



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on May 7, 2025. The Development Review Committee reviewed this plat on May 20, 2025. The following represents the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition.

1. Revisions to proposed street names are noted on the marked-up drawing. Generally, street names should match on either side of Greenway Avenue, as different names could hamper the provision of public safety and emergency services. Street types (i.e., mews) should align with the approved regulating plan for the development. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
2. Revise the Planning and Zoning Commission and City Council approval blocks as shown below. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

Approved by the Planning and Zoning Commission of the City
of North Richland Hills, Texas, on _____ (date).

Chair - Planning and Zoning Commission

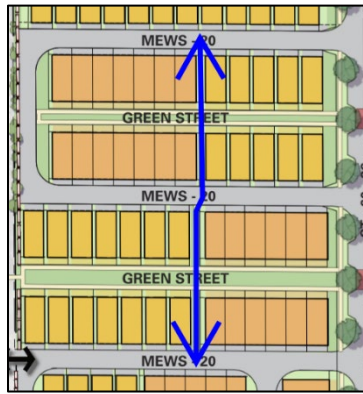
Secretary - Planning and Zoning Commission

Approved by the City Council of the City of North Richland
Hills, Texas, on _____ (date).

Mayor, City of North Richland Hills

Attest: City Secretary

3. It is recommended that the email address for the owner be removed from the plat since it is a public document. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – ownership/developer)*
4. The planned development standards require a ten-foot (10') wide emergency passage through the blocks on the west side of the development, as shown on the regulating plan. The passage should be an extension of the open space/green street lots. Add the passage area to the plat drawing. *NRH Ordinance 3902 (Pedestrian oriented thoroughfares – emergency access passage)*



5. Add the following note to the plat: Above ground franchise utility appurtenances are not allowed in the fronts of the properties. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
6. Add the following note to the plat: 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. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
7. Label the dimensions and bearings on the drainage and sanitary sewer easement line by Lots 19 and 29 Block D. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
8. In Block A, add a lot number to the green street open space lot (Lot 1X Block A) and the perimeter open space lot north of Bud Jensen Drive (Lot 2X Block A). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
9. In Block B, add a lot number to the open space lot in the southwest corner of the property (Lot 2X Block B). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
10. In Block D, add a lot number to the open space lot that includes the green street and detention area (Lot 1X Block D). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
11. Sort the open space area table by block number rather than lot number. Label the lot sizes in square feet rather than acres. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
12. Show and label the existing 7.5-foot right-of-way dedication adjacent to the south boundary line. The right-of-way was dedicated on the UICI Addition plat recorded in Cabinet A Slide 10230. *NRH Subdivision Regulations §110-257 (Street right-of-way dedication)*
13. An emergency driveway connection between the NRH Center property and Porter Drive (as shown) is indicated on the regulating plan. Extend the street right-of-way to the west boundary line or provide a common access easement as noted on the marked-up drawing. *NRH Subdivision Regulations §110-232 (Common access easements)*
14. Informational. The proposed right-of-way abandonment for the portion of Bud Jensen Drive must be done by separate instrument. A survey description and exhibit for the area will be necessary. The right-of-way abandonment will be processed as part of the final plat application. *NRH Subdivision Regulations §110-257 (Street right-of-way dedication)*

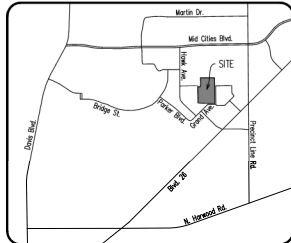
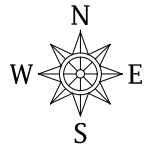
DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not

required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT25-0088).
2. Comments regarding the preliminary civil plans for the project are noted on marked-up copies of the plans. These comments should be addressed on the final construction plan set. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or nfrohman@nrhtx.com.
3. Prior to submittal of the final plat application, public infrastructure plans must be submitted for review to the city engineer. A final plat application cannot be accepted until final construction plans are approved.

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
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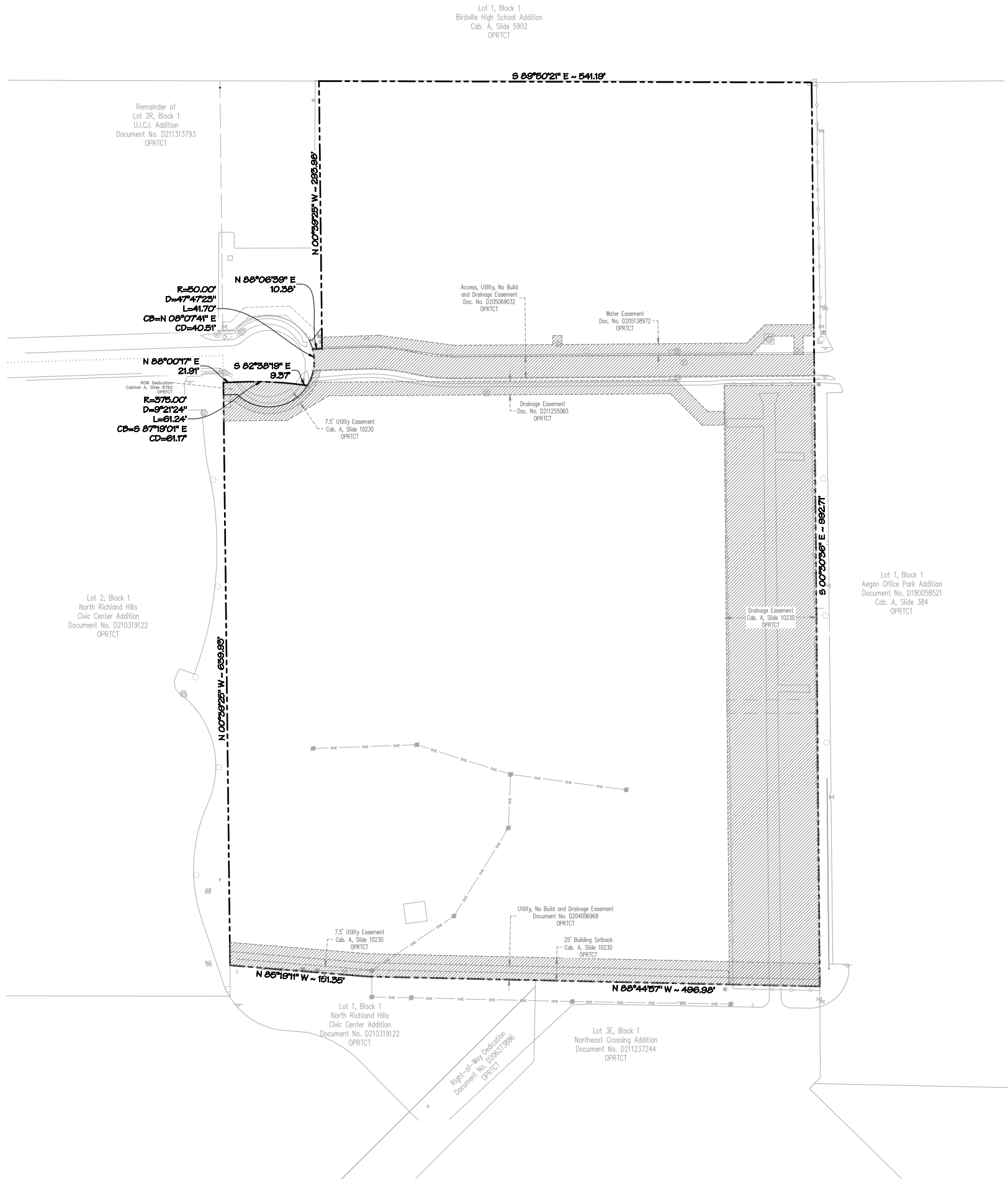


LOCATION MAP
N.T.S.

LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" 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
	VOLUME
	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



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)

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 Contact: Beatle Gietema	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
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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 11:28:03 AM Plotted By: Hqjbnh Plot Date: 5/7/2025 11:28 AM

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

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

 darren.brown@spiarsengineering.com

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

Revise the Planning and Zoning Commission and City Council approval blocks as shown.

CERTIFICATE	Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).	is _____ day
WHEREAS the _____ of _____, 20____		
Chairman, Planning and Zoning Commission		
Secretary, Planning and Zoning Commission		
Attest: Secretary, Planning and Zoning Commission		
WHEREAS the _____ to approve this _____	Approved by the City Council of the City of North Richland Hills, Texas, on _____ (date).	_____ 20____
Mayor, City of North Richland Hills		
Attest: City Secretary		

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