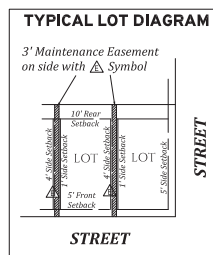


Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	32.34'	125.00'	14°49'19"	S 82°10'29" W	32.25'
C-2	84.90'	125.00'	38°54'50"	S 19°02'34" W	83.27'

Line	Bearing	Distance
L-1	N 38°29'59" E	10.36'
L-2	N 74°45'50" E	0.98'
L-3	S 09°16'32" E	13.95'
L-4	N 83°45'16" E	13.31'
L-5	S 45°24'51" E	14.14'
L-6	S 44°35'09" W	14.14'
L-7	S 32°55'14" W	12.83'
L-8	S 56°33'00" E	14.58'
L-9	N 42°54'01" E	13.72'
L-10	S 45°24'49" E	14.14'
L-11	N 45°24'51" W	14.14'
L-12	S 44°35'09" W	14.14'

- 1/2" capped steel rod found
- Cross in concrete found
- × 1/2" MILLER 5665" capped steel rod set



**FLOOD STATEMENT:** The flood areas shown hereon are based on scaling the surveyed tracts onto the current online FEMA public data. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of any areas shown hereon.

- NOTES PER CITY OF NORTH RICHLAND HILLS:**
- No above-ground franchise utility appurtenances are allowed in the fronts of lots.
  - The garage face (door) must be set back 20 feet from the front property line.
  - All open space lots ("X" lots) shall be maintained by the Home Owners' Association.

= 10' x 10' Electric Easement



Owner/Developer  
MM City Point 53 LLC  
1800 Valley View Lane Ste. 300  
Farmers Branch, Texas

Applicant/Engineer  
Ion Design Group  
7075 Twin Hills Avenue Ste. 350  
Dallas, Texas 75231  
Contact: Jason Traflet, PE  
817-370-3470

I, Jason B. Rawlings, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

Jason B. Rawlings, Texas RPLS No. 5665

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, MM City Point 53, LLC, its duly authorized agent, acting by and through the undersigned, are the owners of a tract of land out of the William W. Wallace Survey, Abstract No. 1606 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being all of Lot 2, Block 1, City Point Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D214125258 of the Official Public Records of Tarrant County, Texas.

Beginning at a cross in concrete found for the southeast corner of said Lot 2, said cross being in the westerly right-of-way line of City Point Drive;

Thence South 89 degrees 35 minutes 08 seconds West with the southerly boundary line a distance of 10.00 feet;

Thence North 00 degrees 24 minutes 47 seconds West continuing with said southerly boundary line a distance of 0.11 feet;

Thence South 89 degrees 35 minutes 08 seconds West continuing with said southerly boundary line a distance of 409.25 feet to a 1/2 inch MILLER 5665" capped steel rod found for the southwest corner of said Lot 2;

Thence North 00 degrees 24 minutes 51 seconds West with the westerly boundary line of said Lot 2 a distance of 803.70 feet to a cross in concrete set for the northwest corner thereof, said cross being in said westerly right-of-way line and also being the beginning of a curve to the right with a radius of 488.50 feet and whose chord bears South 65 degrees 31 minutes 50 seconds East at 67.10 feet;

Thence southeasterly with the easterly boundary line of said Lot 2 and said westerly right-of-way line and with said curve along an arc length of 67.15 feet and through a delta angle of 07 degrees 52 minutes 35 seconds to a cross in concrete set for the beginning of a curve to the left with a radius of 53.00 feet and whose chord bears South 69 degrees 41 minutes 12 seconds East at 14.93 feet;

Thence southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve along an arc length of 14.97 feet and through a delta angle of 16 degrees 11 minutes 19 seconds for the beginning of a curve to the right with a radius of 91.00 feet and whose chord bears South 67°02'17" E 35.47'

Thence southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve along an arc length of 133.36 feet and through a delta angle of 15 degrees 23 minutes 09 seconds ; for the beginning of a curve to the right with a radius of 912.77 feet and whose chord bears South 48 degrees 06 minutes 28 seconds East at 132.96 feet;

Thence southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve along an arc length of 637.23 feet and through a delta angle of 40 degrees 00 minutes 00 seconds ;

Thence South 00 degrees 24 minutes 47 seconds East continuing with said easterly boundary line and said westerly right-of-way line and a distance of 80.00 feet to the point of beginning and containing 5.8974 acres of land, more or less;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, MM City Point 53, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Mehrdad Moyadi, Manager  
MM City Point 53, LLC

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moyadi, Manager of MM City Point 53, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

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 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 \_\_\_\_\_, 20\_\_\_\_, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

LOT 6, BLOCK A, CALLOWAY FARM ADDITION  
VOL. 388-125, PG. 86 P.R.T.C.T.

LOT 5, BLOCK A  
CALLOWAY FARM ADDITION  
VOL. 388-138, PG. 17 P.R.T.C.T.

LOT 9  
BLOCK A - CALLOWAY FARM ADDITION  
CAB. A. SL. 299, P.R.T.C.T.

FINAL REPLAT  
**CITY POINT ADDITION**  
BLOCKS 1 AND 20 THRU 22  
BEING 5.8973 ACRES OUT OF THE W. W. WALLACE SURVEY  
AND BEING A REVISION OF LOT 2, BLOCK 1, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D214125258 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

OCTOBER 2021