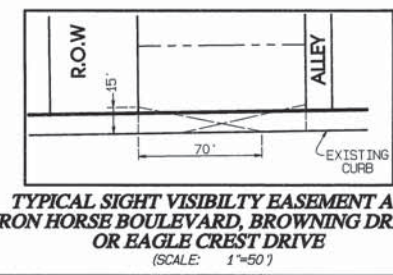


TYPICAL SINGLE FAMILY LOT DETAIL  
(SCALE: 1"=50')

LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°33'38"E	21.26'
L2	S46°27'10"E	6.39'
L3	N39°35'15"W	13.10'
L4	N05°30'44"E	21.20'
L5	S58°55'39"E	16.39'
L6	N00°21'50"E	48.13'
L7	N45°51'52"E	33.23'
L8	N44°08'08"W	27.00'
L9	N45°51'52"E	67.00'
L10	N45°51'52"E	67.00'
L11	N44°08'08"W	37.00'
L12	N45°34'49"W	5.60'
L13	N45°34'48"W	5.62'
L14	N45°34'49"W	4.77'
L15	N45°34'49"W	4.77'
L16	S45°34'49"E	27.46'
L17	N72°06'59"E	4.65'
L18	N44°25'11"E	25.00'
L19	S45°34'49"E	16.93'
L20	S45°51'52"W	20.00'
L21	N44°08'08"W	20.52'

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	430.00'	36°59'27"	277.61'	S64°03'02"E
C2	370.00'	50°19'00"	324.93'	N64°29'03"W
C3	5942.60'	6°11'25"	642.03'	N47°30'54"E
C4	340.00'	10°40'19"	63.33'	N05°41'37"E
C5	25.00'	55°09'55"	24.07'	N16°33'11"W
C6	200.00'	14°47'31"	51.63'	S51°31'54"E
C7	300.00'	44°03'44"	230.71'	N22°23'19"E
C8	125.00'	44°03'08"	96.11'	N22°23'37"E
C9	150.00'	24°40'41"	64.61'	N12°42'24"E
C10	320.00'	7°34'21"	42.29'	N04°08'38"E
C11	28.00'	90°00'00"	43.98'	N00°51'52"E
C12	28.00'	90°00'00"	43.98'	N89°08'08"W
C13	5958.60'	4°35'22"	477.28'	N48°27'33"E
C14	5958.60'	1°15'50"	131.44'	N45°03'06"E
C15	6053.60'	1°16'00"	133.83'	N45°03'11"E
C16	6068.60'	1°16'02"	134.21'	N45°03'12"E
C17	50.00'	45°56'16"	40.09'	N22°36'41"W
C18	65.00'	45°55'33"	52.10'	N22°36'19"W
C19	82.50'	44°03'44"	63.45'	N67°36'41"W
C20	67.50'	44°03'44"	51.91'	N67°36'41"W
C21	28.00'	89°59'24"	43.98'	N45°21'45"E
C22	43.00'	89°59'24"	67.54'	N45°21'45"E
C23	28.00'	83°05'56"	40.61'	N85°58'09"E
C24	62.50'	7°04'42"	7.72'	S56°01'13"E



DEVELOPED BY:  
**OUR COUNTRY HOMES**  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:  
**PROPOP LLC**  
204 MILLS CROSSING  
COLLEEVILLE, TEXAS 76034

OWNED BY:  
**BEATEN PATH DEVELOPMENT, LLC**  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700  
CONTACT: JASON WEAVER, P.E.

FINAL PLAT  
**IRON HORSE COMMONS, PHASE 2**  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
BEING A REPLAT OF LOT 9, BLOCK 4  
INDUSTRIAL PARK ADDITION  
CABINET B, SLIDE 3087, PRCTC  
BEING 12.217 ACRES OF LAND LOCATED IN THE  
EDMUND McDAVID KING SURVEY, ABSTRACT No. 892  
TARRANT COUNTY, TEXAS  
OCTOBER 2016  
THIS PLAT FILED AS INSTRUMENT No. D\_\_\_\_\_, DATE\_\_\_\_\_  
**SHEET 1 OF 2**  
(CASE FP 2016-13)

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.  
Issued for review Tue Jun 27 10:23:10 2017






<i><b>LEGEND</b></i>	
B.L.	BUILDING LINE
S.V.S.U.E.	SIGHT VISIBILITY, SIDEWALK AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
P.G.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"

NOTES:

1. Bearings are referenced to City of North Richland Hills Geodetic Control Stations GPS-35 & GPS-36.
2. All property corners are 1/2" rebar's capped Goodwin & Marshall set, unless otherwise noted.
3. This plat incorporates all of Lot 9, Block 4, Industrial Park Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet 8, Slide 3087, Plat Records, Tarrant County, Texas, referring to Deeds recorded in D216117738 and D216302655, DWTCT for additional documents affecting the property platted herein.
4. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 15484-0102-0000 as revised September 1, 2003, the subject property appears to be in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
5. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any.
6. Sidewalks and street trees to be maintained by HOA or property owners.
7. A Pedestrian Access Easement is hereby dedicated to the residents of the City of North Richland Hills over and across Open Space Lots 13X & 26X, Block A and Lots 1X, 9X, 11X & 19X, Block B.



GRAPHIC SCALE 1"=100'



0 100 200

IRON HORSE BOULEVARD  
(FORMERLY INDUSTRIAL PARK BOULEVARD)  
(CALLED 80' R.O.W)

DETAIL:  
EASEMENTS TO  
BE ABANDONED

**EAGLE CREST DRIVE**  
(CALLED 60' R.O.M.)  
(CALLED 3580' P.P.T.C.T.)

**BROWNING DRIVE**  
VOL. 389-150, Pg. 7, P.R.T.C.T.  
(CALLED BY R.D.M.)

**DEVELOPED BY:**  
**OUR COUNTRY HOMES**  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:  
BEATEN PATH DEVELOPMENT, LLC  
700 WEST HARWOOD DR., SUITE G2  
HURST, TEXAS 76054  
(817) 528-4100  
CONTACT: MR. DUSTIN AUSTIN

**PREPARED BY:**

**GOODWIN<sup>AND</sup>  
MARSHALL INC.**

---

**CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS**

**2405 Mustang Drive, Grapevine, Texas 76051**  
**Metro (817) 329-4373**

**TBPE REGISTRATION # F-2944**  
**TBPLS # 10021700**

**CONTACT: JASON WEAVER, P.E.**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Beaten Path Development, LLP and ProProp LLC, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the hereinabove described real property as IRON HORSE COMMONS, PHASE 2, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Beaten Path Development, LLC

Owner's Agent	Title
---------------	-------

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ProProp LLC

Owner's Agent	Title
---------------	-------

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_,  
of \_\_\_\_\_, known to me to be the person whose name is subscribed the foregoing  
instrument and acknowledged to me that he/she executed the same for the purposes and  
consideration expressed, in the capacity therein stated, and as the act and deed of said  
partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, of \_\_\_\_\_, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS,

That I, Joel S. Barton, a registered professional land surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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. Issued for review Tue Jun 27 10:23:03 2017

Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329-4373

PLANNING AND ZONING CERTIFICATE OF APPROVAL:

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_ 2017, to recommend approval of this Plat by the city council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

## CITY COUNCIL CERTIFICATE OF APPROVAL:

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

FINAL PLAT  
HORSE COMMONS, PHASE 2  
TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS  
A REPLAT OF LOT 9, BLOCK 4  
INDUSTRIAL PARK ADDITION  
INSET B, SLIDE 3087, PRCT  
17 ACRES OF LAND LOCATED IN THE  
DAVID KING SURVEY, ABSTRACT No. 892  
TARRANT COUNTY, TEXAS

OCTOBER 2016

THIS PLAT FILED AS INSTRUMENT No. D \_\_\_\_\_, DATE \_\_\_\_\_  
*SHEET 2 OF 2* (CASE FP 2016-13)

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