



MILLER SURVEYING EST. 1985

● = 5/8" "MSI RPLS 4224" capped steel rod found
 ○ = 1/2" "MILLER 5665" capped steel rod set

Curve	Arc	Radius	Central Angle	Chord
C-1	87.18'	200.00'	24°58'31"	S 12°41'55" E 86.49'
C-2	158.63'	625.00'	14°32'32"	S 07°28'56" E 158.21'
C-3	89.70'	675.00'	7°36'51"	S 10°56'47" E 89.64'
C-4	171.38'	675.00'	14°32'51"	S 00°08'05" W 170.92'
C-5	43.59'	100.00'	24°58'31"	N 77°18'04" E 43.25'
C-6	73.83'	337.50'	12°32'02"	N 14°23'16" W 73.68'
C-7	164.42'	472.70'	19°55'44"	N 10°41'11" W 163.59'
C-8	152.29'	600.00'	14°32'32"	S 07°28'56" E 151.88'
C-9	262.95'	700.00'	21°31'22"	S 03°59'32" E 261.41'
C-10	93.98'	340.97'	15°47'29"	N 81°41'23" W 93.68'

L-1	Bearing	Distance
L-1	N 69°22'07" W	13.94'
L-2	N 20°26'59" W	14.30'
L-3	N 44°47'20" W	14.14'
L-4	N 45°12'40" W	14.14'
L-5	S 44°47'20" W	14.14'
L-6	S 45°12'40" W	14.14'
L-7	N 39°40'57" E	12.83'
L-8	N 47°39'12" W	14.73'
L-9	N 51°06'03" W	14.35'
L-10	N 33°43'42" W	15.12'

0 100 200 300
Graphic Scale In Feet 1" = 100'

- NOTES:
- This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
 - Per Ordinance No. 3293 governing this PD Zoning District, this addition maintains staggered front building setbacks of 15 and 20 feet with a minimum 20-foot setback for garages. No more than two identical setbacks are permitted where noted.
 - See Ordinance No. 3293, as amended, for development standards within this addition.
 - Subdivision of any lot within this addition by metes and bounds is a violation of state statute and local subdivision ordinance and is subject to withholding of utilities and building permits.
 - U.E. = Utility Easement; L.E. = Landscape Easement; S.W.E. = Screening Wall Easement; W.E. = Water Easement; S.E. = Sanitary Easement; D.E. = Drainage Easement; S.V.E. = Sight Visibility Easement; A.S.E. = Access Sidewalk Easement; B.L. = Building Line; C.O.S. = Common Open Space; P.O.S. = Public Open Space; G.V. = Gas Valve
 - Common Open Space Lots, Screening Wall Easements and Landscape Easements dedicated by this plat shall be maintained by the Homeowners Association. Retaining walls constructed within Public Drainage Easements shall be maintained by and the responsibility of the Home Owner's Association. Private Drainage Easements shall be maintained by the Homeowners Association. In the absence of a Homeowners Association, maintenance shall be the shared responsibility of all property owners within the subdivision.
 - Vertical datum based on City of North Richland Hills benchmark No. 402. Elev. 630.75 (NAVD 1988)
 - FLOOD STATEMENT: The Flood Zone area shown hereon is based on LOMA Case No. 17-06-0901A. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

MILLER Surveying, Inc.
 Commercial • Residential • Municipal
 430 Mid Cities Blvd. 817-577-1052
 Hurst, Texas 76054 TxLSF No. 10100400
 MillerSurvey.net

KNOW ALL MEN BY THESE PRESENTS:
 That I, Jason B. Rawlings, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.



ENGINEER
 Welch Engineering, Inc.
 1308 Norwood Drive, Suite 200
 Bedford, Texas 76022
 817-589-2900
 Contact Tim Welch

OWNER/APPLICANT:
 Cambridge NRH Development, LLC.
 5137 Davis Blvd.
 Ft. Worth, TX 76180
 817-281-3509
 Contact Scott Sandlin

STATE OF TEXAS §
 COUNTY OF TARRANT § OWNERS' ACKNOWLEDGEMENT AND DEDICATION:

WHEREAS Cambridge NRH Development, LLC. is the sole owner of the following described tract of land to wit:

Being a tract of land out of the John C. Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract of land described as "Tract 2" in the deed to Cambridge NRH Development, LLC recorded as Document No. D214061632 in the Deed Records of Tarrant County, Texas, and also being a portion of Tract 4B, N.R.H. Industrial Park Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-212, Page 77 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northwest corner of said Tract 2 and the northwest corner of said Tract 4B, said rod being the intersection of the easterly right-of-way line of Iron Horse Boulevard (a public right-of-way) and the southerly right-of-way line of the DART Railroad right-of-way;

Thence North 64 degrees 48 minutes 49 seconds East with the northerly boundary lines of said Tract 2 and said Tract 4B and with said railroad right-of-way line a distance of 638.53 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most northerly corner of said Tract 2 and said Tract 4B, said rod being the northwest corner of College Hills Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-124, Page 99 of said Plat Records;

Thence South 00 degrees 43 minutes 16 seconds East with the easterly boundary lines of said Tract 2 (the bearing basis of this tract) and said Tract 4B and with the westerly boundary line of said College Hills Addition a distance of 1094.49 feet;

Thence South 20 degrees 39 minutes 19 seconds East continuing with the easterly boundary lines of said Tract 2 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 470.20 feet;

Thence South 78 degrees 27 minutes 16 seconds East continuing with the easterly boundary lines of said Tract 2 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 35.10 feet;

Thence South 12 degrees 48 minutes 46 seconds East continuing with the easterly boundary lines of said Tract 2 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 202.20 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of said Cambridge tract;

Thence South 87 degrees 31 minutes 52 seconds West with the southerly boundary line of said Cambridge tract a distance of 125.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 08 degrees 07 minutes 15 seconds West a distance of 215.10 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 337.50 feet and whose chord bears North 14 degrees 23 minutes 16 seconds West at 73.68 feet;

Thence northerly with said curve along an arc length of 73.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 20 degrees 39 minutes 19 seconds West a distance of 17.45 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 47 minutes 20 seconds West a distance of 10.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 20 degrees 39 minutes 19 seconds West a distance of 275.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 472.70 feet and whose chord bears North 10 degrees 41 minutes 11 seconds West at 163.59 feet;

Thence northerly with said curve along an arc length of 164.42 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 00 degrees 43 minutes 19 seconds West a distance of 260.69 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 47 minutes 20 seconds West a distance of 127.33 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 43 minutes 19 seconds East a distance of 262.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 600.00 feet and whose chord bears South 07 degrees 28 minutes 56 seconds East at 151.88 feet;

Thence southerly with said curve along an arc length of 152.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 700.00 feet and whose chord bears South 03 degrees 59 minutes 32 seconds East at 261.41 feet;

Thence southerly with said curve along an arc length of 262.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 33 degrees 43 minutes 42 seconds East a distance of 15.12 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line of Liberty Way, said rod being the beginning of a curve to the left with a radius of 340.97 feet and whose chord bears South 40 degrees 15 minutes 38 seconds East at 93.68 feet;

Thence northerly with said northerly right-of-way line and with said curve along an arc length of 93.98 feet to a 5/8 inch found for the end of said curve;

Thence North 89 degrees 35 minutes 09 seconds West with the southerly boundary line of said Tract 2 and the northerly right-of-way line of said Liberty Way a distance of 299.84 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southerly end of a right-of-way corner clip for said northerly right-of-way line and the easterly right-of-way of said Iron Horse Boulevard;

Thence North 44 degrees 54 minutes 57 seconds West with said right-of-way corner clip a distance of 35.01 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northerly end thereof;

Thence North 00 degrees 12 minutes 40 seconds West with the westerly boundary line of said Tract 2 and with said easterly right-of-way line a distance of 355.67 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 20 seconds West at 1040.00 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 72.13 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 04 degrees 11 minutes 05 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 103.58 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the right whose center bears North 85 degrees 48 minutes 55 seconds East at 966.00 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 66.99 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 00 degrees 12 minutes 40 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 488.49 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 20 seconds West at 905.22 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 17 minutes 57 seconds and an arc length of 52.12 feet to the point of beginning and containing 16.284 acres of land, more or less;

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cambridge NRH Development, LLC., by and through the undersigned, its duly authorized agent, does hereby certify that it is the legal owner of the above described tract of land and hereby adopts this plat as its plan to subdivide the same to be known as CAMBRIDGE ESTATES, an addition to the City of North Richland Hills, Tarrant County, Texas, and so hereby conveys to the public for public use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Before me, the undersigned authority, on this day personally appeared Scott Sandlin, Manager of Cambridge NRH Development, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

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

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

Final Plat
CAMBRIDGE ESTATES
 An addition to the City of North Richland Hills, Tarrant County, Texas

16.284 acres out of the
JOHN C. YATES SURVEY, ABSTRACT NO. 1753
 Tarrant County, Texas

Being a revision of Tract 4B, Block 1, N.R.H. Industrial Park Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-212, Page 77 of the Plat Records of Tarrant County, Texas

44 Residential Lots, 1 Public Open Space Lot, 3 Common Open Space Lots, and 1 Gas Valve Lot, - 49 Total Lots
 January 2017

Job No. 13010 • Plot File 13010 Estates

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATED _____