

**CITY POINT DRIVE**

LOT I, BLOCK I, CITY POINT ADDITION  
INST. NO. D219052181, O.P.R.T.C.T.  
(NORTH RICHLAND HILLS CITY HALL)

LOT I, BLOCK D, CALLOWAY FARMS  
VOL. 388-141, PG. 56 P.R.T.C.T.

**FRAWLEY DRIVE**  
(A 50' Foot Public Right-of-Way)

BRINKLEY, MICHAEL  
D197207295 D.R.T.C.T.

HAHN, EDWARD  
D205073057 D.R.T.C.T.

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

LOT I, BLOCK G  
CALLOWAY FARMS ADDITION  
CABINET A, SLIDE 3, P.R.T.C.T.

LOT 4, BLOCK A  
CALLOWAY FARM ADDITION  
VOL. 388-124, PG. 72 P.R.T.C.T.

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

LOT 2, BLOCK A, CALLOWAY FARM ADDITION  
VOL. 388-121, PG. 24 P.R.T.C.T.

LOT 8

LOT 9

LOT IX BLOCK 21  
(Pedestrian Access Easement)  
3255 SF

LOT IX BLOCK 22  
(Pedestrian Access Easement)  
2388 SF

LOT IX BLOCK 21  
(Pedestrian Access Easement)  
3255 SF

LOT IX BLOCK 21  
(Pedestrian Access Easement)  
3255 SF

LOT IX BLOCK 21  
(Pedestrian Access Easement)  
3255 SF

LOT IX BLOCK 21  
(Pedestrian Access Easement)  
3255 SF

LOT IX BLOCK 20  
(Pedestrian Access Easement)  
2563 SF

LOT IX BLOCK 20  
(Pedestrian Access Easement)  
2563 SF

LOT IX BLOCK 20  
(Pedestrian Access Easement)  
2563 SF

LOT I, BLOCK M (REMAINDER)  
CALLOWAY FARM ADDITION  
CAB. A, SL. 11807 P.R.T.C.T.

Arc - 67.15'  
Radius - 488.50'  
Delta - 7°52'35"  
Chord - S 65°31'50" E  
67.10'

Arc - 14.97'  
Radius - 53.00'  
Delta - 16°11'19"  
Chord - S 69°41'12" E  
14.93'

Arc - 35.70'  
Radius - 91.00'  
Delta - 22°28'29"  
Chord - S 67°02'17" E  
35.47'

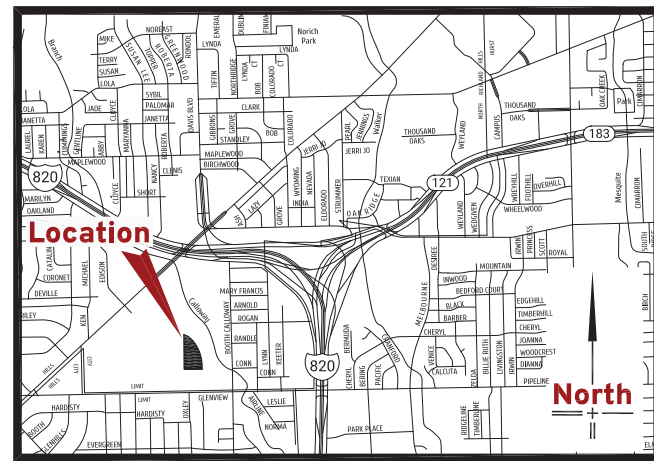
Arc - 133.36'  
Radius - 496.63'  
Delta - 15°23'09"  
Chord - S 48°06'28" E  
132.96'

Arc - 637.23'  
Radius - 912.77'  
Delta - 40°00'00"  
Chord - S 20°24'47" E  
624.37'

**FEMA FLOODWAY**  
(See Flood Statement)

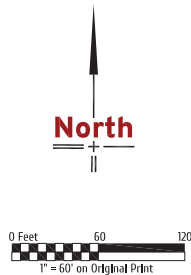
**FEMA FLOOD ZONE A-E**  
(See Flood Statement)

COLUMBIA NORTH HILLS HOSPITAL SUBSIDIARY, LP  
VOL. 14448, PG. 33 D.R.T.C.T.



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°55'16" 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'

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'



**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.

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.

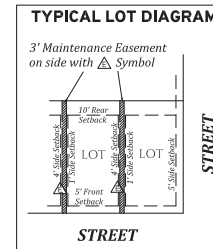
Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

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 Trafton, PE  
817-370-3470



PRELIMINARY REPLAT  
**CITY POINT ADDITION**

BLOCKS I AND 20 THRU 22  
BEING 5.8973 ACRES OUT OF THE W. W. WALLACE SURVEY  
AND BEING A REVISION OF LOT 2, BLOCK I, 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

DECEMBER 2019