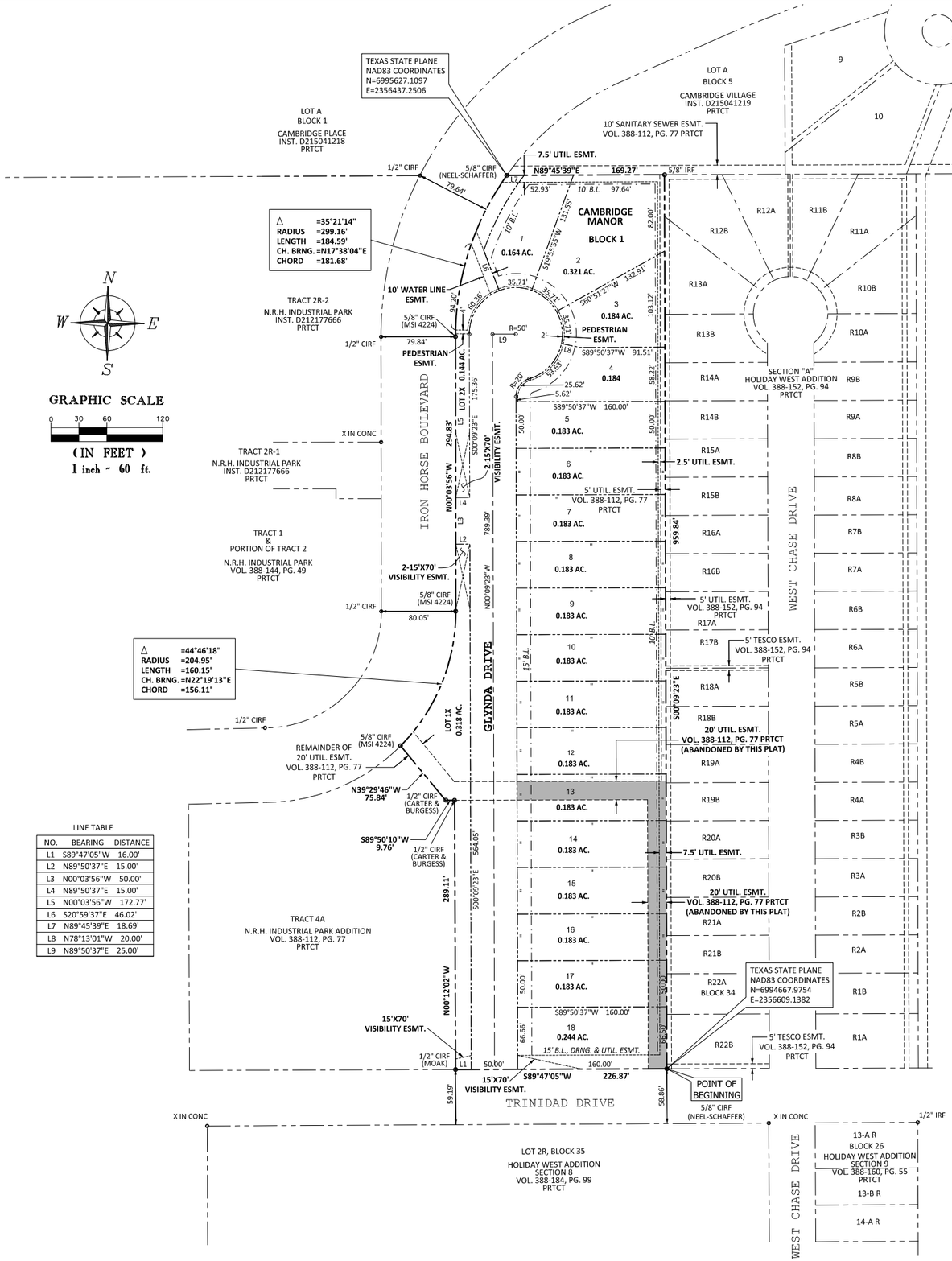
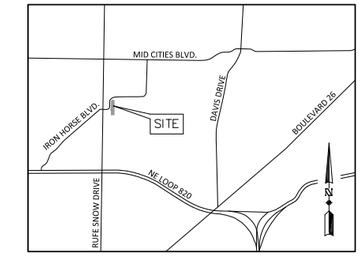


LINE TABLE

NO.	BEARING	DISTANCE
L1	S89°47'05"W	16.00'
L2	N89°50'37"E	15.00'
L3	N00°03'56"W	50.00'
L4	N89°50'37"E	15.00'
L5	N00°03'56"W	172.77'
L6	S20°59'37"E	46.02'
L7	N89°45'39"E	18.69'
L8	N78°13'01"W	20.00'
L9	N89°50'37"E	25.00'

VICINITY MAP
N.T.S.



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CAMBRIDGE NRH HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 5.010 acre portion of tract 4B, N.R.H. Industrial Park Addition, recorded in Volume 388-212, Page 77 Plat Records, Tarrant County, Texas (PRTCT), located in the the John C. Yates Survey, Abstract No. 1753, City of North Richland Hills, Tarrant County, Texas, known as "Tract 1", according to the deed recorded under Instrument Number D214061632, of the Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod capped "Neel-Schaffer" in the north line of Trinidad Drive for the southwest corner of Section "A" Holiday West Addition, recorded in Volume 388-152, Page 94 PRTCT, same being the most southern southeast corner of said Tract 1;

THENCE South 89 degrees 47 minutes 05 Seconds West, along said north line, same being the most southern south line of said Tract 4B, a distance of 226.87 feet to a found 1/2 inch iron rod capped "Moak" for the southwest corner of said Tract 1, same being the southeast corner of Tract 4A of said N.R.H. Industrial Park Addition;

THENCE North 00 degrees 12 minutes 02 seconds West, along the west line of said Tract 4B, same being the east line of said Tract 4A, a distance of 289.11 feet to a found 1/2 inch iron rod capped " Carter & Burgess" for an ell corner of said Tract 1, same being the most eastern northeast corner of said Tract 4A;

THENCE South 89 degrees 50 minutes 10 seconds West, continuing along said common line, a distance of 9.76 feet to a found 1/2 inch iron rod capped " Carter & Burgess" for corner;

THENCE North 39 degrees 29 minutes 46 seconds West, continuing along said common line, a distance of 75.84 feet to a found 5/8 inch iron rod capped "MSI 4224" in the east line of Iron Horse Boulevard, same being the west line of said Tract 1, for the most western corner of said Tract 1, same being the most northern corner of said Tract 4A, said corner also being the beginning of a curve to the left having a radius of 204.95 feet, a central angle of 44 degrees 46 minutes 18 seconds and a chord that bears North 22 degrees 19 minutes 13 seconds East with a distance of 156.11 feet;

THENCE Northeasterly, along said common line, an arc length of 160.15 feet to a found 5/8 inch iron rod capped "MSI 4224" for end of curve;

THENCE North 00 degrees 03 minutes 56 seconds West, continuing along said common line, a distance of 294.83 feet to a found 5/8 inch iron rod capped "MSI 4224" for the beginning of a curve to the right having a radius of 299.16 feet, a central angle of 35 degrees 21 minutes 14 seconds and a chord that bears North 17 degrees 38 minutes 04 seconds East with a distance of 181.68 feet;

THENCE Northeasterly, continuing along said common line, an arc legth of 184.59 feet to a found 5/8 inch iron rod capped "Neel-Schaffer" for the northwest corner of the said Tract 1, same being the southwest corner of Lot A, Block 5, Cambridge Village, recorded under Instrument Number D215041219 PRTCT;

THENCE North 89 degrees 45 minutes 39 seconds East, departing said common line and along the north line of said Tract 1, same being the south line of said Lot A, a distance of 169.27 feet to a found 5/8" iron rod for the northeast corner of said Tract 1, same being the northwest corner of said Section "A" Holiday West Addition;

THENCE South 00 degrees 09 minutes 23 seconds East, along the east line of said Tract 1, same being the west line of said Section "A" Holiday West Addition, a distance of 959.84 feet to the POINT OF BEGINNING and containing 218,238.942 square feet or 5.010 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CAMBRIDGE NRH HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1-18 and Lots 1X and 2x, Block 1, Cambridge Manor, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publicsâ€™ use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent: Scott Sandlin

Manager
Title

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, Scott Sandlin, of CAMBRIDGE NRH HOLDINGS, 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, 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 _____, 2023.
Notary Public, State of Texas
My Commission expires:
NOTARY SEAL

NOTES:

1. THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48439C0205L, Dated 21 March 2019.
2. Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83), tied to North Richland Hills GPS-35.
5. All easements are "BY THIS PLAT" unless the recording accompanies the easement label.
6. All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted.
7. An 8,978.308 square foot or 0.206 acre portion of the existing 20' utility easement recorded In Volume 388-112, page 77 PRTCT to be abandoned by this plat.
8. 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'S CERTIFICATION;
I, Philip B. Wolters, of Neel-Schaffer Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of North Richland Hills.

12/19/2023
Date

Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2023, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

OWNER

CAMBRIDGE NRH HOLDINGS, LLC
5137 DAVIS BOULEVARD
NORTH RICHLAND HILLS, TEXAS 76180
817-281-3509
scott@sandlinhomes.com

NEEL-SCHAFFER
Solutions you can build upon

NEEL-SCHAFFER, INC
2501 Avenue J, Suite 120, Arlington, Texas 76006
CONTACT: Philip B. Wolters, RPLS No. 5894
PHONE: 817-548-0696
EMAIL: phil.wolters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800

FINAL PLAT
CAMBRIDGE MANOR

LOTS 1-18, BLOCK 1
2-OPEN SPACE LOTS- 1X & 2X
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
BEING 5.010 ACRES OF LAND SITUATED IN
THE JOHN C. YATES SURVEY, ABSTRACT NO. 1753
TARRANT COUNTY, TEXAS

DECEMBER 19, 2023

CASE: PLAT23-0044

This Plat Filed in Instrument No. D_____ on _____

Y:\Projects\0015000\0017000\17235 Sandlin - NRH Development\SURVEY\Plats\Final Plat\Final Plat-Cambridge.dgn