



URBAN TRAILS PHASE 1 - CURVE DATA TABLE	URBAN TRAILS PHASE 2 - CURVE DATA TABLE	URBAN TRAILS PHASE 2 - CURVE DATA TABLE	URBAN TRAILS PHASE 2 - CURVE DATA TABLE	URBAN TRAILS PHASE 2 - CURVE DATA TABLE	URBAN TRAILS PHASE 1	LEGAL DESCRIPTION
NO. DELTA RADIUS ARC DIST CHORD BEARING CHORD D			NO. DELTA RADIUS ARC DIST CHORD BEARING CHORD D		LINE DATA TABLE	
C1 10°47'58" 1041.16' 196.24' S12°55'55"E 195.95					NO. BEARING DIST	STATE OF TEXAS §
		C57 60°37'34" 28.00' 29.63' S0°05'05"E 28.26'			L1 S0°25'44"E 9.14'	COUNTY OF TARRANT §
C2 7*26'33" 175.00' 22.73' S68*31'04"W 22.72'	C28 2*02'16" 6369.12' 226.53' N63*46'39"E 226.52	C58 3*06'54" 244.00' 13.27' N88*01'13"E 13.26'	C88 5*15'05" 107.50' 9.85' S27*46'19"E 9.85'	C118 41°13'20" 96.00' 69.07' N70°06'52"W 67.59'	L2 S89°34'14"W 45.82'	WHEREAS, DFW Oil Inc, a Texas Corp., Long Real E Barlough Survey, Abstract No. 130, City of North Ric
C3 65*13'32" 10.00' 11.38' 532*11'02"W 10.78'	C29 29*36'09" 1142.32' 590.19' S74*25'08"W 583.65	C59 69*58'44" 27.50' 33.59' N35*15'52"W 31.54'	C89 6*45'20" 107.50' 12.67' S21*46'06"E 12.67'	C119 61°17'06" 20.00' 21.39' S30°13'14"W 20.39'	L3 S34*49'32"E 8.39'	in Cabinet A, Slide 5550, and Cabinet A, Slide 6693,
C4 4*42'02" 4944.82' 405.68' N88*04'45"W 405.57		C60 21°15'55" 27.50' 10.21' N79°58'53"W 10.15'	C90 19*06'20" 96.00' 32.01' N39*57'02"W 31.86'	C120 41°17'38" 194.00' 139.82' N68°55'52"E 136.81'	L4 N0°25'44"W 9.14'	Public Records, Tarrant County, Texas, and a called being more particularly described as follows:
C5 65*13'32" 35.00' 39.84' S32*11'02"W 37.73'	C31 30*17'22" 28.00' 14.80' N45*32'33"W 14.63'	C61 94*42'05" 28.00' 46.28' S42*13'38"W 41.19'	C91 31°48'21" 28.00' 15.54' S34°17'37"E 15.34'	C121 11*19'06" 220.00' 43.46' N53*56'36"E 43.39'	L5 N25*12'13"W 11.08	being more particularly described as follows.
C6 65*13'32" 35.00' 39.84' S32*11'02"W 37.73'	C32 2*32'59" 250.00' 11.12' N60*52'38"E 11.12'	C62 29°57'37" 69.50' 36.34' S15°24'08"E 35.93'	C92 55*25'23" 28.00' 27.08' S77*54'29"E 26.04'	C122 60°19'40" 54.00' 56.86' N60°33'42"W 54.27'	L6 S25*12'13"E 11.08'	BEGINNING at a point for the southwest corner of L
C7 46*24'04" 60.00' 48.59' N22*46'18"E 47.27'	C33 5*02'37" 250.00' 22.01' N64*40'26"E 22.00'	C63 29°57'37" 127.50' 66.67' N15°24'08"W 65.91'	C93 1°19'40" 992.50' 23.00' N73°42'59"E 23.00'	C123 21°22'53" 79.00' 29.48' S78°35'02"W 29.31'	L7 S0*25'44"E 9.14'	Slide 5429, Plat Records, Tarrant County, Texas (PRT
C8 6*41'35" 310.00' 36.21' N28*33'00"W 36.19'	C34 6*23'05" 250.00' 27.86' N70*23'17"E 27.84	C64 92*03'52" 28.00' 44.99' S53*42'53"E 40.30'	C94 1°16'13" 992.50' 22.00' N72°25'03"E 22.00'	C124 7*01'49" 867.50' 106.44' S64*22'41"W 106.38'	L8 N64*47'47"E 13.13'	in Document No. D218187326, Official Public Recor from said point a 1/2 inch iron rod found bears Nort
C9 62*20'10" 28.00' 30.46' N56*22'17"W 28.98'	C35 11°19'06" 170.00' 33.58' N53°56'36"E 33.53'	C65 19°04'03" 28.00' 9.32' S70°43'09"W 9.28'	C95 1*16'12" 992.50' 22.00' N71*08'51"E 22.00'	C125 13*58'41" 275.00' 67.09' N66*35'29"E 66.92'		
C10 27*39'50" 28.00' 13.52' 578*37'43"W 13.39'	C36 3*59'18" 244.00' 16.98' N50*16'42"E 16.98'	C66 7*15'37" 28.00' 3.55' S4*03'08"E 3.55'	C96 1°16'14" 992.50' 22.01' N69°52'37"E 22.01'	C126 12*00'25" 100.00' 20.96' N24*23'39"W 20.92'	L9 N64*47'47"E 15.00' L10 N64*47'47"E 15.00'	THENCE South 59°37'04" West, with the northerly rod found for the southwest corner of said Beaten
C11 6*31'07" 290.00' 32.99' S28*27'46"E 32.98'	C37 5°12'08" 244.00' 22.15' N54°52'25"E 22.15'	C67 0°38'40" 1007.50' 11.33' S61°30'27"W 11.33'	C97 1°33'40" 992.50' 27.04' N68°27'40"E 27.04'	C127 13*11'42" 1000.00' 230.30' N67*46'58"E 229.79'		Development, LLC as recorded in Document No. D2
C12 62*20'10" 28.00' 30.46' S5*57'52"W 28.98'	C38 5*36'52" 244.00' 23.91' N60*16'55"E 23.90'	C68 1°15'05" 1007.50' 22.01' S62°27'20"W 22.01'	C98 1*44'34" 992.50' 30.19' N66*48'33"E 30.19'	C128 11*19'06" 195.00' 38.52' S53*56'36"W 38.46'		"BHB INC" set (BHB) for the beginning of a curve to t
C13 27*39'50" 28.00' 13.52' 550*57'52"W 13.39'	C39 6*47'37" 244.00' 28.93' N66*29'09"E 28.91	C69 1°15'09" 1007.50' 22.02' S63°42'27"W 22.02'	C99 1*33'39" 992.50' 27.04' N65*09'27"E 27.04'	C129 35°44'36" 219.00' 136.62' N66°09'21"E 134.42'	L12 N64*47'47"E 8.50'	THENCE in a southwesterly direction, with the north
C14 27*39'50" 28.00' 13.52' S78*37'43"W 13.39'	C40 5*10'04" 244.00' 22.01' N72*28'00"E 22.00'	C70 1°15'14" 1007.50' 22.05' S64°57'38"W 22.05'	C100 1°16'14" 992.50' 22.01' N63°44'30"E 22.01'	C130 5°33'02" 219.00' 21.22' N86°48'10"E 21.21'	L13 N25°12'13"W 16.00'	said curve to the right, passing the southwest corne city of North Richland Hills, according to the plat re-
C15 62*20'10" 28.00' 30.46' N56*22'17"W 28.98'	C41 6*42'51" 244.00' 28.59' N78*24'28"E 28.58	C71 1°15'22" 1007.50' 22.09' S66°12'56"W 22.09'	C101 1°16'12" 992.50' 22.00' N62°28'17"E 22.00'	C131 61°17'06" 41.00' 43.85' S30°13'14"W 41.79'	L14 S64*47'47"W 4.18'	distance of 590.19 feet to a BHB for the end of said
C16 62*20'10" 28.00' 30.46' S5*57'52"W 28.98'	C42 64*44'34" 28.00' 31.64' N37*29'41"W 29.98	C72 1°38'33" 1007.50' 28.88' S67°39'53"W 28.88'	C102 0*39'03" 992.50' 11.28' N61*30'39"E 11.28'	C132 21°22'53" 100.00' 37.32' 578°35'02"W 37.10']	THENCE South 89°20'32" West, with the northerly
C17 27*39'50" 28.00' 13.52' S50*57'52"W 13.39'	C43 30°39'53" 28.00' 14.99' N85°11'55"W 14.81	C73 1°15'23" 1007.50' 22.09' S69°06'51"W 22.09'	C103 61°36'27" 28.00' 30.11' N30°22'54"E 28.68	C133 60°19'40" 75.00' 78.97' N60°33'42"W 75.37'	URBAN TRAILS PHASE 2 LINE DATA TABLE	Richland Hills, according to the plat recorded in Ca
C18 0°09'19" 225.00' 0.61' S64°47'47"W 0.61'	C44 3*30'57" 267.50' 16.41' S77*42'41"W 16.41'	C74 1°15'15" 1007.50' 22.05' S70°22'10"W 22.05'	C104 13°35'03" 62.00' 14.70' S6°22'12"W 14.67'	C134 29°57'37" 100.00' 52.29' S15°24'08"E 51.70'	NO. BEARING DIST	southwest corner of said Lot 1R and at the inters right-of-way:
C19 6*53'36" 225.00' 27.07' N68*23'54"E 27.05'	C45 4*42'54" 267.50' 22.01' \$73*35'46"W 22.01'	C75 1°15'09" 1007.50' 22.03' S71°37'22"W 22.03'	C105 4*51'10" 62.00' 5.25' S15*35'18"W 5.25'	C135 21°01'52" 275.00' 100.94' N77°34'40"E 100.38'		THENCE North 0°29'38" West, with the east right-o
C20 2°22'10" 225.00' 9.30' N73°01'47"E 9.30'	C46 4*10'35" 267.50' 19.50' S69*09'01"W 19.49'	C76 1°15'06" 1007.50' 22.01' S72°52'30"W 22.01'	C106 14*49'04" 62.00' 16.03' S25*25'26"W 15.99'	C136 20°16'41" 157.50' 55.74' N56°55'23"E 55.45'	L15 N0*29'38"W 39.06'	beginning of a curve to the left having a chord that b
C21 5*47'55" 1041.16' 105.37' N13*12'33"W 105.33	C47 1*08'33" 150.00' 2.99' S66*29'27"W 2.99'	C77 0°52'47" 1007.50' 15.47' S73°56'26"W 15.47'	C107 21*34'01" 62.00' 23.34' S43*36'58"W 23.20'	C137 12*49'06" 207.50' 46.42' N53*11'36"E 46.33'	L16 S64*47'47"W 4.20'	THENCE in a northwesterly direction, with the east
C22 2*13'24" 1041.16' 40.40' N17*13'12"W 40.40'	C48 17°07'44" 150.00' 44.84' S57*21'19"W 44.68'	C78 7°22'07" 212.50' 27.33' S9°56'13"E 27.31'	C108 6*27'49" 62.00' 6.99' S57*37'52"W 6.99'	C138 5*11'39" 515.50' 46.73' N62*11'58"E 46.72'	L17 N30*23'52"W 55.19'	arc distance of 351.71 feet to a point for the northy
C23 8*38'35" 200.00' 30.17' S69*07'05"W 30.14'	C49 2*00'24" 150.00' 5.25' S47*47'15"W 5.25'	C79 40°03'53" 28.00' 19.58' 554*20'53"W 19.18'	C109 0*56'49" 909.50' 15.03' S61*20'11"W 15.03'	C139 7°01'49" 888.50' 109.02' S64°22'41"W 108.95'	L18 N59*36'08"E 10.12'	right-of-way line of the St. Louis & Southwestern Ra Records, Tarrant County, Texas (DRTCT):
C24 3*12'24" 4944.82' 276.75' S88*46'39"E 276.71		C80 1°22'09" 212.50' 5.08' S5°34'05"E 5.08'	C110 1*23'10" 909.50' 22.00' S62*30'11"W 22.00'	C140 5°27'48" 1108.74' 105.72' S13°25'09"E 105.68'	L19 N59*36'08"E 10.95'	THENCE North 64°47'47" Fast, with the northerly lin
C25 1*26'44" 4944.82' 124.75' S86*27'05"E 124.75		C81 23°50'05" 23.00' 9.57' S62°27'47"W 9.50'	C111 1*23'12" 909.50' 22.01' S63*53'21"W 22.01'	C141 18*00'45" 350.00' 110.03' S55*47'25"W 109.58'	L20 N73*34'49"E 2.32'	beginning of a curve to the left having a chord that b
C26 9*37'20" 300.00' 50.38' S30*00'52"E 50.32'	C52 5*06'45" 215.00' 19.18' S57*02'46"W 19.18'	C82 52°42'23" 28.00' 25.76' N7*57'45"E 24.86'	C112 1*42'14" 909.50' 27.05' S65*26'04"W 27.05'	C142 12*49'06" 199.50' 44.63' N53*11'36"E 44.54'	L21 N73*34'49"E 26.69'	THENCE in northeasterly direction with the norther
	C53 1*37'17" 523.00' 14.80' S60*24'47"W 14.80'	C83 12°00'25" 92.50' 19.38' N24°23'39"W 19.35'	C113 1°02'06" 909.50' 16.43' 566*48'14"W 16.43'	C143 20°16'41" 165.50' 58.57' N56°55'23"E 58.27'	L22 N59*36'08"E 14.27'	arc distance of 226.53 feet to a 1/2 inch capped iron
	C54 2*24'48" 523.00' 22.03' S62*25'49"W 22.03'	C84 12°00'25" 87.50' 18.34' S24°23'39"E 18.30'	C114 0*34'18" 909.50' 9.08' S67*36'27"W 9.08'	C144 20°16'41" 170.00' 60.17' S56°55'23"W 59.85'	L23 N59*36'08"E 3.04'	Addition, an addition to the city of North Richland H
	C55 1*09'34" 523.00' 10.58' S64*13'00"W 10.58'	C85 13*58'41" 300.00' 73.19' N66*35'29"E 73.01'	C115 8*30'23" 121.00' 17.96' S72*08'47"W 17.95'	C145 20°54'45" 287.50' 104.93' S77°31'06"W 104.35'	L24 N48*17'03"E 5.03'	THENCE South 1°05'41" East, leaving the southerly 40.92 feet to an 8 inch wood fence corner post foun
	C56 34*34'05" 28.00' 16.89' S47*30'45"W 16.64'	C86 7*35'24" 1108.74' 146.87' N4*17'20"W 146.77'	C116 10°04'10" 121.00' 21.27' S81°26'03"W 21.24'	C146 22°30'56" 283.00' 111.21' N78°19'12"E 110.50'	L25 N5*07'24"W 7.24'	THENCE North 89°34'40" East, with the common lin
					L26 S59*36'08"W 2.84'	the northeast corner of said Beaten Path Developme
					L27 S59*36'08"W 7.20'	THENCE South 0°59'17" East, with the common line
URBAN TRAILS PHASE 1 LOT AREA TABLE	URBAN TRAILS PHASE 2 LOT AREA TABLE	URBAN TRAILS PHASE 2 LOT AREA TABLE	URBAN TRAILS PHASE 2 LOT AREA TABLE	URBAN TRAILS PHASE 2 LOT AREA TABLE	L28 S64*47'47"W 11.50' L29 S64*47'47"W 10.78'	OF BEGINNING and containing 401,002 Square Feet
NO. BLOCK ACRES SQ.FT.	NO. BLOCK SQ.FT. ACRES	NO. BLOCK SQ.FT. ACRES	NO. BLOCK SQ.FT. ACRES	NO. BLOCK SQ.FT. ACRES		NOW THEREFORE, KNOW ALL MEN BY THESE PRESE
1 1X A 0.751 32,730	1 1X B 18,938 0.435	26 26 B 1,760 0.040	50 11 D 1,894 0.043	75 36 D 1,650 0.038	L30 S30°23'52"E 48.28' L31 N89°34'40"E 15.01'	
2 2X A 0.535 23,294	2 2X B 6,116 0.140	27 27 B 1,760 0.040	51 12 D 2,252 0.052	76 37 D 1,656 0.038	L32 S89*34'40"W 4.48'	That, DFW Oil Inc., a Texas Corp., Long Real Estate agents, do hereby adopt this plat designating the h
3 3 A 0.045 1,944	3 3 B 2,996 0.069	28 28 B 2,400 0.055	52 13X D 1,935 0.044	77 38 D 1,672 0.038	L33 S1°05'41"E 40.92'	23X, 24-38, and 39X, Block B, Lot 1X, Block C, Lots 1
4 4 A 0.036 1,584	4 4 B 1,886 0.043	29 29 B 2,400 0.055	53 14 D 2,245 0.052	78 39 D 1,699 0.039	L34 N59°37'04"E 24.43'	City of North Richland Hills, Tarrant County, Texas, a
5 5 A 0.044 1,930	5 5 B 1,865 0.043	30 30 B 1,760 0.040	54 15 D 1,827 0.042	79 40 D 1,736 0.040	L35 S0°25'20"E 3.66'	DFW Oil Inc, a Texas Corp.
6 6X A 0.021 905	6 6 B 2,149 0.049	31 31 B 1,760 0.040	55 16 D 1,826 0.042	80 41 D 1,744 0.040	L36 S30°22'56"E 13.29'	brw on nic, a rexas corp.
7 7 A 0.044 1,930 8 8 A 0,036 1.584	7 7X B 466 0.011	32 32 B 1,760 0.040	56 17 D 1,827 0.042	81 42 D 1,705 0.039	L37 S89°34'40"W 1.50'	
9 9 A 0.036 1,584	8 8X B 936 0.021	33 33 B 2,160 0.050	57 18 D 1,896 0.044	82 43 D 1,676 0.038	L38 N30*22'56"W 13.29'	By:
10 10 A 0.036 1,584	9 9 B 2,037 0.047	34 34 B 2,400 0.055	58 19 D 2,774 0.064	83 44 D 1,658 0.038	L39 S61*11'07"W 12.85'	57
11 11 A 0.045 1,944	10 10 B 1,633 0.037	35 35 B 1,760 0.040	59 20X D 3,766 0.086	84 45 D 1,651 0.038	L40 S61*11'07"W 10.67'	Title:
12 12 A 0.045 1,944	11 11 B 1,599 0.037	36 36 B 1,760 0.040	60 21 D 2,409 0.055	85 46 D 1,650 0.038	L41 N74*22'49"E 5.07'	
13 13 A 0.036 1,584	12 12 B 1,585 0.036	37 37 B 1,760 0.040	61 22 D 1,760 0.040	86 47 D 1,650 0.038	L42 S74*22'49"W 4.18'	
14 14 A 0.036 1,584	13 13 B 1,589 0.036	38 38 B 2,394 0.055	62 23 D 2,560 0.059	87 48 D 1,650 0.038	L43 S0°47'46"E 48.74'	STATE OF TEXAS § COUNTY OF TARRANT §
15 15 A 0.044 1,930	14 14 B 2,015 0.046	39 39X B 1,295 0,030	63 24 D 2,560 0.059	88 49 D 1,650 0.038	L44 N30*23'52"W 19.38'	
16 16X A 0.021 925	15 15X B 2,734 0.063	39 1X C 19,462 0,447	64 25 D 1,760 0,040	89 50 D 1.650 0.038	L45 S30°23'52"E 19.38'	BEFORE ME, the undersigned authority, a Notary Pu Corp., known to me to be the person whose name is
17 17X A 0.021 925	16 16 B 2.173 0.050	40 1 D 3,260 0,075	65 26 D 1,760 0.040	90 51 D 1.650 0.038	L46 S59*36'08"W 5.00'	expressed, in the capacity therein stated.
18 18 A 0.044 1.930	17 17 B 1,788 0.041	41 2 D 1,763 0.040	66 27 D 2,400 0.055	91 52 D 2,399 0.055	L47 S89°20'32"W 53.18'	
19 19 A 0.036 1,584	18 18 B 1,834 0.042	41 2 D 1,760 0.040	67 28X D 13,742 0.315	92 53X D 1,112 0.026	L48 N0°29'38"W 39.05'	
20 20 A 0.055 2,378	19 19 B 2,942 0.068				L49 N30°23'52"W 10.91'	
		43 4 D 1,760 0.040	68 29 D 1,985 0.046	93 54 D 42,107 0.967	L50 S40°29'48"W 11.26'	Notary Public in and for the State of Texas
		44 5 D 1.760 0.040	69 30 D 1,650 0.038	94 1 E 2,564 0.059	L51 S18°23'27"E 9.35'	STATE OF TEXAS §
		45 6 D 2,380 0.055	70 31 D 1,650 0.038	95 2 E 1,768 0.041	L52 N74*22'49"E 7.03'	COUNTY OF TARRANT §
	22 22 B 2,497 0.057	46 7X D 5,606 0.129	71 32 D 1,650 0.038	96 3 E 1,773 0.041	L53 N61°11'07"E 10.73'	
	23 23X B 456 0.010	47 8 D 2,514 0.058	72 33 D 1,650 0.038	97 4 E 1,778 0.041	L54 N61*11'07"E 8.37'	BEFORE ME, the undersigned authority, a Notary Pu L.P., known to me to be the person whose name is
	24 24 B 2,325 0.053	48 9 D 1,860 0.043	73 34 D 1,650 0.038	98 5 E 2,767 0.064	L55 S0°25'20"E 15.45'	expressed, in the capacity therein stated.
	25 25 B 1,760 0.040	49 10 D 1,861 0.043	74 35 D 1,650 0.038	99 6X E 3,020 0.069	L56 N59*36'08"E 6.27'	
					L57 N30*23'52"W 10.91'	
					L58 N30*23'52"W 35.91'	Notary Public in and for the State of Texas
OWNER:					L59 S89*16'28"W 33.25'	
DFW OIL INC., A TEXAS CORP. 7601 MIDCITIES BOULEVARD	GENERAL NOTES				L60 N48*17'03"E 37.77'	STATE OF TEXAS §
NORTH RICHLAND HILLS, TX 76040	1. ALL BEARINGS AND COORDINATES REFER TO THE TEXAS (OORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE - 4202, AS			L61 N59*36'08"E 10.04'	COUNTY OF TARRANT §
SAMI EBRAHIM, PRESIDENT	ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION V	ITH THE TEXAS RTK COOPERATIVE NETWORK.			L62 S67*03'44"W 21.01'	BEFORE ME, the undersigned authority, a Notary Pu
OWNER:	2. ALL DISTANCES SHOWN ARE AT GROUND.				L63 S30°22'56"E 13.29'	Path Development - Urban Trails, LLC, known to me
LOTS 2R1, 3R, & 4, BLOCK 34		CORDING TO THE FEMA FIRM MAP NO. 48439C0205K, REVISED			L64 S67*03'44"W 21.01'	purpose and considerations therein expressed, in th
LONG REAL ESTATE INVESTMENTS, L.P.	SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT PROPE STREAM PLUS ANY ADJACENT FLOODPLAIN ARFAS THA	TY LIES WITHIN FLOODWAY AREA ZONE AE - THE CHANNEL OF A MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1%			L65 N67*03'44"E 21.01'	
9115 RUMFIELD ROAD NORTH RICHLAND HILLS, TX 76182	ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUI	STANTIAL INCREASES IN FLOOD HEIGHTS, AND A PORTION LIES			L66 S74*22'49"W 6.53'	
MARK D. LONG, OWNER	BASE FLOOD ELEVATIONS DETERMINED, AND A PORTION	THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH THE IES WITHIN ZONE X (SHADED)- AREAS OF 0.2% ANNUAL CHANCE				Notary Public in and for the State of Texas
OWNER.	FLOOD AND A PORTION LIES WITHIN ZONE X - AREA FLOODPLAIN.	S DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE				
OWNER: CALLED 1.655 ACRES &						

OWNER: CALLED 1.655 ACRES & CALLED 2.227 ACRES BEATEN PATH DEVELOPMENT, LLC 700 W. HARDWOOD, STE. G HURST, TX 76054 JOHN W. BARFIED, PARTNER OR JEFFREY DAVID, CFO

DEVELOPER: BEATEN PATH DEVELOPMENT -URBAN TRAILS, LLC 700 W. HARDWOOD, STE. G HURST, TX 76054 PHONE: 817-528-4100



5.

OPEN SPACE LOTS 2X. 6X. 16X AND 17X ON URBAN TRAILS ADDITION PHASE ONE; AND OPEN SPACE LOTS 1X, 2X, 7X, 8X, 15X, 23X, 39X, BLOCK A; 1X, BLOCK B; 7X, 13X, 20X, 28X AND 53X, BLOCK C; AND 6X, BLOCK D ON URBAN TRAILS ADD PHASE TWO SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. WHEREAS the Planning and Zoning Commission of the City of North Richland

__ day of ___ minary Plat. , 2018, this _____ approve this Prelir

hairman, Planning and Zoning Commission

ttest: Secretary, Planning and Zoning Commission

9. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS

10. THE HOA RESERVES THE RIGHT TO UTILIZE THE 2.5' FENCE MAINTENANCE EASEMENT TO REMOVE, REPLACE OR MAINTAIN THE FENCE WITHIN THE EASEMENT AS DEEMED NECESSARY BY THE HOA.

4. 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.

6. OPEN SPACE LOT 7X ON URBAN TRAILS ADDITION PHASE ONE PROPOSED PEDESTRIAN ACCESS EASEMENT

8. ALL PROPERTY CORNERS ARE 5/8 INCH CAPPED IRON ROD MARKED "BHB INC" SET UNLESS OTHERWISE NOTED.

7. LOT 1X ON URBAN TRAILS ADDITION PHASE ONE PROPOSED CITY PARK DEDICATION

I, Lon E. Whitten, an RPLS 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. A FINAL SURVEY DOCUMENT. Lon E. Whitten Date: December 13, 2018 verificent Date: December 13, 20

SURVEYOR'S CERTIFCATION

NOTE: PLAT SHEET SIZE REDUCED FOR ENGINEERING SET AND IS NOT TO SCALE. SHEET INCLUDED FOR INFORMATIONAL PURPOSES ONLY.

ong Real Estate Investments, L.P., and Beaten Path Development - Urban Trails, LLC, are the owners of five tracts of land located in the John H. North Richland Hills, Tarrant County, Texas and being described as Lots 18, 2R1, 3R, and 4, Block 34, Fox Hollow according to the Replats recorded lide 6639, Plat Records, Tarrant County, Texas and according to the deeds recorded in Document Numbers D212207874 and D21032915, Official d a called 2.227 acre tract and called 1.655 acre tract according to the deeds recorded in Document Numbers D218187326 and D218189151, and

corner of Lot 1, Kunkel Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet A, Texas (PRTCT) and for the southeast corner of a called 1.655 acre tract of land described in the deed to Beaten Path Development, LLC as recorded iblic Records, Tarrant County, Texas (OPRTCT), and being on the northerly right-of-way line of Mid Cities Boulevard, a 110 feet wide right-of-way, pears North 81°34'46" east, a distance of 0.16 feet;

northerly right-of-way line of said Mid-Cities Boulevard and the southerly line of said Beaten Path Development, LLC tract, passing a 1/2 inch iron aid Beaten Path Development, LLC tract and for the southeast corner of a called 2.227 arce tract of land described in the deed to Beaten Path en No. 0218198151, OPRICT, at a distance of 305 42 feet and continue for a total distance of 306.42 feet to a 5/8 inch capped iron rod stamped a curve to the right having a chord that bears South 74*25'08" West, a distance of 583.65 feet and having a radius of 1,142.32 feet;

the northerly right-of-way line of said Mid-Cities Boulevard and the southerly line of said Beaten Path Development, LLC tract (D218189151) and vest corner of said Beaten Path Development, LLC tract (D218189151) and the southeast corner of Lot 3R, Block 34, Fox Hollow, an addition to the he plat recorded in Cabinet A, Slide 6693, PRTCT, at an arc distance of 175.51 feet and continue through a central angle of 29'36'09", an total arc d of said curve to the right;

northerly right-of-way line of said Mid-Cities Boulevard and the southerly line of Lot 1R, Block 34, Fox Hollow, an addition to the city of North ded in Cabinet A, Slide 5550, PRTCT, passing a BHB at a distance of 49.18 feet and continue for a total distance of 53.18 feet to a point for the the intersection of the north right-of-way line of said Mid-Cities Boulevard and the east right-of-way line of Holiday Lane, a 64.00 feet wide

ast right-of-way line of said Holiday Lane and the west line of said Block 34 (Cabinet A. Slide 5550), a distance of 39.06 feet to a point for the rd that bears North 9°36'53" West, a distance of 350.23 feet and a radius of 1.104.74 fee

n the east right-of-way line of said Holiday Lane and the west line of said Block 34 (Cabinet A, Slide 5550), through a central angle of 18°14'28", an the northwest corner of Lot 4 of said Block 34 (Cabinet A, Slide 550) and for the end of said curve to the left, said point also being in the southerly western Railroad, a 100 feet wide right-of-way, according to the deed to Dallas Area Rapid Transit as recorded in Volume 10146, Page 640, Deed

ortherly line of said Block 34 (Cabinet A, Slide 5550) and the southerly line of said Railroad right-of-way, a distance of 334.82 feet to a BHB for the North 63°46'39" East, a distance of 226.52 feet and a radius of 6.369.12 fee

e northerly line of said Block 34 (Cabinet A, Slide 5550) and the southerly line of said Railroad right-of-way, through a central angle of 2*02*16", an apped iron rod stamped "G&A CONSULTANTS" found for the northeast corner of said Block 34, the northwest corner of Lot 11, Block 1, Meacham Richland Hills, according to the replat recorded in Document No. D215204790, PRTCT and for the end of said curve to the left;

outherly right-of-way of said Railroad right-of-way and with the common line of said Block 34 and said Block 1. Meacham Addition, a distance of post found for the southwest corner of said Lot 11 and the northwest corner of said Beaten Path Development, LLC tract (D218189151)

mmon line of said Beaten Path Development, LLC tract (D218189151) and said Block 1, Meacham Addition, a distance of 425.98 feet to a point for Development, LLC tract (D218187326) and the northwest corner of said Lot 1, Kunkel Addition;

nmon line of said Beaten Path Development, LLC tract (D218189151) and said Block 1, Meacham Addition, a distance of 277.45 feet to the POINT uare Feet or 9.206 Acres of Land.

ESE PRESENTS:

teal Estate Development, LLC, and Beaten Path Development - Urban Trails, LLC, acting by and through the undersigned, their duly authorized ing the herein above described real property as Lots 1X, 2X, 3-5, 6X, 7-15, 15X, 17X, and 18-20, Block A, Lots 1X, ZX, 3-6, 7X, 8X, 9-14, 15X, 16-22, K, Lots 1-6, 7X, 8-12, 13X, 14-19, 20X, 21-27, 25X, 29X, and 54, Block D, Lots 1-5 and 6X, Block F, Urban Trail Addition, an addition to the y, Texas, an do hereby dedicate to the publics' use the streets, alleys, right-of-way, easements, and any other public areas shown on this plat.

Long Real Estate Development, LLC

Beaten Path Development - Urban Trails, LLC

Title:			

Notary Public in and for said County and State on this date personally appeared Sami Ebrahim, President, Authorized Agent of DFW Oil Inc, a Texas se name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein

Notary Public in and for said County and State on this date personally appeared Mark D. Long, Authorized Agent of Long Real Estate Investments, e name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein

Notary Public in and for said County and State on this date personally appeared _______, Authorized Agent of Beaten own 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 sed, in the capacity therein stated.

ZONED T.O.D. NRH CASE # PP 2018-06

PRELIMINARY PLAT **URBAN TRAILS ADDITION** 517,691 SQUARE FEET or 11.885 ACRES BEING A REVISION OF LOT 2, BLOCK 1, CARRINGTON CENTER,

AS RECORDED IN DOCUMENT NO. D218114082, PLAT RECORDS, TARRANT COUNTY, TEXAS, LOTS 1R and 4, BLOCK 34, FOX HOLLOW, AS RECORDED IN CABINET A, SLIDE 5550, PRTCT; LOTS 2R and 3R, BLOCK 34, FOX HOLLOW, AS RECORDED IN CAB. A, SLIDE 6693, PRTCT; BEING 3.882 ACRES OF LAND LOCATED IN THE JOHN H. BARLOUGH SURVEY, ABSTRACT NO. 130, TARRANT COUNTY, TEXAS. DECEMBER 2018

SHEET 3 OF 3