



MILLER SURVEYING
EST. 1985

LOT DATA	AREA	MIN. FF
LOT 15	7651 SF	607.4
LOT 16	6400 SF	607.2
LOT 17	8225 SF	607.1
LOT 18	8261 SF	607.0
LOT 19	6480 SF	607.0
LOT 20	7846 SF	606.9
LOT 21	6665 SF	606.7
LOT 22	8271 SF	606.6
LOT 23	7334 SF	606.5
LOT 24	7939 SF	606.3
LOT 25	11335 SF	606.2
LOT 26	13450 SF	605.9
LOT E	25596 SF	N/A

○ = 1/2" "MILLER 5665" capped steel rod set
● = 1/2" "MILLER 5665" capped steel rod found



NOTES:

- This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
- Per Ordinance No. 3468 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. 3468, 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.
- Lots 15-26 will require elevation certificates provided to the City at form board stage and final construction stage.
- Vertical datum based on City of North Richland Hills benchmark No. 402. Elev. 630.75 (NAVD 1988)
- FLOOD STATEMENT: The flood limit shown hereon is based on CLOMR Case No. 17-06-0901A (Issue Date December 18, 2017). Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of any lot or property.

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.

Jason B. Rawlings
Texas RPLS No. 5665



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 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of Lot 14, Block 11, Cambridge Estates Phase 1, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D217220808 of the Official Public Records of Tarrant County, Texas, said rod being in the easterly right-of-way line of Wessex Street;

Thence North 89 degrees 47 minutes 20 seconds East with the southerly boundary line of said Lot 14 a distance of 127.24 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southeast corner thereof, said rod being in the westerly boundary line of Lot D of said addition;

Thence southerly with the westerly boundary line of said Lot D along the following calls:

South 00 degrees 43 minutes 19 seconds East a distance of 270.69 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the beginning of a curve to the left with a radius of 472.70 feet and whose chord bears South 10 degrees 41 minutes 11 seconds East at 163.59 feet;

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

South 20 degrees 39 minutes 19 seconds East a distance of 275.29 feet to a 1/2 inch "MILLER 5665" capped steel rod found;

North 89 degrees 47 minutes 20 seconds East a distance of 10.67 feet to a 1/2 inch "MILLER 5665" capped steel rod found;

South 20 degrees 39 minutes 19 seconds East a distance of 17.45 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the beginning of a curve to the left with a radius of 337.50 feet and whose chord bears South 14 degrees 23 minutes 16 seconds East at 73.68 feet;

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

South 08 degrees 07 minutes 15 seconds East a distance of 215.10 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of said Lot D;

Thence South 87 degrees 31 minutes 52 seconds West a distance of 31.97 feet to a 1/2 inch "MILLER 5665" capped steel rod found in the northeasterly right-of-way line of Liberty Way;

Thence North 06 degrees 51 minutes 00 seconds West with said northeasterly right-of-way line a distance of 5.30 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the beginning of a curve to the left with a radius of 340.97 feet and whose chord bears North 40 degrees 06 minutes 15 seconds West;

Thence northwesterly with said northeasterly right-of-way line and said curve along an arc length of 400.98 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southeast end of a corner clip of said northeasterly right-of-way line and said easterly right-of-way line of Wessex Street;

Thence North 33 degrees 43 minutes 59 seconds West with said corner clip a distance of 15.11 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest end thereof, said rod being the beginning of a curve to the left with a radius of 700.00 feet and whose chord bears North 03 degrees 59 minutes 32 seconds West at 261.41 feet;

Thence northerly with the easterly right-of-way line of said Wessex Street and with said curve along an arc length of 262.95 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the beginning of a curve to the right with a radius of 600.00 feet and whose chord bears North 07 degrees 28 minutes 56 seconds West at 151.88 feet;

Thence northerly continuing with said easterly right-of-way line and with said curve along an arc length of 152.29 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the end of said curve;

Thence North 00 degrees 12 minutes 40 seconds West continuing with said easterly right-of-way line a distance of 272.02 feet to the point of beginning and containing 2.880 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 PHASE 2, 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.

Scott Sandlin, Manager
Cambridge NRH Development, LLC.

STATE OF TEXAS:
COUNTY OF TARRANT:

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

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 Davls Blvd.
Ft. Worth, TX 76180
817-281-3509
Contact Scott Sandlin

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 PHASE 2
An addition to the City of North Richland Hills, Tarrant County, Texas
2.880 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
12 Residential Lots and 1 Common Open Space Lot
August 2017