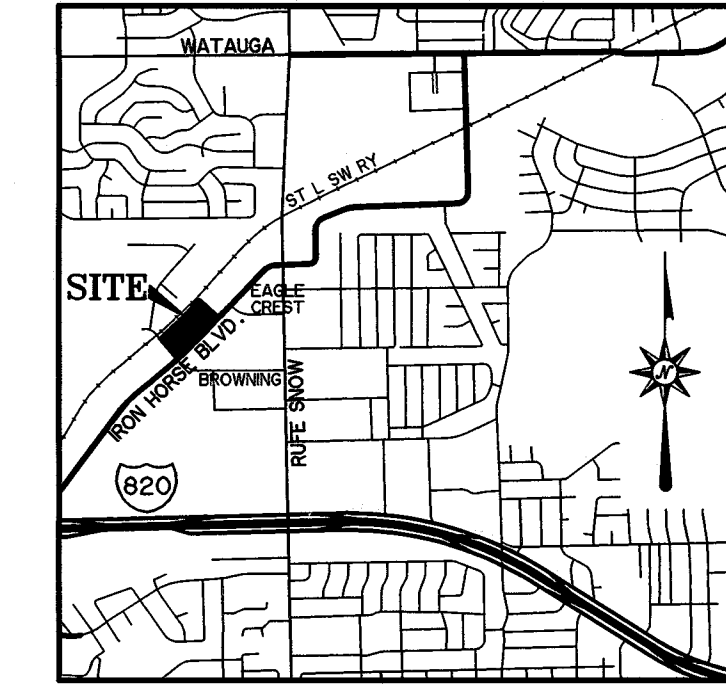
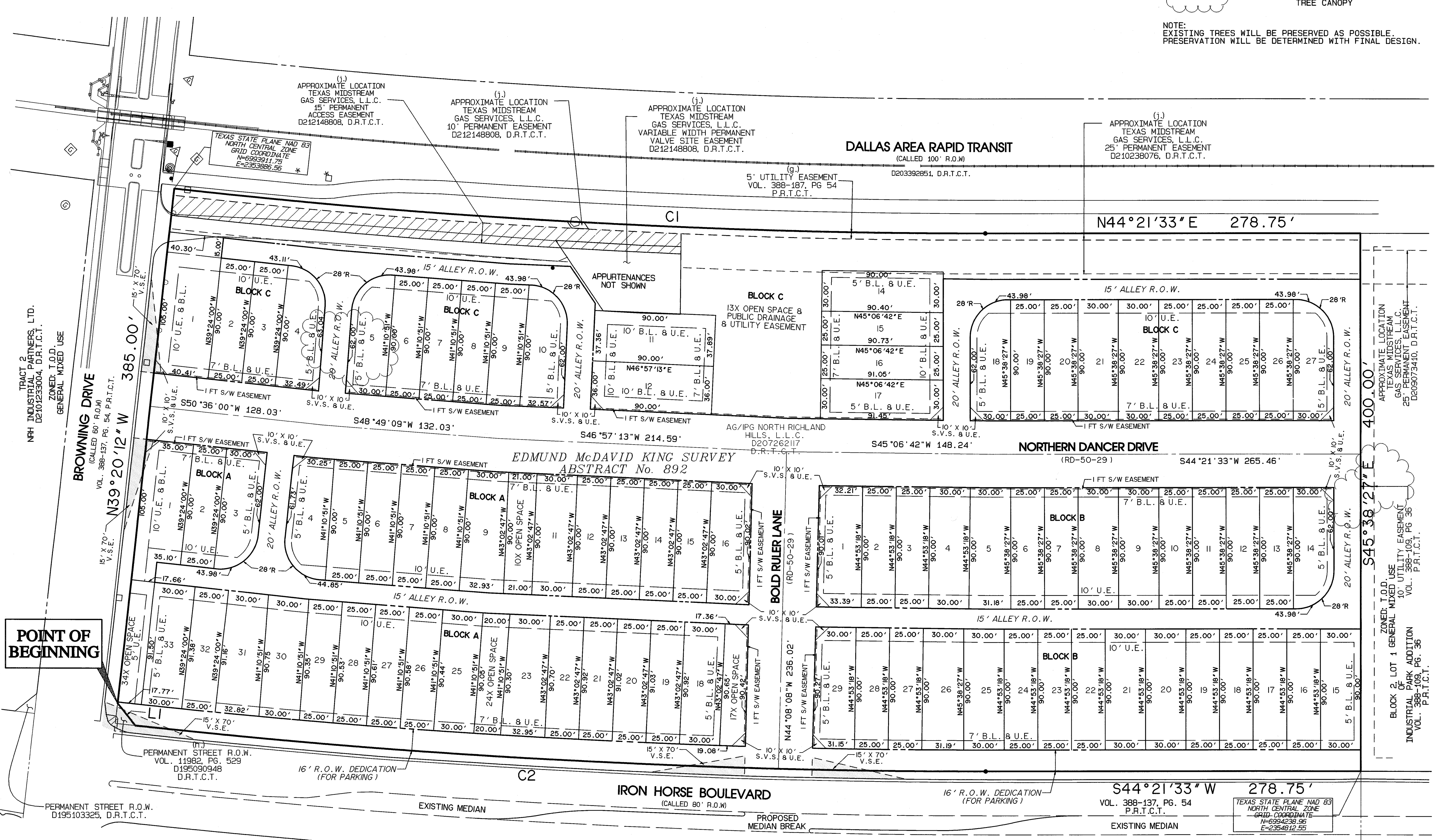


LEGEND

NOTE: EXISTING TREES WILL BE PRESERVED AS POSSIBLE. PRESERVATION WILL BE DETERMINED WITH FINAL DESIGN.



VICINITY MAP
(NOT TO SCALE)



LAND USE DATA	
LOT SIZE	No. LOTS
25' x 90'	85
OPEN SPACE	
No. OF LOTS	5
AREA OF OPEN SPACE	1.00 ACRES
(NET OF EXISTING VALVE STATION FACILITIES)	
	0.09 ACRES
PERCENT OF OPEN SPACE	13.16%

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day of _____, 20____, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

PRELIMINARY PLAT FOR IRON HORSE COMMONS PHASE 1

SITUATED IN THE EDMUND McDAVID KING SURVEY ABSTRACT No. 892 CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS

JANUARY, 2016

ZONED: T.O.D. - GENERAL MIXED USE

SHEET 1 OF 2

CASE No. PP 2015-06

LINE DATA

LINE	BEARING	DISTANCE
L1	N84°21'33"W	21.20'

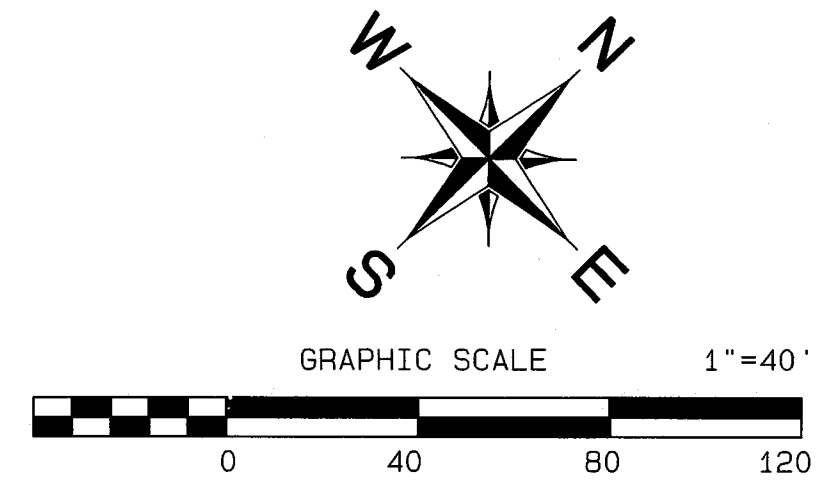
CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	5462.58'	6°20'05"	603.97'	N47°31'36"E	603.66'
C2	5862.60'	6°11'10"	632.98'	N47°27'08"E	632.67'

OWNER:
AG/IRG NORTH RICHLAND HILLS, LLC
2000 AVENUE OF THE STARS SUITE 1020 LOS ANGELES, CA 90067
(310) 777-5446
CONTACT: MR. ALLAN STERNBERG

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
CONTACT: JASON WEAVER, P.E.

DEVELOPER:
OUR COUNTRY HOMES
700 WEST HARWOOD DRIVE HURST, TX 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN



PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF TARRANT:

BEING a tract of land situated in the Edmund McDavid King Survey, Abstract No. 892, City of North Richland Hills, Tarrant County, Texas, being a portion of Lot 2 Block 2 of the plat showing Industrial Park, Second Filing, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-137, Page 54, Plat Records, Tarrant County, Texas (PRCT), and being Tract 2 as described in Special Warranty Deed to AG/IRG North Richland Hills, L.L.C., recorded in 0807262117, Deed Records, Tarrant County, Texas (DRCT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set at the most westerly right-of-way clip corner of the intersection of the northeasterly right-of-way line of Browning Drive (called 60' R.O.W. per Volume 388-137, Page 54, PRCT) and the northwesterly right-of-way line of Iron Horse Boulevard (formerly Industrial Park Drive R.O.W. per Volume 388-137, Page 54, PRCT), said clip corner per Permanent Street Right-Of-Way, recorded in D195090946, DRCT), from which a cut X in concrete found at the most southerly corner of said Lot 2, Block 2 as platted bears S 39°20'12" E, 15.00 feet;

THENCE N 39°20'12" W, along the northeasterly right-of-way line of said Browning Drive and the southwesterly line of said Lot 2, Block 2, a distance of 385.00 feet (deed 384.93 feet) to 3/4" rebar found at the intersection with the southeasterly line of a tract of land as described in deed to Dallas Area Rapid Transit recorded in 0203332851, DRCT) (formerly known as the St. Louis & Southwestern Railroad, formerly the St. Louis, Arkansas & Texas Railroad called 100 foot R-O-W, recorded in Volume 54, Page 614, DRCT), being the most westerly corner of said Lot 2, Block 2, from which a 1/2" rebar found bears N 38°54'29" W, 99.44 feet (called 100 feet);

THENCE Northeasterly, departing the northeasterly line of said Browning Drive, along the southerly line of said Dallas Area Rapid Transit tract, the northwesterly line of said Lot 2, Block 2, and a non-tangent curve to the left, having a radius point that bears N 39°18'22" W, 5462.60 feet, a central angle of 06°20'05", an arc distance of 603.97 feet (plat 603.82 feet, deed 604.45 feet), and a chord which bears N 47°31'36" E, 603.66 feet to a point for corner at the end of said curve being 50 feet from which the center of said railroad, from which a 1/2" rebar found bears N 48°38'27" W, 0.47 feet, and a 5/8" rebar found bears N 49°22'00" W, 99.31 feet (called 100 feet);

THENCE N 44°21'33" E, tangent to said curve, along the southerly line of said Dallas Area Rapid Transit tract and the northwesterly line of said Lot 2, Block 2, a distance of 278.75 feet (plat 278.81 feet, deed 278.48 feet) to a point for corner at the most northerly corner of said Lot 2, Block 2 and the most westerly corner of Lot 1, Block 2 of Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-109, Page 36, DRCT) being 50 feet from the center of said railroad, from which a 5/8" rebar capped (illegible) found bears N 45°38'27" W, 0.29 feet and a 5/8" rebar capped MSI found at the most northerly corner of said Lot 1, Block 2 bears N 44°21'33" E, 897.78 feet (deed 897.79 feet);

THENCE S 45°38'27" E, departing the southeasterly line of said Dallas Area Rapid Transit tract along the line common to said Lot 2, Block 2 and said Lot 1, Block 2, a distance of 400.00 feet (plats 400.00 feet & 399.87 feet, deeds 400.21 feet) to a 5/8" rebar capped MSI RPLS 4224 found in the northwesterly right-of-way line of aforementioned Iron Horse Boulevard (called 80' R.O.W.) from which a 1/2" rebar found bears S 55°22' W, 0.2 feet, a 1/2" rebar found bears S 59°59' E, 0.2 feet, and a cut X in concrete found at the most easterly corner of said Lot 1, Block 2 bears N 44°21'33" E, 907.85 feet (plat 907.70 feet, deed 907.70 feet);

THENCE S 44°21'33" W, along the northwesterly right-of-way line of said Iron Horse Boulevard and the southeasterly line of said Lot 2, Block 2, a distance of 278.75 feet (plat 278.71 feet, deed 278.63 feet) to a 5/8" rebar found at the beginning of a tangent curve to the right, having a radius of 5862.60 feet;

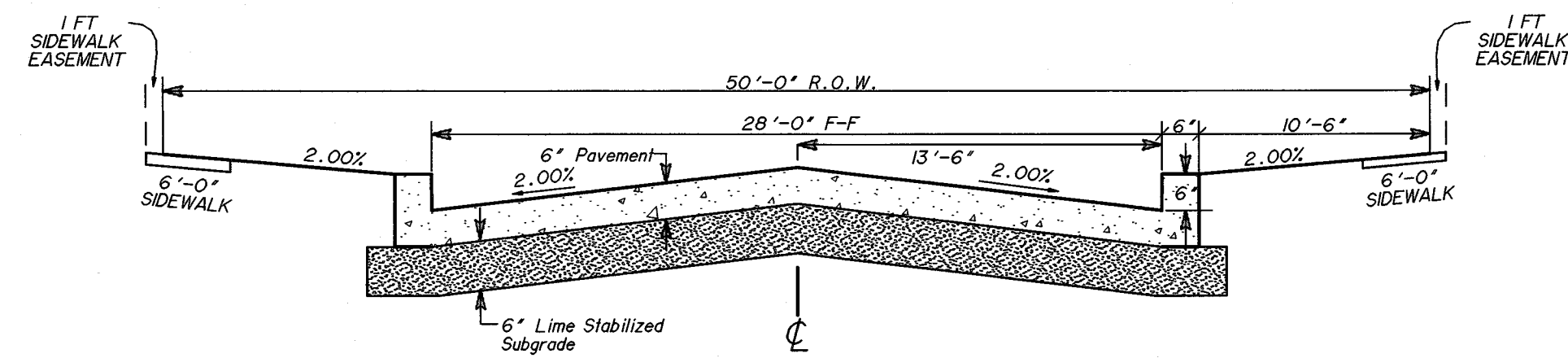
THENCE Southwesterly, along the northwesterly right-of-way line of said Iron Horse Boulevard, the southeasterly line of said Lot 2, Block 2, and said curve having a central angle of 06°11'00", an arc distance of 632.98 feet (deed 632.94 feet), and a chord that bears S 47°27'08" W, 632.67 feet to a 1/2" rebar capped Goodwin & Marshall set at the most easterly right-of-way clip corner of the intersection of the northwesterly line of said Iron Horse Boulevard and the northeasterly line of aforementioned Browning Drive;

THENCE N 64°21'33" W, along said right-of-way clip corner, a distance of 212.0 feet (R.O.W. deed 212.0 feet, deed 212.1 feet) to the POINT OF BEGINNING and containing 8.305 acres of land.

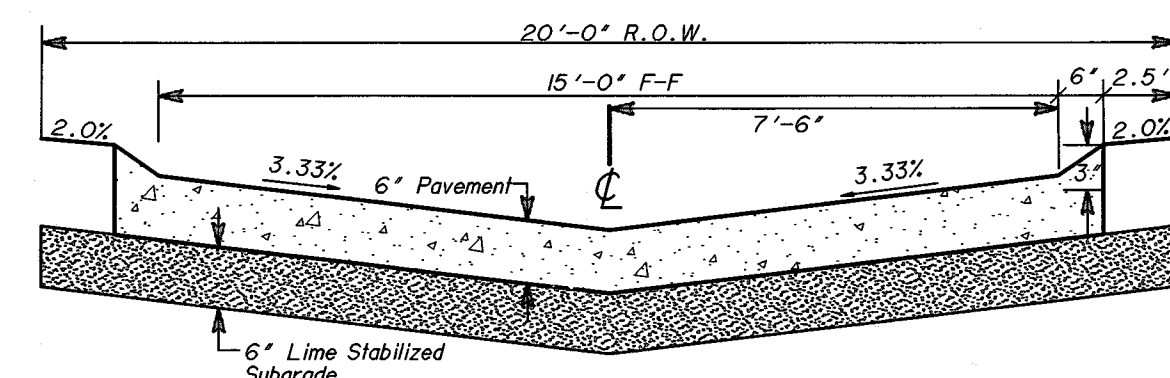
NOTE:
Bearings are referenced to City of North Richland Hills Geodetic Control Stations GPS-35 & GPS-36.

NOTES

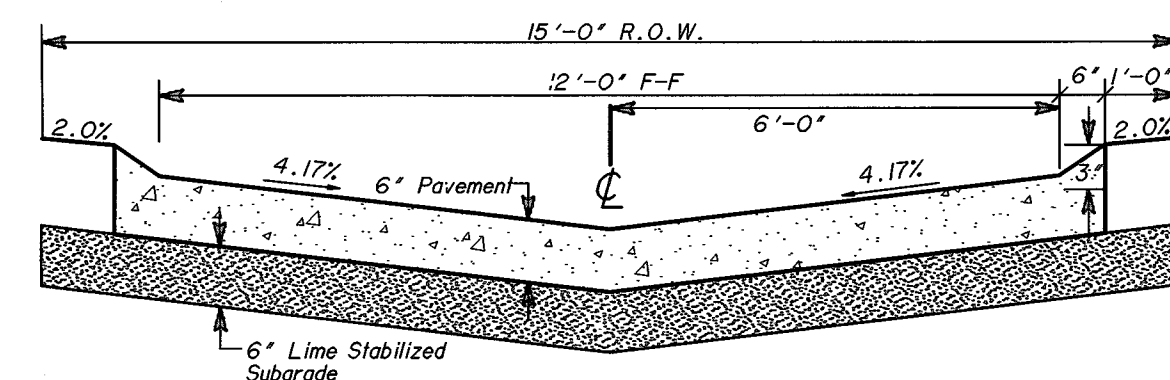
- 7' BUILDING LINES SHOWN ARE MINIMUM SETBACKS PER THE DEVELOPER PRODUCT STANDARDS. HOWEVER, THE "BUILD TO ZONE" ALONG A STREET MAY VARY BETWEEN 5 AND 20 FEET PER THE T.O.D. STANDARDS.
- 15' X 70' V.S.E. LOCATIONS ARE PROJECTED FROM THE ADJACENT CURBS ALONG IRON HORSE BOULEVARD & BROWNING DRIVE.



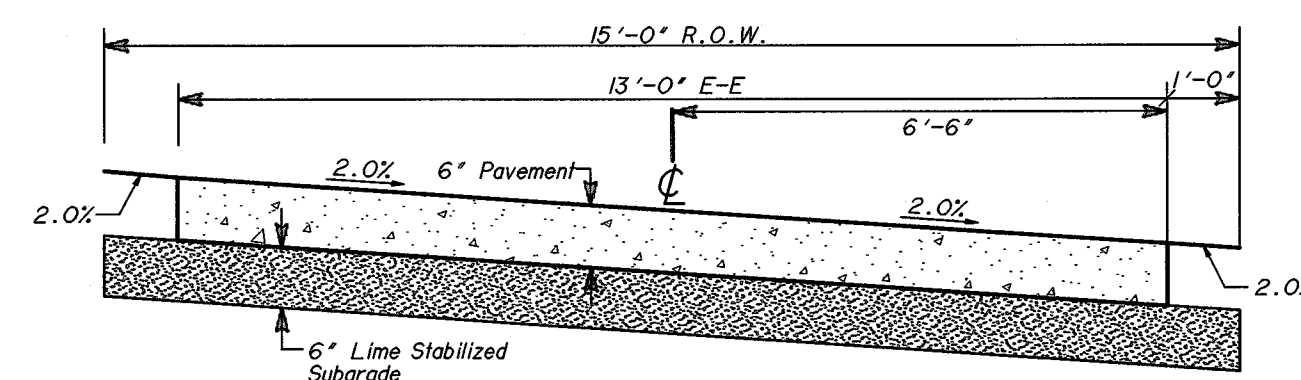
TYPICAL 50' ROW (RD-50-29)
ROOF TOP CROWN CROSS SECTION
NTS



TYPICAL 20' ALLEY CROSS SECTION
NTS



BLOCK A & B 15' ALLEY CROSS SECTION
NTS



BLOCK C 15' ALLEY CROSS SECTION
NTS

Lot	LOT AREAS (SQUARE FEET)		
	Block A	Block B	Block C
Lot 1	3,419	2,952	4,237
Lot 2	2,250	2,250	2,250
Lot 3	2,532	2,250	2,250
Lot 4	2,764	2,700	2,642
Lot 5	2,250	2,753	2,532
Lot 6	2,250	2,250	2,250
Lot 7	2,250	2,250	2,250
Lot 8	2,250	2,700	2,250
Lot 9	2,832	2,700	2,250
Lot 10	1,890	2,250	2,632
Lot 11	2,700	2,250	3,386
Lot 12	2,250	2,250	3,240
Lot 13	2,250	2,250	40,662
Lot 14	2,250	2,532	2,706
Lot 15	2,250	2,700	2,264
Lot 16	2,777	2,250	2,272
Lot 17	1,649	2,250	2,738

Lot	LOT AREAS (SQUARE FEET)		
	Block A	Block B	Block C
Lot 18	2,724	2,250	2,531
Lot 19	2,275	2,250	2,250
Lot 20	2,276	2,700	2,250
Lot 21	2,274	2,700	2,700
Lot 22	2,270	2,250	2,700
Lot 23	2,849	2,250	2,250
Lot 24	1,803	2,250	2,250
Lot 25	2,707	2,702	2,250
Lot 26	2,261	2,763	2,250
Lot 27	2,263	2,262	2,532
Lot 28	2,262	2,262	
Lot 29	2,259	2,762	
Lot 30	2,715		
Lot 31	2,857		
Lot 32	2,282		
Lot 33	2,743		
Lot 34	1,621		

OWNER:
**AG/IRG NORTH
RICHLAND HILLS, LLC**
2000 AVENUE OF THE STARS
SUITE 1020
LOS ANGELES, CA 90067
(310) 777-5446
CONTACT: MR. ALLAN STERNBERG

PREPARED BY:
**GOODWIN &
MARSHALL**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
CONTACT: JASON WEAVER, P.E.

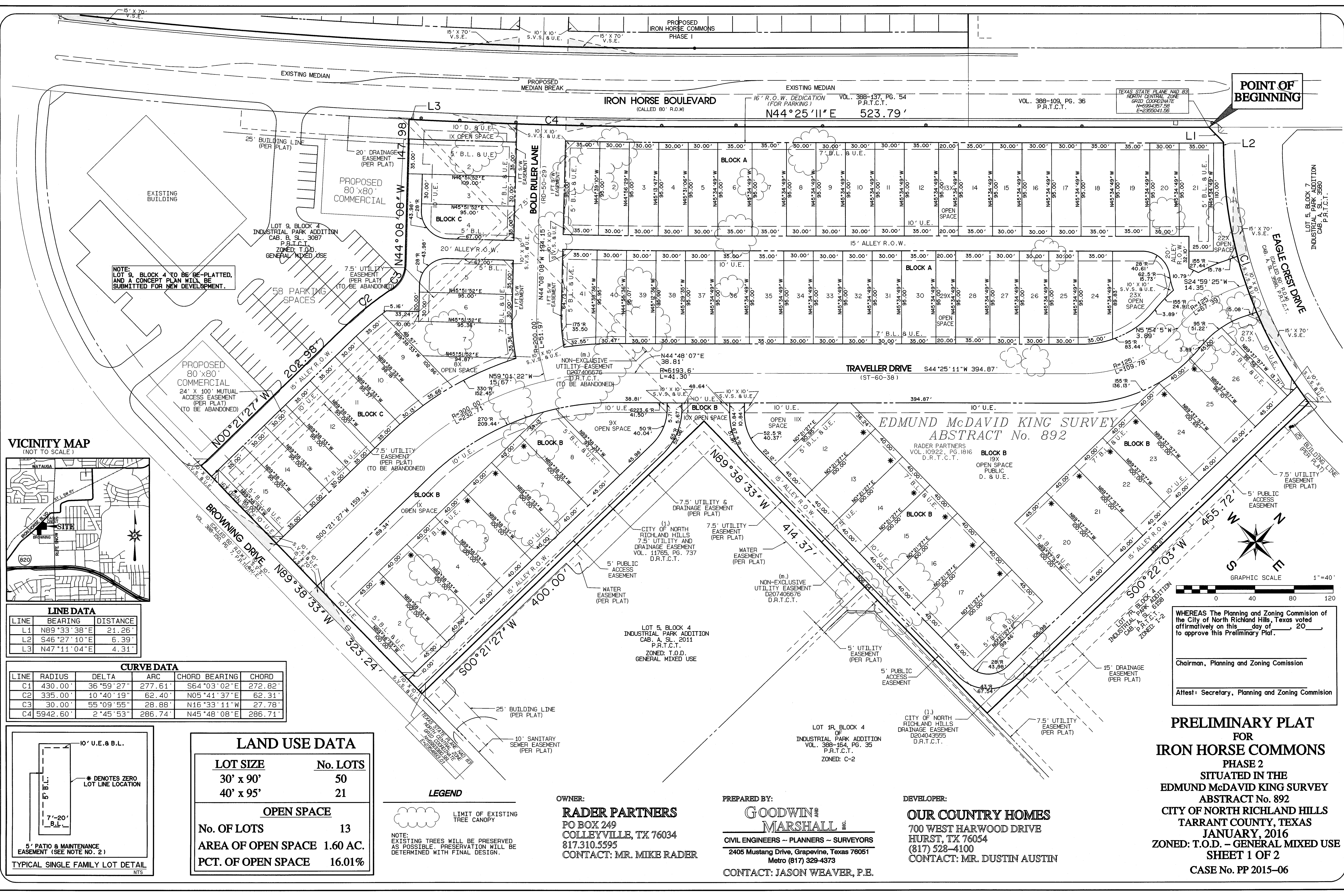
DEVELOPER:
OUR COUNTRY HOMES
700 WEST HARWOOD DRIVE
HURST, TX 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day of _____, 20____, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

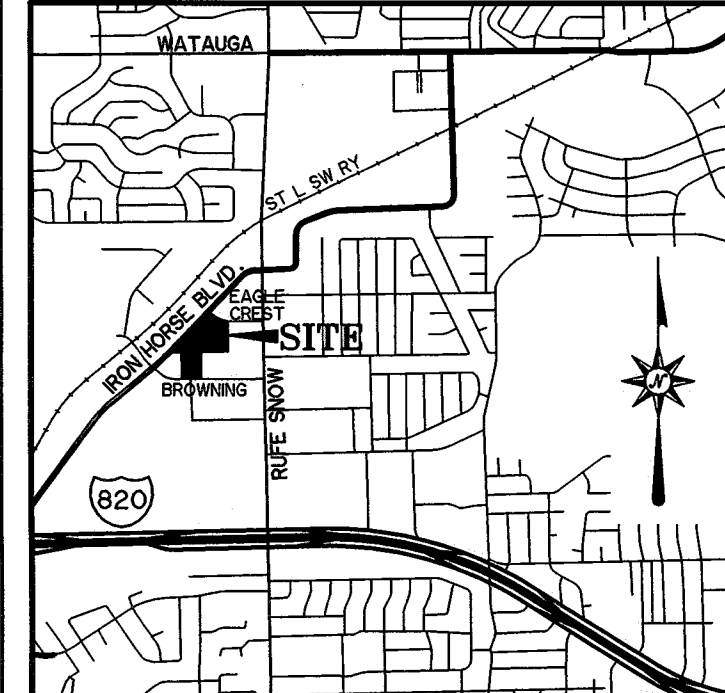
**PRELIMINARY PLAT
FOR
IRON HORSE COMMONS
PHASE 1**
SITUATED IN THE
EDMUND McDAVID KING SURVEY
ABSTRACT No. 892
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
JANUARY, 2016
ZONED: T.O.D. - GENERAL MIXED USE
SHEET 2 OF 2
CASE No. PP 2015-06



POINT OF BEGINNING

NOTE: LOT 9, BLOCK 4 TO BE RE-PLATTED, AND A CONCEPT PLAN WILL BE SUBMITTED FOR NEW DEVELOPMENT.

VICINITY MAP
(NOT TO SCALE)

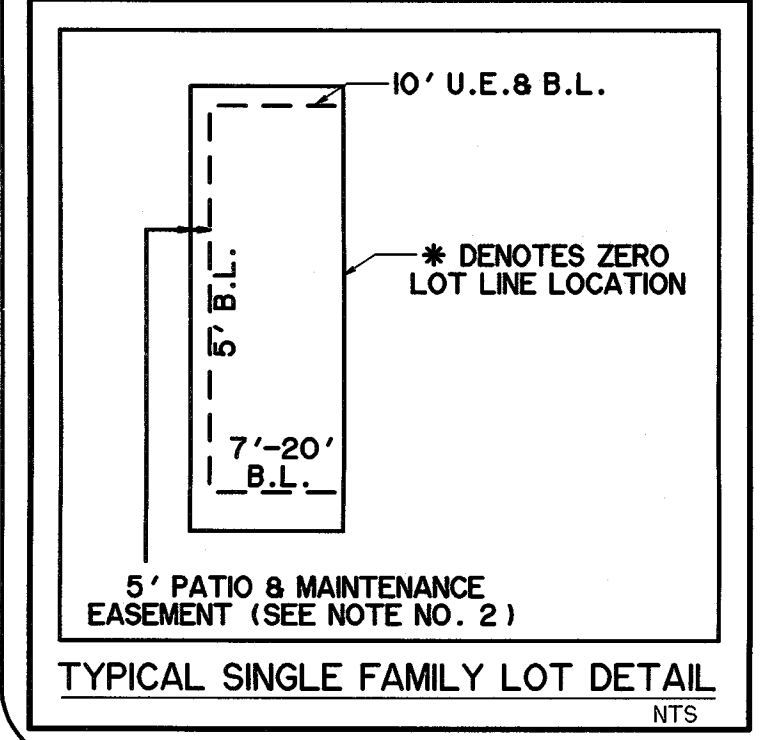


LINE DATA

LINE	BEARING	DISTANCE
L1	N89°33'38"E	21.26'
L2	S46°27'10"E	6.39'
L3	N47°11'04"E	4.31'

CURVE DATA

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	430.00'	36°59'27"	277.61'	S64°03'02"E	272.82'
C2	335.00'	10°40'19"	62.40'	N05°41'37"E	62.31'
C3	30.00'	55°09'55"	28.88'	N16°33'11"W	27.78'
C4	5942.60'	2°45'53"	286.74'	N45°48'08"E	286.71'



LAND USE DATA

LOT SIZE	No. LOTS
30' x 90'	50
40' x 95'	21

OPEN SPACE

No. OF LOTS	13
AREA OF OPEN SPACE	1.60 AC.
PCT. OF OPEN SPACE	16.01%

LEGEND

☁️ LIMIT OF EXISTING TREE CANOPY

NOTE: EXISTING TREES WILL BE PRESERVED AS POSSIBLE. PRESERVATION WILL BE DETERMINED WITH FINAL DESIGN.

OWNER:
RADER PARTNERS
PO BOX 249
COLLEYVILLE, TX 76034
817.310.5595
CONTACT: MR. MIKE RADER

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
CONTACT: JASON WEAVER, P.E.

DEVELOPER:
OUR COUNTRY HOMES
700 WEST HARWOOD DRIVE
HURST, TX 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day of 20 to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

PRELIMINARY PLAT
FOR
IRON HORSE COMMONS
PHASE 2
SITUATED IN THE
EDMUND McDAVID KING SURVEY
ABSTRACT No. 892
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
JANUARY, 2016
ZONED: T.O.D. - GENERAL MIXED USE
SHEET 1 OF 2
CASE No. PP 2015-06

E:\VCSG - Ironhorse Commons\PRELIM Iron Horse Commons Prelim Plat - Revised.prc Fri Apr 22 14:00:07 2016

PROPERTY DESCRIPTION

STATE OF TEXAS,
COUNTY OF TARRANT:

BEING a tract of land situated in the Edmund McDavid King Survey, Abstract No. 892, City of North Richland Hills, Tarrant County, Texas, being a portion of that tract of land as described in deed to Rader Partners, recorded in Volume 10922, Page 1818, Deed Records, Tarrant County, Texas, being a portion 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 (PRCT), being a portion of that tract of land as described in deed to ProProp LLC, recorded in D214220425, Deed Records, Tarrant County, Texas (DRCT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped found at a clip corner of the intersection of the southeasterly right-of-way line of Iron Horse Boulevard (formerly Industrial Park Boulevard - called 80' R.O.W. per Volume 388-103, Page 36, PRCT) and the southerly right-of-way line of Eagle Crest Drive (per Cabinet A, Slide 3580, PRCT), said point lying in the northwesterly line of said Rader tract;

THENCE N 89°33'38" E, departing the southeasterly line of said Iron Horse Boulevard, along a right-of-way clip line of the southerly line of said Eagle Crest Drive, a distance of 21.26 feet (plat 21.21 feet) to a 1/2" rebar capped Landes Assoc found at a clip corner;

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

S 46°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 Cabinet A, Slide 6158, PRCT, from which a 5/8" rebar found bears N 68° E, 0.1 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 455.72 feet (plat 455.89 feet) to a point for corner in the north line of Lot 4R, Block 4 of Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-164, Page 35, PRCT, 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 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, PRCT;

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 washer stamped Dunaway found in the north right-of-way line of Browning Drive (called 60' R.O.W. per Volume 388-150, Page 7, PRCT) 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 N 89°38'33" W, along the north right-of-way line of said Browning Drive and the south line of said Rader tract, a distance of 281.69 feet (plat Cabinet B, Slide 3087, PRCT - 282.00 feet, deed remainder 281.93 feet, plat remainder 281.23 feet) passing a cut X in concrete found at the southwest corner of a remainder portion of said Rader tract and the southeast corner of said Lot 9, Block 4, Industrial Park Addition, continuing a total distance of 323.24 feet to the southwest corner of the herein described tract of land, from which a cut X in concrete found bears N 89°38'33" W, 77.81 feet;

THENCE departing the north line of said Browning Drive, across said Lot 9, Block 4, as follows:

N 00°21'27" E, a distance of 202.98 feet to the beginning of a tangent curve to the right, having a radius of 335.00 feet;

Northeasterly, along said curve, having a central angle of 10°40'19"; an arc distance of 62.40 feet, and a chord that bears N 05°41'37" E, 62.31 feet to the beginning of a reverse curve to the left, having a radius of 30.00 feet;

Northwesterly, along said curve, having a central angle of 55°09'55"; an arc distance of 28.88 feet, and a chord that bears N 16°33'11" W, 27.78 feet to the end of said curve;

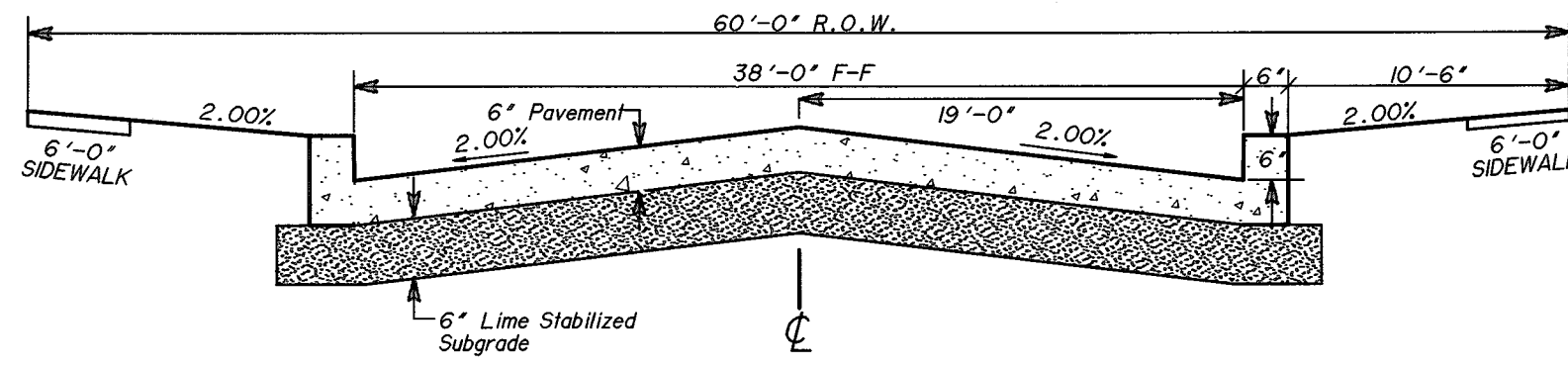
N 44°08'08" W, tangent to said curve, a distance of 147.98 feet to point in the southeasterly right-of-way line of said Iron Horse Boulevard (called 80 foot right-of-way per Volume 388-137, Page 54, PRCT) and the northwesterly line of said Lot 9, Block 4;

THENCE along the southeasterly right-of-way line of said Iron Horse Boulevard (called 80' R.O.W. per Volume 388-137, Page 54 & Volume 388-103, Page 36, PRCT), as follows:

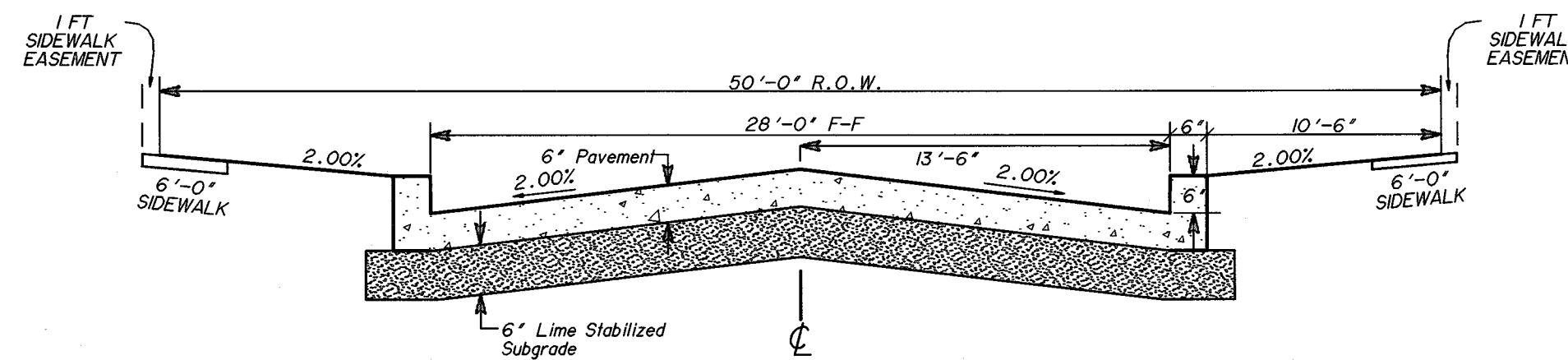
Northeasterly, along a non-tangent curve to the left, having a radius point that bears N 42°46'26" W, 5942.60 feet, at an arc distance of 4.31 feet passing a 1/2" rebar capped Landes Assoc found at the northwest corner of said Lot 9, Block 4 and the most westerly corner of a remainder portion of said Rader tract, continuing in all along said curve having a central angle of 02°48'22", an arc distance of 291.05 feet, and a chord that bears N 45°49'22" E, 291.02 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 (deed remainder 523.81 feet) to the POINT OF BEGINNING and containing 9.979 acres of land.

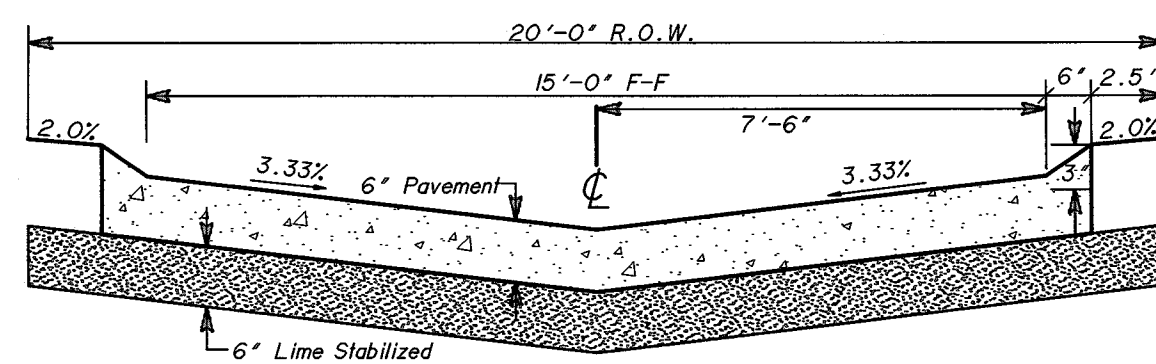
NOTE:
Bearings are referenced to City of North Richland Hills Geodetic Control Stations GPS-35 & GPS-36.



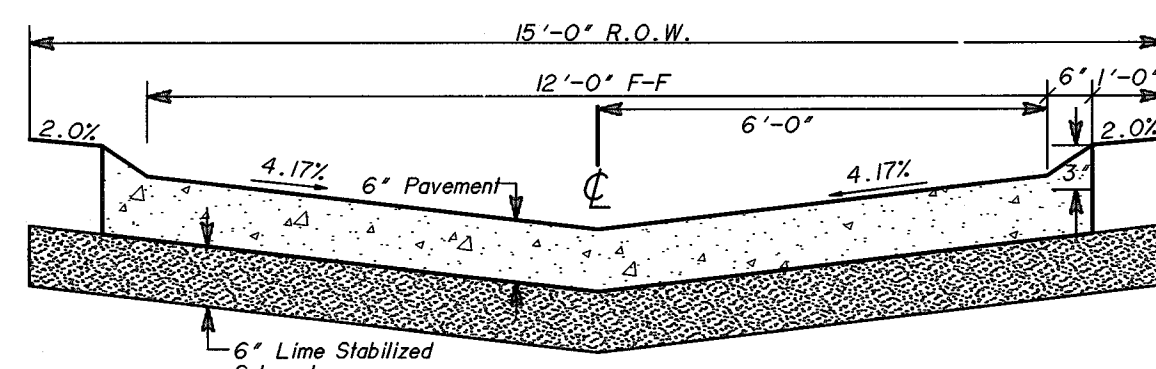
TYPICAL 60' ROW (ST-60-38)
ROOF TOP CROWN CROSS SECTION
NTS



TYPICAL 50' ROW (RD-50-29)
ROOF TOP CROWN CROSS SECTION
NTS



TYPICAL 20' ALLEY CROSS SECTION
NTS



TYPICAL 15' ALLEY CROSS SECTION
NTS

LOT	LOT AREAS (SQUARE FEET)		
	Block A	Block B	Block C
Lot 1	3,366	9,211	2,111
Lot 2	2,873	4,500	3,815
Lot 3	2,873	4,000	2,850
Lot 4	2,873	4,000	3,157
Lot 5	2,850	4,000	3,157
Lot 6	3,325	4,000	2,852
Lot 7	3,325	4,000	4,187
Lot 8	2,850	4,466	1,352
Lot 9	2,850	4,857	3,518
Lot 10	2,850	8,083	2,896
Lot 11	2,850	3,349	3,327
Lot 12	3,325	4,460	3,325
Lot 13	1,900	4,000	2,850
Lot 14	3,325	4,000	2,850
Lot 15	2,850	4,000	3,325
Lot 16	2,850	4,000	952
Lot 17	2,850	4,000	
Lot 18	3,325	4,499	
Lot 19	3,325	27,358	
Lot 20	2,850	4,500	
Lot 21	3,700	4,000	

LOT	LOT AREAS (SQUARE FEET)		
	Block A	Block B	Block C
Lot 22	2,273	4,000	
Lot 23	3,990	4,000	
Lot 24	3,272	4,000	
Lot 25	2,850	3,900	
Lot 26	2,850	4,375	
Lot 27	2,850	2,258	
Lot 28	3,325		
Lot 29	1,900		
Lot 30	3,325		
Lot 31	2,850		
Lot 32	2,850		
Lot 33	2,850		
Lot 34	4,000		
Lot 35	3,325		
Lot 36	3,325		
Lot 37	2,857		
Lot 38	2,872		
Lot 39	2,873		
Lot 40	2,882		
Lot 41	3,428		

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

PRELIMINARY PLAT
FOR
IRON HORSE COMMONS
PHASE 2
SITUATED IN THE
EDMUND McDAVID KING SURVEY
ABSTRACT No. 892
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
JANUARY, 2016
ZONED: T.O.D. - GENERAL MIXED USE
SHEET 2 OF 2

CASE No. PP 2015-06

OWNER:
RADER PARTNERS
PO BOX 249
COLLEYVILLE, TX 76034
817.310.5595
CONTACT: MR. MIKE RADER

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
CONTACT: JASON WEAVER, P.E.

DEVELOPER:
OUR COUNTRY HOMES
700 WEST HARWOOD DRIVE
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