

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°31'55" E	15.24'
L2	S 45°30'32" E	14.14'
L3	N 44°23'55" E	14.17'
L4	N 45°51'06" E	14.49'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1002.12'	100.46'	100.41'	N 03°23'42" E	5°44'37"
C2	1002.12'	99.97'	99.93'	N 02°07'38" E	5°42'57"

Chair, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

1. This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Chicago Title Insurance Company, currently no G.F. No., surveyor will update upon receipt of final Commitment, effective date: September 22, 2024. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.

2. The surveyed property is subject to the terms, conditions, easement and other matters as set out in the plat recorded in 388-87, Page 5 P.R.T.C.T. Easements and setback lines are shown on this survey.

3. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

5. According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

6. The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires, or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

Mayor, City of North Richland Hills

Attest: City Secretary

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis  
R.P.L.S. No. 5647  
Date: JULY 10, 2025

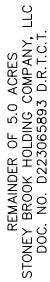


Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Signature

Notary Stamp:



WHEREAS BYD STONYBROOKE LLC is the owner of all that certain 7.992 acres of land by virtue of the deed recorded in Document Number D225026985, in the Deed Records of Tarrant County Texas (D.R.T.C.T.), out of Tract 'A', Stonybrooke Addition, recorded in Volume 388--87, Page 5, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) in the Oziah Rumlfield Survey, A-1365, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

Commencing at a 5/8" iron rod found for the northeast corner of Lot 4, Block 4, of said Stonybrook Addition, in the west line of the 5.0 acre tract described in the deed to Stoney Brook Holding Company, LLC, recorded in Document Number D22365893, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and in the south right-of-way line of Royal Ridge Drive (a 50' right-of-way); Then North 00° 30' 05" West - 50.00' along the west line of said 5.0 acre tract, to a 1/2" iron rod with a cap stamped 'SPRY 5647' set for the POINT OF BEGINNING and southeast corner of the herein described tract, in the north right-of-way line of said Royal Ridge Drive;

THENCE South 89° 29' 00" West - 819.12' (called 829.48') along the north right-of-way line of said Royal Ridge Drive, to a 1/2" iron rod with a cap stamped 'SPRY 5647' set for the east corner of the northeast corner clip at the intersection of the north right-of-way line of said Royal Ridge Drive and the east right-of-way line of Stonybrooke Drive (right-of-way varies);

THENCE North 45° 18' 27" West - 14.09' along said northeast corner clip, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the north corner of said southeast corner clip;

THENCE North 00° 05' 55" West - 202.20' along the east right-of-way line of said Stonybrook Drive, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the point on a curve to the right having a central angle of 05° 44' 37", a radius of 1,002.12', and a chord bearing and distance of North 03° 23' 42" East - 100.41';

THENCE along said curve to the right an arc distance of 100.46' (called 100.16'), to a 1/2" iron rod found for the Point of Reverse Curvature of a curve to the left having a central angle of 05° 42' 57", a radius of 1,002.12', and a chord bearing and distance of North 02° 07' 38" East - 99.93';

THENCE along said curve to the left an arc distance of 99.97' (called 100.16'), to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the south corner of the southeast corner clip at the intersection of the east right-of-way line of said Stonybrooke Drive and the south right-of-way line of Rumfield Road (right-of-way varies);

THENCE North 44° 41' 33" East - 14.19' along said southeast corner clip, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the east corner of said southeast corner clip, and from which a found 1/2" iron rod with a cap stamped "RPLS 4183 SPOONER" bears South 89° 29' 00" West - 90.00', then South 00° 05' 55" East - 9.71';

THENCE North 89° 29' 00" East - 806.15' along the south right-of-way line of said Rumfield Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the east line of said 5.0 acre tract;

THENCE South 00° 30' 05" East - 422.20' along the east line of the herein described tract, common to the west line of said 5.0 acre tract, to the POINT OF BEGINNING and containing 7.992 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **BYD STONYBROOK LLC**, the Owner, does hereby adopt this plan designating the herein before described property as **Lots 1-14, Block 1 & Lots 1-17, Block 2, Stonybrook Park** and hereby dedicates the same to the City of Stony Brook, New York, and the County of Suffolk, New York, and hereby dedicates fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plan for the mutual use and accommodation of the public utility consisting of use or using the same for any public utility, including but not limited to, the installation, construction, maintenance, repair, replacement, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the right to enter upon the premises for the purpose of installing, repairing and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of the City of Stony Brook, New York, or the County of Suffolk, New York, and in accordance with the resolutions of the City of North Richland Hills, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Michael Goff

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Michael Goff**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Signature

Notary Stamp:

## FINAL PLAT OF

LOTS 1-14, BLOCK 1 & LOTS 1-17, BLOCK 2

# STONYBROOKE PARK ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING  
A REPLAT OF THE REMAINDER TRACT 'A', BLOCK 1,  
STONYBROOKE ADDITION, WHICH IS 7.992 ACRES  
IN THE OZIAH RUMFIELD SURVEY, A-1365  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

NRH CASE NO: PLAT25-0084  
JULY 2025

**OWNER:**  
BYD STONYBROOKE LLC  
1109 Glade Road  
Colleyville, Texas, 76034  
Phone: 214-626-8590

**ENGINEER:**  
Hamilton Duffy, P.C.  
E.S.&C.M., Inc.  
8241 Mid-Cities Blvd.  
North Richland Hills,  
Phone: 817-268-0

**SURVEYOR:**  
Spry Surveyors  
8241 Mid-Cities Blvd., Ste. 102  
North Richland Hills, TX 76182  
Firm Reg. No. 10112000 Ph 817-776-4049  
spry@sprysurveyors.com www.sprysurveyors.com  
Project Number 066-064-30