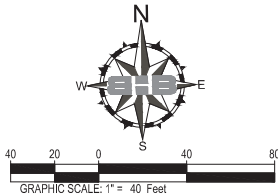


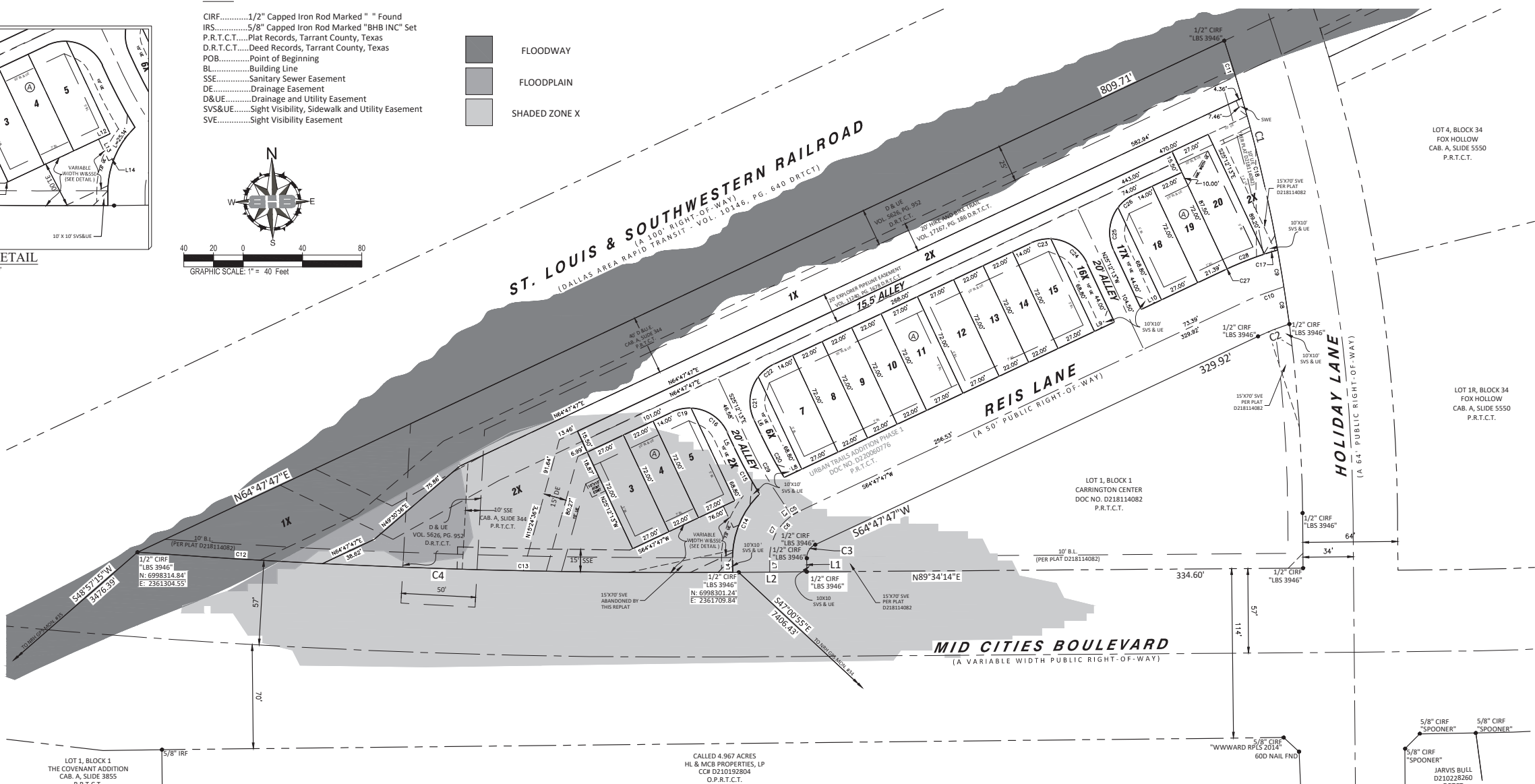
**LEGEND**

- CIRF.....1/2" Capped Iron Rod Marked " " Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- P.R.T.C.T.....Plat Records, Tarrant County, Texas
- D.R.T.C.T.....Deed Records, Tarrant County, Texas
- POB.....Point of Beginning
- BL.....Building Line
- SSE.....Sanitary Sewer Easement
- DE.....Drainage Easement
- D&UE.....Drainage and Utility Easement
- SVS&UE.....Sight Visibility, Sidewalk and Utility Easement
- SVE.....Sight Visibility Easement

- FLOODWAY
- FLOODPLAIN
- SHADED ZONE X



**ST. LOUIS & SOUTHWESTERN RAILROAD**  
 (DALLAS AREA RAPID TRANSIT VOL. 10146, PG. 640 DRCT)



**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
 COUNTY OF TARRANT §  
**WHEREAS**, Beaten Path Development-Urban Trails, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the John H. Barlough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, according to the Replat recorded in Document Number D221032130, Plat Records, Tarrant County, Texas, and accordingly to the Special Warranty Deed recorded in Document Number D219027717, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

**LEGAL DESCRIPTION**

**BEING** all of Lots 1X, 2X, 3-5, 6X, 7-15, 16X, 17X, 18-20, BLOCK A, URBAN TRAILS ADDITION PHASE 1, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Replat recorded in Document Number D221032130, Plat Records, Tarrant County, Texas.

**OWNER'S DEDICATION**

STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, Beaten Path Development-Urban Trails, LLC, Owner, acting by and through the undersigned, its duly authorized agent, **Jeffrey David**, does hereby adopt that Amending Plat designating the hereinabove described real property as **Lots 1X, 2X, 3-5, 6X, 7-15, 16X, 17X, 18-20, BLOCK A, URBAN TRAILS ADDITION PHASE 1**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, right-of-way, and any other public areas shown on this replat.

Beaten Path Development-Urban Trails, LLC  
 a Texas Limited Liability Company.

By: Beaten Path Development, LLC  
 a Texas Limited Liability Company, its Manager

By: OCH Enterprises, LLC,  
 a Texas Limited Liability Company, its Sole Member

By: Jeffrey David, Manager

STATE OF TEXAS §  
 COUNTY OF TARRANT §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared **Jeffrey David**, Manager of OCH Enterprises, LLC, the Sole Member of Beaten Path Development, LLC, the Manager of Beaten Path Development-Urban Trails, LLC, 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 purpose and considerations therein expressed, in the capacity therein stated.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATION**

I, **Toby G. Stock**, a R.P.L.S. in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual and accurate on the ground survey of the land and that the corner monuments shown thereon as set were properly placed under my personal direction and supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Toby G. Stock Date: April 7, 2021  
 Registered Professional Land Surveyor No. 6412

**OWNER:** Beaten Path Development - Urban Trails, LLC  
 700 W. Hanwood, Ste. G  
 Hurst, TX 76054  
 Phone: 817-528-4100

**DEVELOPER:** Beaten Path Development - Urban Trails, LLC  
 700 W. Hanwood, Ste. G  
 Hurst, TX 76054  
 Phone: 817-528-4100

**SURVEYOR:** Baird, Hampton & Brown Engineering & Surveying  
 949 Hilltop Dr., Weatherford, TX 76086  
 tstock@bhinc.com 817-596-7575 www.bhinc.com  
 BHB Project # 2017.800.073 TPPELS Firm F-44 TPPELS Firm 10194146

CURVE DATA TABLE				
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING
C1	10°47'58"	1041.16'	196.24'	S12°55'55"E
C2	7°26'33"	175.00'	22.73'	S68°31'04"W
C3	65°13'32"	10.00'	11.38'	S32°11'02"W
C4	4°42'02"	4944.82'	405.68'	N88°04'45"W
C5	9°37'20"	35.00'	5.88'	S59°59'08"W
C6	65°13'32"	35.00'	39.84'	S32°11'02"W
C7	55°36'12"	35.00'	33.97'	S27°22'22"W
C8	1°23'33"	1041.16'	25.31'	N8°13'43"W
C9	1°23'05"	1041.16'	25.16'	N9°37'02"W
C10	8°38'35"	200.00'	30.17'	S69°07'05"W
C11	2°13'24"	1041.16'	40.40'	N17°13'12"W
C12	1°26'44"	4944.82'	124.75'	S86°27'05"E
C13	3°12'24"	4944.82'	276.75'	S88°46'39"E
C14	46°24'04"	60.00'	48.59'	N22°46'18"E
C15	6°41'35"	310.00'	36.21'	N28°33'00"W
C16	6°22'10"	28.00'	30.46'	N56°22'17"W
C17	2°22'10"	225.00'	9.30'	N73°01'47"E
C18	5°47'55"	1041.16'	105.37'	N13°12'33"W
C19	27°39'50"	28.00'	13.52'	S78°37'43"W
C20	6°31'07"	290.00'	32.99'	S28°27'46"E
C21	6°22'10"	28.00'	30.46'	S5°57'52"W
C22	27°39'50"	28.00'	13.52'	S50°57'52"W
C23	27°39'50"	28.00'	13.52'	S78°37'43"W
C24	6°22'10"	28.00'	30.46'	N56°22'17"W
C25	6°22'10"	28.00'	30.46'	S5°57'52"W
C26	27°39'50"	28.00'	13.52'	S50°57'52"W
C27	0°09'19"	225.00'	0.61'	N64°52'27"E
C28	6°53'36"	225.00'	27.07'	N68°23'54"E
C29	9°37'20"	300.00'	50.38'	S30°00'52"E

LINE DATA TABLE		
NO.	BEARING	DIST
L1	S0°25'44"E	9.14'
L2	S89°34'14"W	45.82'
L3	S34°49'32"E	8.39'
L4	N0°25'44"W	9.14'
L5	N25°12'13"W	11.08'
L6	S25°12'13"E	11.08'
L7	S0°25'44"E	9.14'
L8	N64°47'47"E	13.13'
L9	N64°47'47"E	15.00'
L10	N64°47'47"E	15.00'
L11	N64°47'48"E	2.24'
L12	N64°47'48"E	8.50'
L13	S25°12'13"E	16.00'
L14	N64°47'47"E	4.18'

**GENERAL NOTES**

- ALL BEARINGS AND COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE - 4202, AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH THE TEXAS RTK COOPERATIVE NETWORK.
- ALL DISTANCES SHOWN ARE AT GROUND.
- PER GEOREFERENCED SHAPEFILE FROM FEMA.GOV AND ACCORDING TO THE FEMA FIRM MAP NO. 48439C0205K, REVISED SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOODWAY AREA ZONE AE - THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AND A PORTION LIES WITHIN ZONE AE - THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH THE BASE FLOOD ELEVATIONS DETERMINED, AND A PORTION LIES WITHIN ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD AND A PORTION LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- OPEN SPACE LOTS 2X, 6X, 16X, AND 17X SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- LOT 1X WAS DEDICATED TO THE CITY OF NORTH RICHLAND HILLS AS CITY PARK PROPERTY ON THE PREVIOUS PLAT, AS RECORDED IN DOCUMENT NO. D220060776.
- LOTS 3-5 WILL REQUIRE ELEVATION CERTIFICATES PROVIDED TO THE CITY AT FORM BOARD STAGE AND PRIOR TO OCCUPANCY.
- ALL PROPERTY CORNERS ARE 5/8" INCH CAPPED IRON ROD MARKED "BHB INC" SET UNLESS OTHERWISE NOTED.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

**PURPOSE**

THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE OWNER NAME IN THE OWNER'S CERTIFICATION STATEMENT.

LOT AREA TABLE		
NO.	SQ. FT.	ACRES
1X	32,730	0.751
2X	23,294	0.535
3	1,944	0.045
4	1,584	0.036
5	1,930	0.044
6X	905	0.021
7	1,930	0.044
8	1,584	0.036
9	1,584	0.036
10	1,584	0.036
11	1,944	0.045
12	1,944	0.045
13	1,584	0.036
14	1,584	0.036
15	1,930	0.044
16X	925	0.021
17X	925	0.021
18	1,930	0.044
19	1,584	0.036
20	2,378	0.055

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

ZONED T.O.D.  
 NRH CASE # AP  
**AMENDING PLAT**  
**URBAN TRAILS ADDITION PHASE 1**  
**116,689 SQUARE FEET OR 2.679 ACRES**  
**BEING A REVISION OF LOT 1X, 2X, 3-5, 6X, 7-15, 16X, 17X, 18-20, BLOCK A, URBAN TRAILS ADDITION PHASE 1,**  
**AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN DOCUMENT NO. D221032130, PLAT RECORDS, TARRANT COUNTY, TEXAS, APRIL 2021**

This plat filed as Instrument No. \_\_\_\_\_ Date \_\_\_\_\_