

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF NORTH RICHLAND HILLS §

WHEREAS BEATEN PATH DEVELOPMENT, LLC, is the sole owner of a tract of land situated in the Edmund M.D. King Survey, Abstract No. 895, City of North Richland Hills, Tarrant County, Texas, and being all of a called 7.561 acre tract of land described in a Special Warranty Deed to Beaten Path Development, LLC, as recorded in Instrument No. D216116956 of the Official Public Records of Tarrant County, Texas, as corrected by Instrument No. D216135981 of the Official Public Records of Tarrant County, Texas, and also being all of a called 1.998 acre tract of land described in a Special Warranty Deed to Beaten Path Development, LLC, as recorded in Instrument No. D216121258 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 1.998 acre tract, being at the intersection of the southerly right-of-way line of Browning Drive, a 60 foot wide right-of-way as created in the plat recorded in Volume 388-150, Page 7 of the Plat Records of Tarrant County, Texas, with the westerly right-of-way line of Hilltop Drive, a 50 foot wide right-of-way as created in the plat recorded in Volume 388-179, Page 30 of the Plat Records of Tarrant County, Texas;

THENCE South 0°36'28" East, departing the southerly right-of-way line of said Browning Drive, along the easterly line of said 1.998 acre tract, a southerly line of said Hilltop Drive, a distance of 301.06 feet (called 301.00 feet) to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 1.998 acre tract, common to the northeast corner of Lot 3, Block 3 of Lots 1 thru 3, Block 3, Tapp Addition, according to the plat thereof recorded in Volume 388-179, Page 30 of the Plat Records of Tarrant County, Texas;

THENCE North 89°45'15" West, departing the westerly right-of-way line of said Hilltop Drive, along the southerly line of said 1.998 acre tract, a southerly line of said 7.561 acre tract, and the northerly line of said Lot 3, Block 3, a distance of 629.32 feet to an ell corner of said 7.561 acre tract, common to the northwest corner of said Lot 3, Block 3, from which, a 5/8 inch iron rod found for witness bears North 40°10' West, 1.1 feet, and a 1/2 inch iron rod found for witness bears South 14°49' West, 2.2 feet;

THENCE South 0°22'40" East, along an easterly line of said 7.561 acre tract and the westerly line of said Lot 3, Block 3, a distance of 243.00 feet to an "X" cut found for the southerly southeast corner of 7.561 acre tract, common to the southwest corner of said Lot 3, Block 3, being on the northerly line of Lot 1, Block 2, The Tapp Addition, according to the plat thereof recorded in Cabinet A, Slide 1844 of the Plat Records of Tarrant County, Texas, from which, a 1/2 inch iron rod found (disturbed) for witness bears South 22°40' West, 2.6 feet;

THENCE along the common line of said 7.561 acre tract and said Lot 1, Block 2, the following courses and distances:
South 89°51'23" West, a distance of 193.76 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway" found for corner;
North 85°32'34" West, a distance of 131.24 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway" found for corner;
North 29°50'46" West, a distance of 300.72 feet (called 300.90 fee) to the most westerly corner of said 7.561 acre tract, common to the northwest corner of said Lot 1, Block 2, being on the southeasterly right-of-way line of Iron Horse Boulevard (formerly known as Industrial Park & Boulevard), as created in the plat recorded in Volume 388-159, Page 78 of the Plat Records of Tarrant County, Texas, and in the Right-of-Way Easement recorded in Volume 10468, Page 1221 of the Deed Records of Tarrant County, Texas;

THENCE North 51°16'26" East, along the northwesterly line of said 7.561 acre tract and the southeasterly right-of-way line of said Iron Horse Boulevard, a distance of 706.41 feet (called 705.33 feet) to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westerly northwest corner of said 7.561 acre tract, common to the westerly end of a corner clip at the intersection of the southeasterly right-of-way line of said Iron Horse Boulevard with the southerly right-of-way line of aforesaid Browning Drive;

THENCE South 83°48'24" East, departing the southeasterly right-of-way line of said Iron Horse Boulevard, along the northerly line of said 7.561 acre tract and said corner clip, a distance of 21.43 feet (called 21.30 feet) to a 5/8 inch iron rod with plastic cap stamped "Dunaway" found for the easterly northwest corner of said 7.561 acre tract, common to the easterly end of said corner clip, being on the southerly right-of-way line of said Browning Drive;

THENCE along the northerly line of said 7.561 acre tract, the northerly line of aforesaid 1.998 acre tract, and the southerly right-of-way line of said Browning Drive, the following courses and distances:
South 39°21'44" East, a distance of 13.55 feet (called 13.33 feet) to a point at the beginning of a tangent curve to the left having a central angle of 50°18'30", a radius of 430.00 feet, a chord bearing and distance of South 64°30'59" East, 365.55 feet, from which, a 1/2 inch iron rod found for witness bears South 43°01' East, 2.3 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 377.56 feet to a 1/2 inch iron rod with plastic cap stamped "Goodwin Marshall" found for corner;
South 89°40'14" East, a distance of 187.80 feet to the POINT OF BEGINNING and containing 9.564 acres (416,600 square feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, BEATEN PATH DEVELOPMENT, LLC, do hereby certify that we are the legal owner of the above described tract of land and do hereby adopt this plat as our plan to subdivide the same to be known as IRON HORSE HEIGHTS, an addition to the City of North Richland Hills, Tarrant County, Texas, and so hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

BY: Beaten Path Development, LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 _____, 20__.

Notary Public, State of Texas

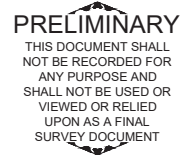
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, 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 _____, 2019.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580



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 Sylviana Gunawan, 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 _____, 20__.

Notary Public, State of Texas

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 of this plat for filing of record.
Mayor, City of North Richland Hills
Attest: City Secretary

FINAL PLAT
IRON HORSE HEIGHTS
LOTS 1 & 2, BLOCK 1

BEING 9.564 ACRES OF LAND LOCATED IN THE EDMUND M.D. KING SURVEY, ABSTRACT NO. 895 CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS CITY PROJECT # FP 2019-__

Kimley >> Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale N/A Drawn by SG Checked by KHA Date JUNE 2019 Project No. 063238000 Sheet 2 OF 2
ENGINEER / SURVEYOR: Kimley-Horn and Associates State of Texas Registration No. F-928 6160 Warren Parkway, Suite 210 Frisco, TX 75034 P (972) 335-3580 Contact: Heath Voyles, P.E.
OWNER: Beaten Path Development, LLC 700 W. Harwood Road, Suite A Hunt, TX 75664
APPLICANT: Right Quest, LLC 5057 Keller Springs Road, Suite 300 Addison, TX 75001 P (972) 745-0725 Contact: Chris Harden

DWG NAME: K:\FILE_SURVEY\063238000\IRON HORSE MULTIFAMILY\063238000_FINAL.PLT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 01/10/19 10:57 AM LAST SAVED: 01/10/19 10:57 AM