

Record Description

RECORD LEGAL DESCRIPTION:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

AS SURVEYED LEGAL DESCRIPTION:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE NE CORNER OF LOT 7A, BLOCK A ACCORDING TO THE ABOVE MENTIONED PLAT;
THENCE S 01°28'00" W ALONG THE WEST RIGHT OF WAY LINE OF BOOTH CALLOWAY ROAD 190.08 FEET TO A SET 1/2" IRON PIN;
THENCE S 00°30'00" W ALONG THE WEST RIGHT OF WAY LINE OF BOOTH CALLOWAY ROAD 162.15 FEET TO A SET CUT "X";
THENCE S 44°41'13" W 30.30 FEET TO A SET CUT "X";
THENCE S 89°51'20" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 96.62 FEET TO A SET 1/2" IRON PIN W/RIS CAP 5593;
THENCE S 88°39'21" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 278.90 FEET TO A SET CUT "X";
THENCE N 0°16'00" W 387.84 FEET TO A FOUND 1/2" IRON PIN;
THENCE N 89°46'00" W 401.30 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 152,467 SQUARE FEET OR 3.5002 ACRES MORE OR LESS.

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO. 141547, WITH AN EFFECTIVE DATE OF AUGUST 5, 2019 AT 8:00 A.M.

As Surveyed Description

PARENT PARCEL:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A, ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE RUN ALONG SAID RIGHT OF WAY, S 0°27'12" W A DISTANCE OF 199.08', THENCE RUN S 0°01'48" E A DISTANCE OF 130.17' TO A SET CHISELED X; THENCE RUN ALONG SAID RIGHT OF WAY S 0°01'48" E A DISTANCE OF 31.98' TO A SET CHISELED X; THENCE RUN S 43°46'23" W A DISTANCE OF 30.30' TO A FOUND CHISELED X ON THE NORTHERLY RIGHT OF WAY OF GLENVIEW DRIVE, THENCE RUN ALONG SAID RIGHT OF WAY S 88°50'32" W A DISTANCE OF 96.62' TO A FOUND 1/2" REBAR; THENCE RUN S 88°19'12" W A DISTANCE OF 278.90' TO A FOUND CHISELED X; THENCE LEAVING SAID RIGHT OF WAY, RUN N 0°40'08" W A DISTANCE OF 387.84'; THENCE RUN N 89°10'35" E A DISTANCE OF 299.19'; THENCE RUN N 89°10'35" E A DISTANCE OF 102.74' TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 153,187 SQUARE FEET OR 3.517 ACRES MORE OR LESS.

Owner/Developer

7625 GLENVIEW DRIVE TX LLC
C/O OASIS HEALTHCARE PARTNERS
452 WILSHIRE BLVD, SUITE 230
LOS ANGELES, CA 90010
TELEPHONE: 562-469-1881

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, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 0002378, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 7625 GLENVIEW DRIVE TX LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED REAL PROPERTY AS LOTS 7R & 7B, BLOCK A, CALLOWAY FARM ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

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 AGAIN 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 INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____ 20__
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

Record Description

RECORD LEGAL DESCRIPTION:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

AS SURVEYED LEGAL DESCRIPTION:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE NE CORNER OF LOT 7A, BLOCK A ACCORDING TO THE ABOVE MENTIONED PLAT;
THENCE S 01°28'00" W ALONG THE WEST RIGHT OF WAY LINE OF BOOTH CALLOWAY ROAD 190.08 FEET TO A SET 1/2" IRON PIN;
THENCE S 00°30'00" W ALONG THE WEST RIGHT OF WAY LINE OF BOOTH CALLOWAY ROAD 162.15 FEET TO A SET CUT "X";
THENCE S 44°41'13" W 30.30 FEET TO A SET CUT "X";
THENCE S 89°51'20" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 96.62 FEET TO A SET 1/2" IRON PIN W/RIS CAP 5593;
THENCE S 88°39'21" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 278.90 FEET TO A SET CUT "X";
THENCE N 0°16'00" W 387.84 FEET TO A FOUND 1/2" IRON PIN;
THENCE N 89°46'00" W 401.30 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 152,467 SQUARE FEET OR 3.5002 ACRES MORE OR LESS.

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO. 141547, WITH AN EFFECTIVE DATE OF AUGUST 5, 2019 AT 8:00 A.M.

As Surveyed Description

PARENT PARCEL:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A, ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE RUN ALONG SAID RIGHT OF WAY, S 0°27'12" W A DISTANCE OF 199.08', THENCE RUN S 0°01'48" E A DISTANCE OF 130.17' TO A SET CHISELED X; THENCE RUN ALONG SAID RIGHT OF WAY S 0°01'48" E A DISTANCE OF 31.98' TO A SET CHISELED X; THENCE RUN S 43°46'23" W A DISTANCE OF 30.30' TO A FOUND CHISELED X ON THE NORTHERLY RIGHT OF WAY OF GLENVIEW DRIVE, THENCE RUN ALONG SAID RIGHT OF WAY S 88°50'32" W A DISTANCE OF 96.62' TO A FOUND 1/2" REBAR; THENCE RUN S 88°19'12" W A DISTANCE OF 278.90' TO A FOUND CHISELED X; THENCE LEAVING SAID RIGHT OF WAY, RUN N 0°40'08" W A DISTANCE OF 387.84'; THENCE RUN N 89°10'35" E A DISTANCE OF 299.19'; THENCE RUN N 89°10'35" E A DISTANCE OF 102.74' TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 153,187 SQUARE FEET OR 3.517 ACRES MORE OR LESS.

Owner/Developer

7625 GLENVIEW DRIVE TX LLC
C/O OASIS HEALTHCARE PARTNERS
452 WILSHIRE BLVD, SUITE 230
LOS ANGELES, CA 90010
TELEPHONE: 562-469-1881

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, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 0002378, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 7625 GLENVIEW DRIVE TX LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED REAL PROPERTY AS LOTS 7R & 7B, BLOCK A, CALLOWAY FARM ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

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 AGAIN 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 INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____ 20__
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

As Surveyed Description

PARENT PARCEL:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A, ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE RUN ALONG SAID RIGHT OF WAY, S 0°27'12" W A DISTANCE OF 199.08', THENCE RUN S 0°01'48" E A DISTANCE OF 130.17' TO A SET CHISELED X; THENCE RUN ALONG SAID RIGHT OF WAY S 0°01'48" E A DISTANCE OF 31.98' TO A SET CHISELED X; THENCE RUN S 43°46'23" W A DISTANCE OF 30.30' TO A FOUND CHISELED X ON THE NORTHERLY RIGHT OF WAY OF GLENVIEW DRIVE, THENCE RUN ALONG SAID RIGHT OF WAY S 88°50'32" W A DISTANCE OF 96.62' TO A FOUND 1/2" REBAR; THENCE RUN S 88°19'12" W A DISTANCE OF 278.90' TO A FOUND CHISELED X; THENCE LEAVING SAID RIGHT OF WAY, RUN N 0°40'08" W A DISTANCE OF 387.84'; THENCE RUN N 89°10'35" E A DISTANCE OF 299.19'; THENCE RUN N 89°10'35" E A DISTANCE OF 102.74' TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 153,187 SQUARE FEET OR 3.517 ACRES MORE OR LESS.

Owner/Developer

7625 GLENVIEW DRIVE TX LLC
C/O OASIS HEALTHCARE PARTNERS
452 WILSHIRE BLVD, SUITE 230
LOS ANGELES, CA 90010
TELEPHONE: 562-469-1881

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, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 0002378, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 7625 GLENVIEW DRIVE TX LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED REAL PROPERTY AS LOTS 7R & 7B, BLOCK A, CALLOWAY FARM ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

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 AGAIN 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 INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____ 20__
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

As Surveyed Description

PARENT PARCEL:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A, ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE RUN ALONG SAID RIGHT OF WAY, S 0°27'12" W A DISTANCE OF 199.08', THENCE RUN S 0°01'48" E A DISTANCE OF 130.17' TO A SET CHISELED X; THENCE RUN ALONG SAID RIGHT OF WAY S 0°01'48" E A DISTANCE OF 31.98' TO A SET CHISELED X; THENCE RUN S 43°46'23" W A DISTANCE OF 30.30' TO A FOUND CHISELED X ON THE NORTHERLY RIGHT OF WAY OF GLENVIEW DRIVE, THENCE RUN ALONG SAID RIGHT OF WAY S 88°50'32" W A DISTANCE OF 96.62' TO A FOUND 1/2" REBAR; THENCE RUN S 88°19'12" W A DISTANCE OF 278.90' TO A FOUND CHISELED X; THENCE LEAVING SAID RIGHT OF WAY, RUN N 0°40'08" W A DISTANCE OF 387.84'; THENCE RUN N 89°10'35" E A DISTANCE OF 299.19'; THENCE RUN N 89°10'35" E A DISTANCE OF 102.74' TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 153,187 SQUARE FEET OR 3.517 ACRES MORE OR LESS.

Owner/Developer

7625 GLENVIEW DRIVE TX LLC
C/O OASIS HEALTHCARE PARTNERS
452 WILSHIRE BLVD, SUITE 230
LOS ANGELES, CA 90010
TELEPHONE: 562-469-1881

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, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 0002378, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 7625 GLENVIEW DRIVE TX LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED REAL PROPERTY AS LOTS 7R & 7B, BLOCK A, CALLOWAY FARM ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

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 AGAIN 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 INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____ 20__
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

As Surveyed Description

PARENT PARCEL:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF BOOTH CALLOWAY ROAD, ALSO BEING THE NE CORNER OF LOT 7A, BLOCK A, ACCORDING TO THE ABOVE MENTIONED PLAT; THENCE RUN ALONG SAID RIGHT OF WAY, S 0°27'12" W A DISTANCE OF 199.08', THENCE RUN S 0°01'48" E A DISTANCE OF 130.17' TO A SET CHISELED X; THENCE RUN ALONG SAID RIGHT OF WAY S 0°01'48" E A DISTANCE OF 31.98' TO A SET CHISELED X; THENCE RUN S 43°46'23" W A DISTANCE OF 30.30' TO A FOUND CHISELED X ON THE NORTHERLY RIGHT OF WAY OF GLENVIEW DRIVE, THENCE RUN ALONG SAID RIGHT OF WAY S 88°50'32" W A DISTANCE OF 96.62' TO A FOUND 1/2" REBAR; THENCE RUN S 88°19'12" W A DISTANCE OF 278.90' TO A FOUND CHISELED X; THENCE LEAVING SAID RIGHT OF WAY, RUN N 0°40'08" W A DISTANCE OF 387.84'; THENCE RUN N 89°10'35" E A DISTANCE OF 299.19'; THENCE RUN N 89°10'35" E A DISTANCE OF 102.74' TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 153,187 SQUARE FEET OR 3.517 ACRES MORE OR LESS.

Owner/Developer

7625 GLENVIEW DRIVE TX LLC
C/O OASIS HEALTHCARE PARTNERS
452 WILSHIRE BLVD, SUITE 230
LOS ANGELES, CA 90010
TELEPHONE: 562-469-1881

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, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 0002378, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-216, PAGE 32, DEED RECORDS OF TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT PROPERTY CONVEYED BY RIGHT OF WAY DEED RECORDED IN VOLUME 8181, PAGE 121, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND SAVE AND EXCEPT THAT PROPERTY AWARDED BY AGREED FINAL JUDGMENT DATED JUNE 23, 1999, UNDER CAUSE NO. 97-75584-1, STYLED CITY OF RICHLAND HILLS VS. FOUR SEASONS NURSING CENTERS, INC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 7625 GLENVIEW DRIVE TX LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED REAL PROPERTY AS LOTS 7R & 7B, BLOCK A, CALLOWAY FARM ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

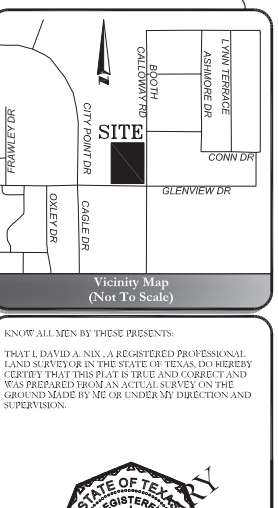
Notary Statement

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 AGAIN 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 INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____ 20__
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



KNOW ALL MEN BY THESE PRESENTS
THAT I, DAVID A. NIX, 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 OF THE GROUND MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

DAVID A. NIX
R.P.L.S. NO. 0757
IN STATE OF TEXAS
TEXAS FIRM REGISTRATION NUMBER: 10194275

Surveyor's Certification

BLEW & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.434.506
FAX: 479.582.1883
WWW.BLEWINC.COM

DRAWN BY DATE: MH-8/15/20 REVIEWED BY: DN SUFFICIENT BY: JS
COUNTY & STATE: TARRANT COUNTY, TEXAS FOR NUMBER: 19-3151
LOCATION: 7625 GLENVIEW DRIVE, RICHLAND HILLS, TX
FOR THE USE AND BENEFIT OF: 7625 GLENVIEW DRIVE TX LLC

Miscellaneous Notes:

COMPLETED FIELD WORK:
FEBRUARY 16, 2018

THE BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN PROPERTY LINE, BEARING S 89°15'13" W, BASED ON GRID NORTH FOR TEXAS COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NAD83.
-LATITUDE = 32°49'25.9173"
-LONGITUDE = -97°12'49.16132"
-CONVERGENCE ANGLE = 0°42'05.63354"

DISTANCES SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000119669

REFERENCE DOCUMENTS:
STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO. 141547, WITH AN EFFECTIVE DATE OF AUGUST 5, 2019 AT 8:00 A.M.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X, SHADED X, AE AND FLOODWAY AE WITH A BASE FLOOD ELEVATION OF 557.1 PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48493028L DATED 3/21/2019.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY PROPERTY LINE, BEARING S 0°27'12" W, PER GRID NORTH FOR TEXAS COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NAD83.
-LATITUDE = 32°49'29.76418"
-LONGITUDE = -97°12'44.44149"
-CONVERGENCE ANGLE = 0°42'08.20771"

DISTANCES SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0001195633

THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY

THE CITY LIMIT BOUNDARY DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF THE CITY LIMIT BOUNDARY USING VARIOUS OFFICIAL AND UNOFFICIAL SOURCES.

NRH
NORTH RICHLAND HILLS

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.

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

REPLAT
CALLOWAY FARM ADDITION
Lots 7R1 and 7R2, Block A, Calloway Farm Addition, BEING a revision of Lot 7, Block A, Calloway Farm Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Volume 388-216 Page 21 Plat Records, Tarrant County, Texas.
September 15, 2020

