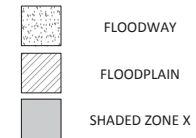


- LEGEND**
- BHB.....5/8" Capped Iron Rod Marked "BHB INC" Set
 - CIRF.....Capped Iron Rod Found
 - IRF.....Iron Rod Found
 - PFC.....Point For Corner
 - WFCP.....Wood Fence Corner Post
 - P.R.T.C.T.....Plat Records, Tarrant County, Texas
 - D.R.T.C.T.....Deed Records, Tarrant County, Texas
 - POB.....Point of Beginning
 - BL.....Building Line
 - SSE.....Sanitary Sewer Easement
 - DE.....Drainage Easement
 - D&UE.....Drainage and Utility Easement
 - FME.....Fence Maintenance Easement
 - PAE.....Pedestrian Access Easement
 - SVS&UE.....Sight, Visibility, Sidewalk and Utility Easement
 - SVE.....Sight, Visibility Easement
 - SWE.....Sidewalk Easement
 - WE.....Water Easement

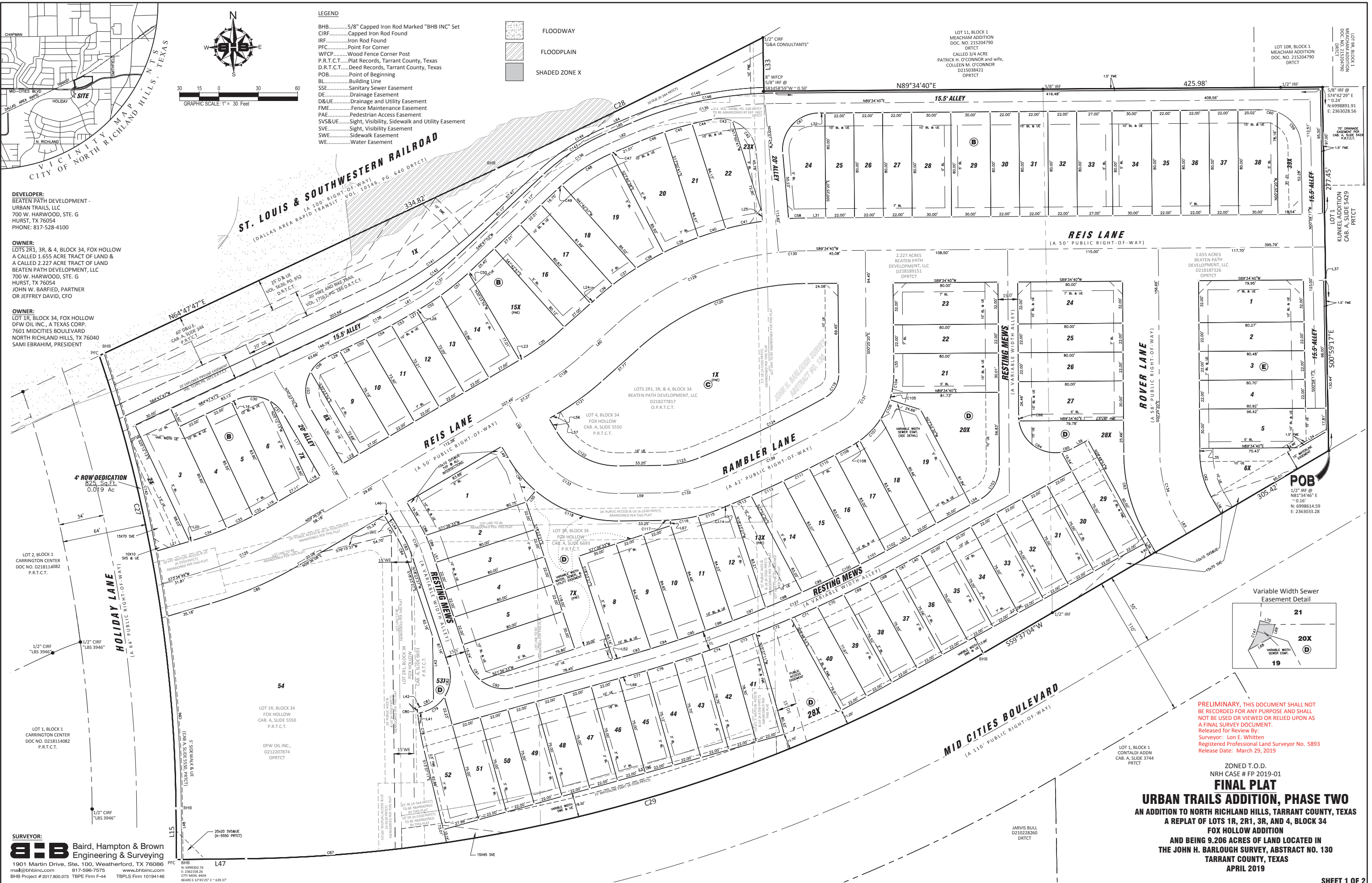


DEVELOPER:
BEATEN PATH DEVELOPMENT -
URBAN TRAILS, LLC
700 W. HARWOOD, STE. G
HURST, TX 76054
PHONE: 817-528-4100

OWNER:
LOTS 2R1, 3R, & 4, BLOCK 34, FOX HOLLOW
A CALLED 1.655 ACRE TRACT OF LAND &
A CALLED 2.227 ACRE TRACT OF LAND
BEATEN PATH DEVELOPMENT, LLC
700 W. HARWOOD, STE. G
HURST, TX 76054
JOHN W. BARFIELD, PARTNER
OR JEFFREY DAVID, CFO

OWNER:
LOT 1R, BLOCK 34, FOX HOLLOW
DFW OIL INC., A TEXAS CORP.
7601 MIDCITIES BOULEVARD
NORTH RICHLAND HILLS, TX 76060
SAMI EBRAHIM, PRESIDENT

ST. LOUIS & SOUTHWESTERN RAILROAD
(DALLAS AREA RAPID TRANSIT VOL. 10146, PG. 640 DRTCT)



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:
Surveyor: Lon E. Whitten
Registered Professional Land Surveyor No. 5893
Release Date: March 29, 2019

ZONED T.O.D.
NRH CASE # FP 2019-01
FINAL PLAT
URBAN TRAILS ADDITION, PHASE TWO
AN ADDITION TO NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
A REPLAT OF LOTS 1R, 2R1, 3R, AND 4, BLOCK 34
FOX HOLLOW ADDITION
AND BEING 9.206 ACRES OF LAND LOCATED IN
THE JOHN H. BARLOUGH SURVEY, ABSTRACT NO. 130
TARRANT COUNTY, TEXAS
APRIL 2019

SURVEYOR:
BHB Baird, Hampton & Brown
Engineering & Surveying
1901 Martin Drive, Ste. 100, Westertord, TX 76086
mail@bhbc.com 817-496-7575 www.bhbc.com
BHB Project #2017.800.073 TBPE Firm F-44 TBPLS Firm 10194446

URBAN TRAILS PHASE 2 - CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C27	18°14'28"	1104.74'	351.71'	N9°36'53"W	350.23'
C28	2°02'16"	6369.12'	226.53'	N63°46'39"E	226.52'
C29	29°36'09"	1142.32'	590.19'	S74°25'08"W	583.65'
C30	54°30'58"	28.00'	26.64'	N87°56'43"W	25.65'
C31	30°17'22"	28.00'	14.80'	N45°32'33"W	14.63'
C32	2°32'59"	250.00'	11.12'	N60°52'38"E	11.12'
C33	5°02'37"	250.00'	22.01'	N64°40'26"E	22.00'
C34	6°23'05"	250.00'	27.86'	N70°23'17"E	27.84'
C35	11°19'06"	170.00'	33.58'	N53°56'36"E	33.53'
C36	3°59'18"	244.00'	16.98'	N50°16'42"E	16.98'
C37	5°12'08"	244.00'	22.15'	N54°52'25"E	22.15'
C38	5°36'52"	244.00'	23.91'	N60°16'55"E	23.90'
C39	6°47'37"	244.00'	28.93'	N66°29'09"E	28.91'
C40	5°10'04"	244.00'	22.01'	N72°28'00"W	22.00'
C41	6°42'51"	244.00'	28.59'	N78°24'28"E	28.58'
C42	64°44'34"	28.00'	31.64'	N37°29'41"W	29.98'
C43	30°39'53"	28.00'	14.99'	N85°11'55"W	14.81'
C44	3°30'57"	267.50'	16.41'	S77°42'41"W	16.41'
C45	4°42'54"	267.50'	22.01'	S73°35'46"W	22.01'
C46	4°10'35"	267.50'	19.50'	S69°09'01"W	19.49'
C47	1°08'33"	150.00'	2.99'	S66°29'27"W	2.99'
C48	17°07'44"	150.00'	44.84'	S57°21'19"W	44.68'
C49	2°00'24"	150.00'	5.25'	S47°47'15"W	5.25'
C50	0°25'14"	215.00'	1.58'	S46°59'40"W	1.58'
C51	7°17'06"	215.00'	27.34'	S50°50'50"W	27.32'
C52	5°06'45"	215.00'	19.18'	S57°02'46"W	19.18'
C53	1°37'17"	523.00'	14.80'	S60°24'47"W	14.80'
C54	2°24'48"	523.00'	22.03'	S62°25'49"W	22.03'
C55	1°09'34"	523.00'	10.58'	S64°13'00"W	10.58'
C56	34°34'05"	28.00'	16.89'	S47°30'45"W	16.64'
C57	60°37'34"	28.00'	29.63'	S0°05'05"E	28.26'

URBAN TRAILS PHASE 2 - CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C58	3°06'54"	244.00'	13.27'	N88°01'13"E	13.26'
C59	69°58'44"	27.50'	33.59'	N35°15'52"W	31.54'
C60	21°15'55"	27.50'	10.21'	N79°58'53"W	10.15'
C61	94°42'05"	28.00'	46.28'	S42°13'38"W	41.19'
C62	29°57'37"	69.50'	36.34'	S15°24'08"E	35.93'
C63	29°57'37"	127.50'	66.67'	N15°24'08"W	65.91'
C64	92°03'52"	28.00'	44.99'	S53°42'53"E	40.30'
C65	19°04'03"	28.00'	9.32'	S70°43'09"W	9.28'
C66	7°15'37"	28.00'	3.55'	S4°03'08"E	3.55'
C67	0°38'40"	1007.50'	11.33'	S61°30'27"W	11.33'
C68	1°15'05"	1007.50'	22.01'	S62°27'20"W	22.01'
C69	1°15'09"	1007.50'	22.02'	S63°42'27"W	22.02'
C70	1°15'14"	1007.50'	22.05'	S64°57'38"W	22.05'
C71	1°15'22"	1007.50'	22.09'	S66°12'56"W	22.09'
C72	1°18'33"	1007.50'	28.88'	S67°39'53"W	28.88'
C73	1°15'23"	1007.50'	22.09'	S69°06'51"W	22.09'
C74	1°15'15"	1007.50'	22.05'	S70°22'10"W	22.05'
C75	1°15'09"	1007.50'	22.03'	S71°37'22"W	22.03'
C76	1°15'06"	1007.50'	22.01'	S72°52'30"W	22.01'
C77	0°52'47"	1007.50'	15.47'	S73°56'26"W	15.47'
C78	7°22'07"	212.50'	27.33'	S9°56'13"E	27.31'
C79	40°56'47"	27.50'	19.65'	S53°54'26"W	19.24'
C80	1°22'09"	191.29'	4.57'	S5°29'59"E	4.57'
C81	23°50'05"	23.00'	9.57'	S62°27'47"W	9.50'
C82	51°49'28"	27.50'	24.87'	N7°31'18"E	24.03'
C83	12°00'25"	92.00'	19.28'	N24°23'39"W	19.24'
C84	12°00'25"	87.50'	18.34'	S24°23'39"E	18.30'
C85	13°58'41"	300.00'	73.19'	N66°35'29"E	73.01'
C86	7°35'24"	1108.74'	146.87'	N4°17'20"W	146.77'
C87	7°41'47"	1142.32'	153.45'	S85°22'19"W	153.33'
C88	5°15'05"	107.50'	9.85'	S27°46'19"E	9.85'

URBAN TRAILS PHASE 2 - CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C89	6°45'20"	107.50'	12.67'	S21°46'06"E	12.67'
C90	19°06'20"	96.00'	32.01'	N39°57'02"W	31.86'
C91	31°48'21"	28.00'	15.54'	S34°17'37"E	15.34'
C92	55°25'23"	28.00'	27.08'	S77°54'29"E	26.04'
C93	1°19'40"	992.50'	23.00'	N73°42'59"E	23.00'
C94	1°16'13"	992.50'	22.00'	N72°25'03"E	22.00'
C95	1°16'12"	992.50'	22.00'	N71°08'51"E	22.00'
C96	1°16'14"	992.50'	22.01'	N69°52'37"E	22.01'
C97	1°13'40"	992.50'	27.04'	N68°27'40"E	27.04'
C98	1°44'34"	992.50'	30.19'	N66°48'33"E	30.19'
C99	1°33'39"	992.50'	27.04'	N65°09'27"E	27.04'
C100	1°16'14"	992.50'	22.01'	N63°44'30"E	22.01'
C101	1°16'12"	992.50'	22.00'	N62°28'17"E	22.00'
C102	0°39'03"	992.50'	11.28'	N61°30'39"E	11.28'
C103	61°36'27"	28.00'	30.11'	N30°22'54"E	28.68'
C104	13°35'03"	62.00'	14.70'	S6°22'12"W	14.67'
C105	4°51'10"	62.00'	5.25'	S15°35'18"W	5.25'
C106	14°49'04"	62.00'	16.03'	S25°25'26"W	15.99'
C107	21°34'01"	62.00'	23.34'	S43°36'58"W	23.20'
C108	6°27'49"	62.00'	6.99'	S57°37'52"W	6.99'
C109	0°56'49"	909.50'	15.03'	S61°20'11"W	15.03'
C110	1°23'10"	909.50'	22.00'	S62°30'11"W	22.00'
C111	1°23'12"	909.50'	22.01'	S63°53'21"W	22.01'
C112	1°42'14"	909.50'	27.05'	S65°26'04"W	27.05'
C113	1°02'06"	909.50'	16.43'	S66°48'14"W	16.43'
C114	0°34'18"	909.50'	9.08'	S67°36'27"W	9.08'
C115	8°30'23"	121.00'	17.96'	S72°08'47"W	17.95'
C116	10°04'10"	121.00'	21.27'	S81°26'03"W	21.24'
C117	2°48'20"	121.00'	5.92'	S87°52'18"W	5.92'
C118	41°13'20"	96.00'	69.07'	N70°06'52"W	67.59'
C119	61°17'06"	20.00'	21.39'	S30°13'14"W	20.39'

URBAN TRAILS PHASE 2 - CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C120	41°17'38"	194.00'	139.82'	N68°55'52"E	136.81'
C121	11°19'06"	220.00'	43.46'	N53°56'36"E	43.39'
C122	60°19'40"	54.00'	56.86'	N60°33'42"W	54.27'
C123	21°22'53"	79.00'	29.48'	S78°35'02"W	29.31'
C124	7°01'49"	867.50'	106.44'	S64°22'41"W	106.38'
C125	13°58'41"	275.00'	67.09'	N66°35'29"E	66.92'
C126	12°00'25"	100.00'	20.96'	N24°23'39"W	20.92'
C127	13°11'42"	1000.00'	230.30'	N67°46'58"E	229.79'
C128	11°19'06"	195.00'	38.52'	S53°56'36"W	38.46'
C129	35°44'36"	219.00'	136.62'	N66°09'21"E	134.42'
C130	5°33'02"	219.00'	21.22'	N86°48'10"E	21.21'
C131	61°17'06"	41.00'	43.85'	S30°13'14"W	41.79'
C132	21°22'53"	100.00'	37.32'	S78°35'02"W	37.10'
C133	60°19'40"	75.00'	78.97'	N60°33'42"W	75.37'
C134	29°57'37"	100.00'	52.29'	S15°24'08"E	51.70'
C135	21°01'52"	275.00'	100.94'	N77°34'40"E	100.38'
C136	20°16'41"	157.50'	55.74'	N56°55'23"E	55.45'
C137	12°49'06"	207.50'	46.42'	N53°11'36"E	46.33'
C138	5°11'39"	515.50'	46.73'	N62°11'58"E	46.72'
C139	7°01'49"	888.50'	109.02'	S64°22'41"W	108.95'
C140	5°27'48"	1108.74'	105.72'	S13°25'09"E	105.68'
C141	18°00'45"	350.00'	110.03'	S55°47'25"W	109.58'
C142	12°49'06"	199.50'	44.63'	N53°11'36"E	44.54'
C143	20°16'41"	165.50'	58.57'	N56°55'23"E	58.27'
C144	20°16'41"	170.00'	60.17'	S56°55'23"W	59.85'
C145	20°54'45"	287.50'	104.93'	S77°31'06"W	104.35'
C146	22°30'56"	283.00'	111.21'	N78°19'12"E	110.50'
C147	22°30'37"	62.00'	24.36'	N21°30'08"E	24.20'

URBAN TRAILS PHASE 2 LINE DATA TABLE		
NO.	BEARING	DIST
L15	N07°29'38"W	39.06'
L16	S64°47'47"W	4.20'
L17	N30°23'52"W	55.19'
L18	N59°36'08"E	10.12'
L19	N59°36'08"E	10.95'
L20	N73°34'49"E	2.32'
L21	N73°34'49"E	26.69'
L22	N59°36'08"E	14.27'
L23	N59°36'08"E	3.04'
L24	N48°17'03"E	5.03'
L25	N5°07'24"W	7.24'
L26	S59°36'08"W	2.84'
L27	S59°36'08"W	7.20'
L28	S64°47'47"W	11.50'
L29	S64°47'47"W	10.78'
L30	S30°23'52"E	48.28'
L31	N89°34'40"E	15.01'
L32	S89°34'40"W	4.48'
L33	S1°05'41"E	40.92'
L34	N59°37'04"E	24.43'
L35	S0°25'20"E	3.66'
L36	S30°22'56"E	13.29'
L37	S89°34'40"W	1.50'
L38	N30°22'56"W	13.29'
L39	S61°11'07"W	12.85'
L40	S61°11'07"W	10.67'
L41	N74°22'49"E	4.99'
L42	S74°22'49"W	4.18'
L43	S0°47'46"E	48.74'
L44	N30°23'52"W	19.38'
L45	S30°23'52"E	19.38'
L46	S59°36'08"W	4.50'
L47	S89°20'32"W	53.18'
L48	N07°29'38"W	39.05'
L49	N30°23'52"W	10.91'
L50	S40°29'48"W	11.26'
L51	S18°23'27"E	9.35'
L52	N74°22'49"E	7.03'
L53	N61°11'07"E	10.73'
L54	N61°11'07"E	8.37'
L55	S0°25'20"E	15.45'
L56	N59°36'08"E	6.27'
L57	N30°23'52"W	10.91'
L58	N30°23'52"W	35.91'
L59	S89°16'28"W	33.25'
L60	N48°17'03"E	37.77'
L61	N59°36'08"E	10.04'
L62	S67°03'44"W	21.01'
L63	S30°22'56"E	13.29'
L64	S67°03'44"W	21.01'
L65	N67°03'44"E	21.01'
L66	S74°22'49"W	6.53'
L67	S3°31'52"E	4.19'
L68	S61°05'40"W	20.29'
L69	S14°52'22"W	10.00'
L70	S75°07'38"E	11.86'

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, DFW Oil Inc., a Texas Corp. is the owner of Lot 1R, Block 34, Fox Hollow, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 5550, Plat Records, Tarrant County, Texas (PRTCT), and as recorded in Document No. D212207874, Official Public Records, Tarrant County, Texas (OPRTCT); and Whereas Beaten Path Development - Urban Trails, LLC, is the owner of Lots 2R1 and 3R, Block 34, Fox Hollow, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 6693, PRTCT, and Lot 4, Block 34 of said Fox Hollow (Cabinet A, Slide 5550) and as recorded in Document No. D21827817, OPRTCT, and a 2.227 acre tract of land recorded in Document No. D218189151, OPRTCT and a 1.655 acre tract of land recorded in D218187326, OPRTCT, all being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of Lot 1, Kunkel Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5429, Plat Records, Tarrant County, Texas (PRTCT) and for the southeast corner of a called 1.655 acre tract of land described in the deed to Beaten Path Development, LLC as recorded in Document No. D218187326, Official Public Records, Tarrant County, Texas (OPRTCT), and being on the northerly right-of-way line of Mid Cities Boulevard, a 110 feet wide right-of-way, from said point a 1/2 inch iron rod found bears North 81°34'46" east, a distance of 0.16 feet;

THENCE South 59°37'04" West, with the northerly right-of-way line of said Mid-Cities Boulevard and the southerly line of said Beaten Path Development, LLC tract, passing a 1/2 inch iron rod found for the southwest corner of said Beaten Path Development, LLC tract and for the southeast corner of a called 2.227 acre tract of land described in the deed to Beaten Path Development, LLC as recorded in Document No. D218189151, OPRTCT, at a distance of 244.25 feet and continue for a total distance of 305.42 feet to a 5/8 inch capped iron rod stamped "BHB INC" set (BHB) for the beginning of a curve to the right having a chord that bears South 74°25'08" West, a distance of 583.65 feet and having a radius of 1,142.32 feet;

THENCE in a southwesterly direction, with the northerly right-of-way line of said Mid-Cities Boulevard and the southerly line of said Beaten Path Development, LLC tract (D218189151) and said curve to the right, passing the southwest corner of said Beaten Path Development, LLC tract (D218189151) and the southeast corner of Lot 3R, Block 34, Fox Hollow, an addition to the City of North Richland Hills, according to the plat recorded in Cabinet A, Slide 6693, PRTCT, at an arc distance of 175.51 feet and continue through a central angle of 29°36'09", an total arc distance of 590.19 feet to a BHB for the end of said curve to the right;

THENCE South 89°20'32" West, with the northerly right-of-way line of said Mid-Cities Boulevard and the southerly line of Lot 1R, Block 34, Fox Hollow, an addition to the City of North Richland Hills, according to the plat recorded in Cabinet A, Slide 5550, PRTCT, passing a BHB at a distance of 49.18 feet and continue for a total distance of 53.18 feet to a point for the southwest corner of said Lot 1R and at the intersection of the north right-of-way