



WRITTEN STATEMENT OF CONDITIONS

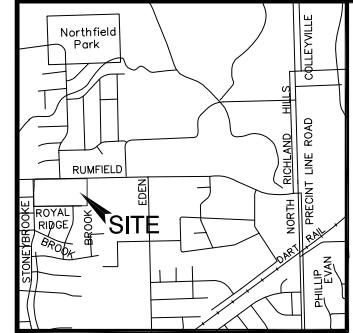
The City of North Richland Hills received this plat on July 11, 2025. The Development Review Committee reviewed this plat on July 22, 2025. The following represents the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat. T

1. Remove the City Council approval block. The plat does not require approval by City Council. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*
2. Label the street name on the north-south portion of the new street as Meadowbrook Drive. Street names should match on either side of Royal Ridge Drive, as different names could hamper the provision of public safety and emergency services. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
3. Label the street name on the east-west portion of the new street. Street names are subject to revision if there are potential conflicts with other street names within the city. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
4. Revise the lot number label on the lot at the northwest corner of Royal Ridge Drive and the new street. The lot is labeled Lot 14 and appears it should be Lot 10. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – lot and block numbering)*
5. Add the following note to the plat: The driveways on Lots 1 and 14 Block 1, and Lots 1 and 10 Block 2 must be located on _____ (*street name to be determined*) on the side of the lot furthest from the street intersection. The driveway on Lot 17 Block 2 must be located on Royal Ridge Drive on the side of the lot furthest from the street intersection. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions) and NRH Public Works Design Manual §1-04 (Street system - street design criteria)*
6. Informational. A six-foot tall masonry screening wall must be constructed along the rear lot lines adjacent to Rumfield Road and the side lot lines adjacent to Stonybrooke Drive. A waiver of this requirement was granted for the side lot line adjacent to Royal Ridge Drive. *NRH Subdivision Regulations §110-261 (Masonry screening wall requirements)*

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 PLAT25-0090).



Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'



A B B R E V I A T I O N S

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT
P.O.C. POINT OF
P.O.B. POINT OF
C.M. CONTROLL
IRF IRON ROD
R.O.W. RIGHT-OF-
B.L. BUILDING
U.E. UTILITY EA
S.W.E. SCREENING WALL EASEMENT
S.V.T. SIGHT VISIBILITY EASEMENT

N O T E S

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. The Surveyor has performed no additional research for documented restrictions to the property subject to the terms, conditions, easement and other matters recorded in 388-87, Page 5 P.R.T.C.T. Easements and setback lines.

2. The driveways on Lots 1 and 14 Block 1, and Lots 1 and 10 Block 2 must be located on STREET A (name to be determined) on the side of the lot furthest from the street intersection. The driveway on Lot 17 Block 2 must be located on Royal Ridge Drive on the side of the lot furthest from the street intersection.

3. All property lines shown on this plat are based on the Texas Coordinate System of 1983, North Richland Hills, Texas.

4. There are no 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 herein 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.

SURVEYOR CERTIFICATE
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 herein were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan 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
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS BYD STONYBROOK 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 Ozah Rumfield Survey, A-1365, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown herein 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 Stonybrooke Addition, in the west line of the 5.0 acre tract described in the deed to Stony Brook Holding Company, LLC, recorded in Document Number D223065893, 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 lines);

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 Stonybrooke Drive, to a 1/2" iron rod with a cap stamped 'SPRY 5647' set for the point on a curve to the right to the 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 lines);

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 plat designating the herein before described property as Lots 1-14, Block 1 & Lots 1-17, Block 2, Stonybrooke Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate 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 plat for the mutual use and accommodation of all public utilities desiring to use or using the 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility which on times have the right of ingress and egress to and from said property the said easements 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 this day of 2025.

Michael Goff

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

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:

LOT 1, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 11, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 12, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 13, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 14, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 15, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 16, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 17, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 18, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 19, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 20, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 21, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 22, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 23, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 24, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 25, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 26, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 27, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 28, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 29, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 30, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 31, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 32, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 33, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 34, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 35, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 36, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 37, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 38, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 39, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 40, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 41, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 42, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 43, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 44, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 45, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 46, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 47, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 48, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 49, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 50, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 51, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 52, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 53, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 54, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 55, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 56, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 57, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 58, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 59, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 60, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 61, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 62, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 63, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 64, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 65, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 66, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 67, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 68, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 69, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 70, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 71, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 72, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 73, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

LOT 74, BLOCK 16
CAB. A, SLIDE 2389 P.R.T.C.T.

</