

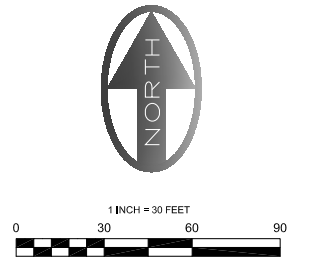
Record Description

RECORD LEGAL DESCRIPTION: PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS...

As Surveyed Description

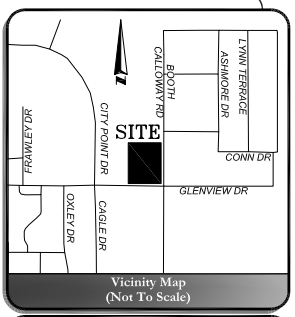
PARENT PARCEL: PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS...

Legend of Symbols & Abbreviations: SET MONUMENT AS NOTED, POINT OF COMMENCEMENT, MEASURED/CALCULATED DIMENSION, SQUARE FEET, RIGHT OF WAY, BUILDING SETBACK, NOT TO SCALE, PROPERTY LINE, ADJOINER PROPERTY LINE, RIGHT OF WAY LINE, EASEMENT LINE, APPROXIMATE CITY LIMIT LINE, FLOOD ZONE 'AE', FLOOD ZONE 'FLOODWAY AE', ALL NON HATCHED AREAS ZONE 'X'.



Easements of Record

- B. UTILITY EASEMENT, 10 FEET BY 10 FEET, LOCATED IN THE NORTHEASTERLY CORNER OF THE PREMISES... C. FLOODWAY/FLOODPLAIN EASEMENT OF VARIABLE WIDTH... D. TEXAS UTILITIES ELECTRIC UNDERGROUND EASEMENT... E. TEXAS UTILITIES UNDERGROUND ELECTRIC EASEMENT... F. SANITARY SEWER EASEMENT... G. LONE STAR GAS CO. EASEMENT... H. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT... I. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT... J. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT... K. ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES... L. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS... M. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS... N. TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS...



KNOW ALL MEN BY THESE PRESENTS THAT I, DAVID A. NIX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS... DAVID A. NIX, P.L.S. NO. 0726, IS A STATE OF TEXAS TEXAS FIRM REGISTRATION NUMBER: 10194275.



Surveyor's Certification and contact information for BLEW & ASSOCIATES, P.A., Civil Engineers & Land Surveyors, 3825 N. SHILOH DRIVE, FAYETTEVILLE, ARKANSAS 72703.

Owner/Developer

7625 GLENVIEW DRIVE TX LLC, C/O OASH HEALTHCARE PARTNERS, 455 WILSHIRE BLVD, SUITE 230, LOS ANGELES, CA 90010.

Owner's Certification and Dedication Statement

STATE OF TEXAS COUNTY OF TARRANT WHEREAS, 7625 GLENVIEW DRIVE TX LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE W.W. WALLACE SURVEY, ABSTRACT NO. 1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS...

Notary Statement

STATE OF TEXAS COUNTY OF TARRANT BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (AFFILIANT), OF 7625 GLENVIEW DRIVE TX LLC 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 CONSIDERATION THEREIN EXPRESSED...

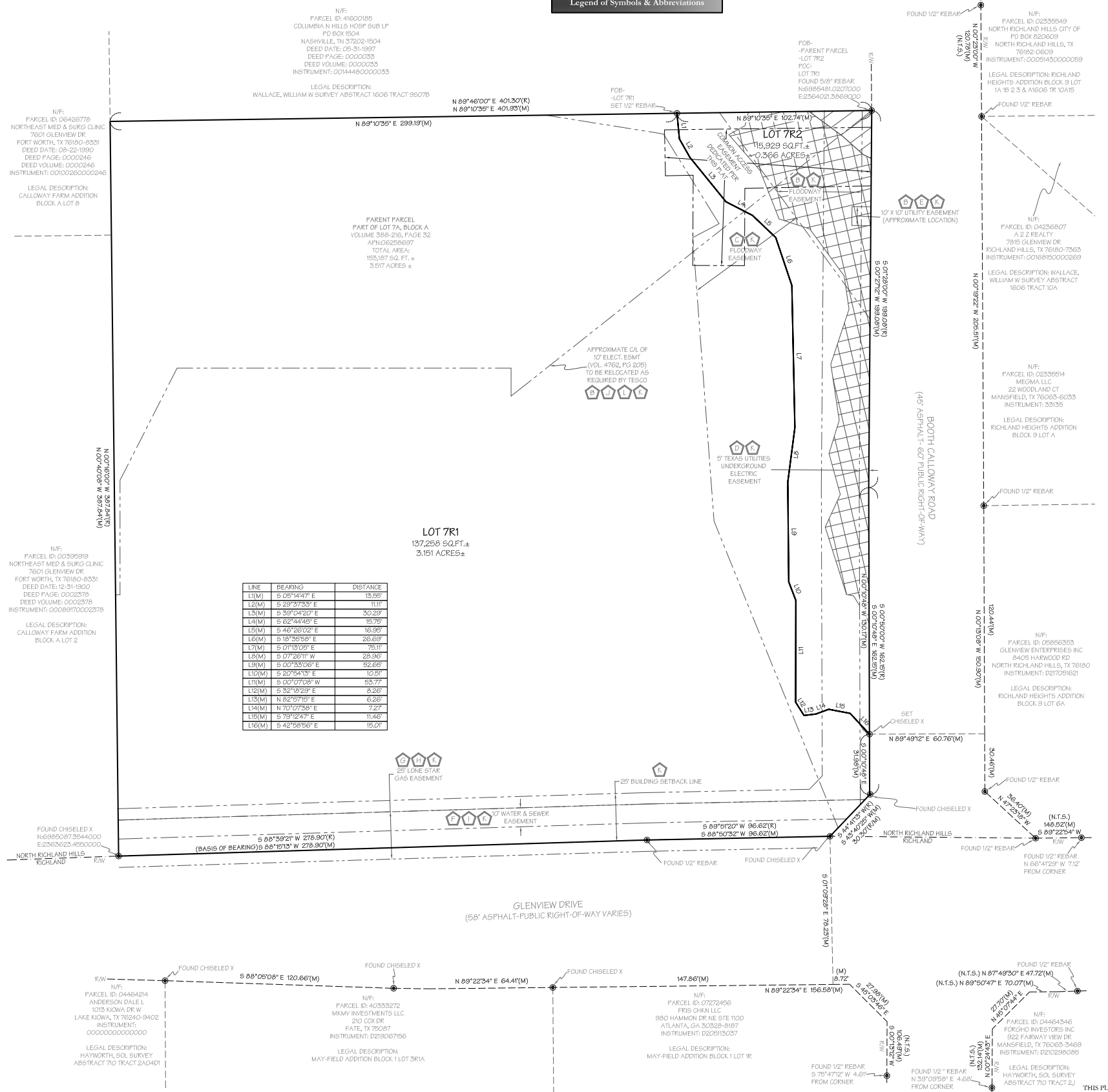


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1(M) through L16(M) with their respective bearings and distances.

Miscellaneous Notes

COMPLETED FIELD WORKS: FEBRUARY 16, 2018. THE BASIS OF BEARING: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN PROPERTY LINE, BEARING S 88°13'17" W, BASED ON GRID NORTH FOR TEXAS COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NAD83.



WHEREAS THE Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this day of _____, 20____, to recommend approval of this plat by the City Council.

AMENDED PLAT CALLOWAY FARM ADDITION Lots 7R1 and 7R2, Block A, Calloway Farm Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded as Instrument Number D220327304 Plat Records, Tarrant County, Texas, December 14, 2020.