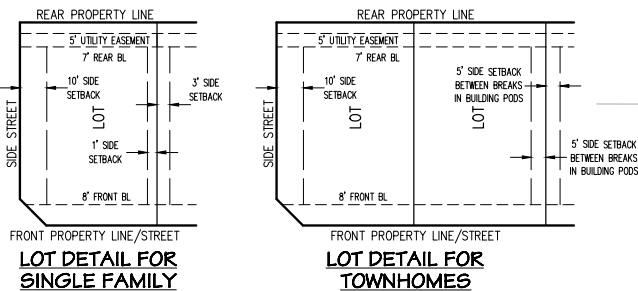


LOCATION MAP  
N.T.S.

LEGEND	
(Not all items may be applicable)	
IR	IRON ROD WITH PLASTIC CAP STAMPED "SRABENSE" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
ICF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AL	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
ST	STREET EASEMENT
FA	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HE	HIKE & BIKE TRAIL EASEMENT
HE	PORTION OF EASEMENT TO BE ABANDONED
PL	PLAT
RT	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
CL	CENTERLINE
Q	BLOCK DESIGNATION
Ob	STREET FRONTAGE
Cb	CABINET
Vol.	VOLUME
Vol.	PAGE
NUM	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DEED)	DEED RECORD, TARRANT COUNTY, TEXAS
(PLAT)	PLAT RECORDS, TARRANT COUNTY, TEXAS
(OFFIC)	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CS-3	10' X 10' TRANSFORMER EASEMENT

1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
2. An easement for the benefit of each lot is hereby reserved over across, and upon each lot adjoining to such lot for roof overhangs not exceeding two feet in width, and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.
3. No floodplain exists on this project site.
4. All open spaces shall be owned and maintained by the HOA



Lot 1, Block 1  
Birdville High School Addition  
Cab. A, Slide 5902  
OPRTCT

Remainder of  
Lot 2R, Block 1  
U.I.C.I. Addition  
Document No. D211313793  
OPBTCT

R=50.00'  
D=47°47'23"  
L=41.70'  
CB=N 08°07'41" E  
CD=40.51'

Lot 2, Block 1  
North Richland Hills  
Civic Center Addition  
Document No. D210319122  
OPRTCT

POINT OF BEGINNING

Lot 1, Block 1  
Aegon Office Park Addition  
Document No. D190058521  
Cab. A, Slide 384  
OPRTCT

Lot #	Block #	Square Feet	Acreage
1	A	2,441	0.056
2	A	1,690	0.039
3	A	1,690	0.039
4	A	1,690	0.039
5	A	1,690	0.039
6	A	1,690	0.039
7	A	2,015	0.046
8	A	1,430	0.033
9	A	1,430	0.033
10	A	1,430	0.033
11	A	1,430	0.033
12	A	1,885	0.043
13	A	1,690	0.039
14	A	1,690	0.039
15	A	1,690	0.039
16	A	1,690	0.039
17	A	1,690	0.039
18	A	2,536	0.058
19	A	2,149	0.049
20	A	1,433	0.033
21	A	1,433	0.033
22	A	1,433	0.033
23	A	1,433	0.033
24	A	1,433	0.033
25	A	2,034	0.047
26	A	2,266	0.052
27	A	1,690	0.039
28	A	1,690	0.039

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
29	A	1,690	0.039
30	A	1,690	0.039
31	A	2,275	0.052
32	A	2,275	0.052
33	A	1,690	0.039
34	A	1,690	0.039
35	A	1,690	0.039
36	A	1,690	0.039
37	A	2,265	0.052
44	A	2,275	0.052
45	A	1,690	0.039
46	A	1,690	0.039
47	A	1,690	0.039
48	A	1,690	0.039
49	A	2,265	0.052
50	A	1,958	0.045
51	A	1,430	0.033
52	A	1,430	0.033
53	A	1,430	0.033
54	A	1,430	0.033
55	A	1,430	0.033
56	A	2,143	0.049

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	2,253	0.052
2	B	1,690	0.039
3	B	1,690	0.039
4	B	1,690	0.039
5	B	1,690	0.039
6	B	1,690	0.039
7	B	1,696	0.039
8	B	1,734	0.040
9	B	1,810	0.042
10	B	1,895	0.044
11	B	1,967	0.045
12	B	2,530	0.058
13	B	2,105	0.048
14	B	1,690	0.039
15	B	1,690	0.039
16	B	1,690	0.039
17	B	2,015	0.046
18	B	1,430	0.033
19	B	1,430	0.033
20	B	1,430	0.033
21	B	1,430	0.033
22	B	1,885	0.043
23	B	1,690	0.039
24	B	1,690	0.039
25	B	2,303	0.053
26	B	2,303	0.053
27	B	1,692	0.039
28	B	1,694	0.039
29	B	1,892	0.043
30	B	1,437	0.033
31	B	1,438	0.033
32	B	1,440	0.033

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
33	B	1,440	0.033
34	B	2,032	0.047
35	B	1,708	0.039
36	B	1,708	0.039
37	B	1,710	0.039
38	B	2,116	0.049
39	B	2,071	0.048
40	B	1,430	0.033
41	B	1,430	0.033
42	B	1,430	0.033
43	B	2,080	0.048
44	B	2,449	0.056
45	B	1,690	0.039
46	B	1,690	0.039
47	B	1,690	0.039
48	B	1,690	0.039
49	B	1,690	0.039
50	B	1,690	0.039
51	B	2,449	0.056
52	B	2,080	0.048
53	B	1,430	0.033
54	B	1,430	0.033
55	B	1,430	0.033
56	B	2,684	0.062
57	B	1,932	0.044
58	B	1,460	0.034
59	B	1,455	0.033
60	B	1,912	0.044
61	B	1,708	0.039
62	B	1,702	0.039
63	B	1,696	0.039
64	B	2,177	0.050

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	D	1,993	0.046
2	D	1,430	0.033
3	D	1,430	0.033
4	D	1,430	0.033
5	D	1,430	0.033
6	D	2,080	0.048
7	D	2,080	0.048
8	D	1,430	0.033
9	D	1,430	0.033
10	D	1,430	0.033
11	D	1,430	0.033
12	D	2,043	0.047
13	D	2,043	0.047
14	D	1,430	0.033
15	D	1,430	0.033
16	D	1,430	0.033
17	D	1,430	0.033
18	D	2,080	0.048
19	D	2,080	0.048
20	D	1,430	0.033

Lot #	Block #	Square Feet	Acreage
21	D	1,430	0.033
22	D	1,430	0.033
23	D	1,430	0.033
24	D	2,043	0.047
25	D	2,302	0.053
26	D	1,690	0.039
27	D	1,690	0.039
28	D	1,690	0.039
29	D	1,690	0.039
30	D	1,885	0.043
31	D	1,430	0.033
32	D	1,430	0.033
33	D	1,886	0.043

Lot #	Block #	Square Feet	Acreage
1	C	2,303	0.053
2	C	1,690	0.039
3	C	1,690	0.039
4	C	1,885	0.043
5	C	1,430	0.033
6	C	1,430	0.033
7	C	1,430	0.033
8	C	1,430	0.033
9	C	2,015	0.046
10	C	1,690	0.039
11	C	1,690	0.039
12	C	2,278	0.052

Lot #	Block #	Square Feet	Acreage
13	C	2,273	0.052
14	C	1,690	0.039
15	C	1,690	0.039
16	C	2,015	0.046
17	C	1,430	0.033
18	C	1,430	0.033
19	C	1,430	0.033
20	C	1,430	0.033
21	C	1,885	0.043
22	C	1,690	0.039
23	C	1,690	0.039
24	C	2,305	0.053

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	3,049	0.070
2	F	1,430	0.033
3	F	1,430	0.033
4	F	1,430	0.033
5	F	2,080	0.048
6	F	2,010	0.046
7	F	1,690	0.039
8	F	1,690	0.039
9	F	1,690	0.039
10	F	2,010	0.046
11	F	2,080	0.048
12	F	1,430	0.033
13	F	1,430	0.033
14	F	1,430	0.033
15	F	3,161	0.073

Lot #	Block #	Acres
1X	C	0.115
1X	F	0.080
1X	B	0.053
1X	D	0.868
1X	A	0.137
2X	B	0.027
2X	A	0.547
2X	D	0.011
3X	B	0.207
4X	B	0.003
5X	B	0.384

PRELIMINARY PLAT

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GREENWAY PARKS

200 RESIDENTIAL LOTS  
11 OPEN SPACE / HOA LOTS  
BEING 13.815 ACRES OUT OF THE  
L.C. WALKER SURVEY ~ ABSTRACT NO. 1652  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
(MAY 2025)

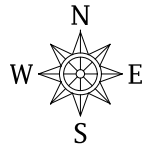
**OWNER**  
CCI-Richland Hills II, LP  
500 N. Capital of Texas Hwy.  
Suite 200  
Austin, Texas 78746  
Email: [dagarwal@capitalcommercial.com](mailto: dagarwal@capitalcommercial.com)  
Contact: Paul D. Agarwal

**DEVELOPER**  
Arcadia Group, LLC  
910 S. Pearl Expressway  
Dallas, Texas 75201  
Telephone: (214) 793-3572  
Contact: Beatle Gietema

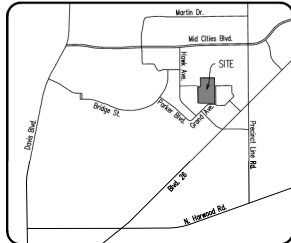
**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
ELS No. F-2121 And No. F-10043100  
Contact: Greg Helsel

Scale: 1" = 60'      May, 2025      SEI Job No. 24-087

Drawing: G:\2024\J085\24-087\N81\13.8 Acres - Bud Jensen Drive\CAD\Preliminary\Preliminary Plat.dwg Saved By: Hjalmarth Date: 5/7/2025 11:28 AM  
Printed By: Hjalmarth Plot Date: 5/7/2025 11:28 AM  
11:28:03 AM



0 30 60 120  
1 inch = 60 ft.



LOCATION MAP  
N.T.S.

LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	IRON PIPE FOUND
	ALUMINUM MONUMENT FOUND
	CONTROL MONUMENT
	EASEMENT
	UTILITY
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT
	STREET EASEMENT
	FIRELANE, ACCESS, & UTILITY EASEMENT
	WASTE WATER EASEMENT
	WALL MAINTENANCE EASEMENT
	HIKE & BIKE TRAIL EASEMENT
	PORTION OF EASEMENT TO BE ABANDONED
	BY THIS PLAT
	RIGHT-OF-WAY
	MINIMUM FINISH FLOOR ELEVATION
	BUILDING LINE
	CENTERLINE
	BLOCK DESIGNATION
	STREET FRONTAGE
	CABINET
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	PAGE
	NUMBER
	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
	NOT TO SCALE
	ORDINANCE NUMBER
	INSTRUMENT OR DOCUMENT
	DEED RECORDS, TARRANT COUNTY, TEXAS
	PLAT RECORDS, TARRANT COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
	10' X 10' TRANSFORMER EASEMENT

#### NOTES:

- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding two feet in width, and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.
- No floodplain exists on this project site.
- All open spaces shall be owned and maintained by the HOA

Lot 1, Block 1  
Birdville High School Addition  
Cab. A, Slide 5902  
OPRTCT

Remainder of  
Lot 2R, Block 1  
U.I.C.I. Addition  
Document No. D211313793  
OPRTCT

Lot 2, Block 1  
North Richland Hills  
Civic Center Addition  
Document No. D210319122  
OPRTCT

Lot 1, Block 1  
Aegon Office Park Addition  
Document No. D190058521  
Cab. A, Slide 384  
OPRTCT

Lot 1, Block 1  
North Richland Hills  
Civic Center Addition  
Document No. D210319122  
OPRTCT

Lot 3E, Block 1  
Northeast Crossing Addition  
Document No. D211237244  
OPRTCT

#### EASEMENT ABANDONMENTS PRELIMINARY PLAT

### GREENWAY PARKS

200 RESIDENTIAL LOTS  
11 OPEN SPACE / HOA LOTS  
BEING 13.815 ACRES OUT OF THE  
L.C. WALKER SURVEY ~ ABSTRACT NO. 1652  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
(MAY 2025)

<b>OWNER</b> CCI-Richland Hills II, LP 500 N. Capital of Texas Hwy. Suite 200 Austin, Texas 78746 Email: dagarwal@capitalcommercial.com Contact: Paul D. Agarwal	<b>DEVELOPER</b> Arcadia Group, LLC 910 S. Pearl Expressway Dallas, Texas 75201 Telephone: (214) 793-3572 Contact: Beatle Gietema	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Greg Helsel
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Drawing: C:\2024\J085\24-087 NH# 13.8 Acres - Bud Jensen Draw\CAD\Preliminary\Preliminary Plat.dwg Saved By: Hqjbnh Date: 5/7/2025 11:28 AM  
Printed by: Hqjbnh Plot Date: 5/7/2025 11:28 AM  
11:28:03 AM  
5/7/2025  
11:28:03 AM

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS CCI-RICHLAND HILLS II, LP, is the owner of a tract of land situated in the L.C. Walker Survey, Abstract No. 1652, City of North Richland Hills, Tarrant County, Texas, the subject tract being a portion of a tract conveyed to said CCI-RICHLAND HILL II GP, LLC, according to deed recorded Document No. D216087702 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in the concrete at the northwest corner of a tract described as "TRACT 1" of land conveyed to Aegon Office Park Addition recorded in Document No. D190058521, Cabinet A, Slide 384 by the Official Public Records of Tarrant County, Texas;

THENCE S 00°30'36" E, 992.71 feet to a point in the west line of said TRACT 1;

THENCE N 88°44'57" W, 496.98 feet along the north line of Lot 3E, Block 1, an addition conveyed to Northeast Crossing Division by Document No. D211237244, of the Official Public Records of Tarrant County, Texas to a point on the north line of Lot 1, Block 1, and addition to North Richland Hills Civic Center Addition by Document No. D210319122 of the Official Public Records of Tarrant County, Texas;

THENCE N 85°19'11" W, 151.35 feet along the north line of said Lot 1, Block 1, to a point on the east line of Lot 2, Block 1, an addition conveyed to North Richland Hills Civic Center Addition by Document No. D21039122 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°39'25" W, 639.93 feet to a point on the east line of said Lot 2, Block 1;

THENCE N 88°00'17" E, 21.91 feet to a point;

THENCE along a tangent curve to the right with a radius of 375.00 feet, a tangent length of 30.69 feet, a central angle of 09°21'24", the radius of which bears S 01°59'43" E, the chord of which bears S 87°19'01" E for a distance of 61.17 feet; Thence along the arc of said curve for a distance of 61.24 feet to a point;

THENCE S 82°38'19" E, 9.37 feet to a point on the east cul-de-sac in the right-of-way line of Bud Jensen Drive, a tract conveyed by Document No. D21031922 by the Official Public Records of Tarrant County;

THENCE along the said east cul-de-sac line, along a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 47°47'23", a tangent length of 22.15 feet, the long chord of which bears N 08°07'41" E for a distance of 40.51 feet with a radial line in of N 57°58'38" W and a radial line out of N 74°13'59" E for an arc length of 41.70 feet to a point;

THENCE N 88°06'39" E, 10.38 feet to an "X" found in the concrete on the east line of Lot 2R, Block 1, an addition conveyed to U.I.C.I. Addition by Document No. D211313793 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°39'25" W, 293.98 feet along the east line of said Lot 2R, to a point at the northwest corner of said lot 2R;

THENCE S 89°50'21" E, 541.19 feet to the POINT OF BEGINNING with the subject tract containing 603,610 square feet or 13.857 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CCI-RICHLAND HILLS II, LP, do hereby adopt this plat designating the hereinabove described property as GREENWAY PARKS, an Addition to Lots 1-56, Block A, Lots 1-64 Block B, Lots 1-24 Block C, Lots 1-33 Block D, 1-8 Block E, 1-15 Block F, and eleven open space Lots 1X-2X Block A, 1X-5X Block B, 1X Block C, 1X-2X Block D, and 1X Block F to the City of North Richland Hills, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of North Richland Hills, Texas.

Witness our hands at Tarrant County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CCI-RICHLAND HILLS II, LP

By: \_\_\_\_\_  
PAUL AGARWAL, OWNER

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Paul Agarwal, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of North Richland Hills, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

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

PRELIMINARY PLAT  
**GREENWAY PARKS**  
  
200 RESIDENTIAL LOTS  
11 OPEN SPACE / HOA LOTS  
BEING 13.815 ACRES OUT OF THE  
L.C. WALKER SURVEY ~ ABSTRACT NO. 1652  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
(MAY 2025)

OWNER  
CCI-Richland Hills II, LP  
500 N. Capital of Texas Hwy.  
Suite 200  
Austin, Texas 78746  
Email: dagarwal@capitalcommercial.com  
Contact: Paul D. Agarwal

DEVELOPER  
Arcadia Group, LLC  
910 S. Pearl Expressway  
Dallas, Texas 75201  
Telephone: (214) 793-3572

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 And No. F-10043100  
Contact: Greg Helsel