

# REPLAT PLAT OF PART OF LOT 7A, BLOCK A, CALLOWAY FARM ADDITION TO THE CITY OF NORTH RICHLAND HILLS

CONTAINING  
LOTS 1-R AND 2-R  
AND BEING A REVISION OF  
A PORTION 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.

### Easements of Record

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

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- B** - UTILITY EASEMENT, 10 FEET BY 10 FEET, LOCATED IN THE NORTHEASTERLY CORNER OF THE PREMISES, AS SHOWN ON PLAT RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- C** - FLOODWAY/FLOODPLAIN EASEMENT OF VARIABLE WIDTH, ACROSS THE EASTERLY PORTION OF THE PREMISES, AS RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- D** - TEXAS UTILITIES ELECTRIC UNDERGROUND EASEMENT, 5 FEET IN WIDTH, ALONG THE EAST PROPERTY LINE, AS RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- E** - TEXAS UTILITIES UNDERGROUND ELECTRIC EASEMENT, 10 FEET IN WIDTH, OVER AND ACROSS THE PREMISES, AS RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- F** - SANITARY SEWER EASEMENT, 10 FEET IN WIDTH, ALONG THE SOUTH PROPERTY LINE, AS RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- G** - G. LONE STAR GAS CO. EASEMENT, 25 FEET IN WIDTH, ALONG THE SOUTH PROPERTY LINE, AS RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- H** - EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN M. CALLOWAY AND LONE STAR GAS COMPANY, BY INSTRUMENT DATED FEBRUARY 1, 1918, FILED MAY 7, 1918, RECORDED IN UNDER VOLUME 549, PAGE 18, AND AS AFFECTED BY INSTRUMENT RECORDED IN UNDER VOLUME 400, PAGE 31, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- I** - EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN MRS. O.H. CALLOWAY AND TARRANT COUNTY WATER SUPPLY CORP. BY INSTRUMENT DATED MARCH 20, 1960, FILED MARCH 9, 1960, RECORDED IN UNDER VOLUME 960, PAGE 495, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- J** - EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN FOUR SEASONS NURSING CENTERS OF AMERICA, INC. AND TEXAS ELECTRIC SERVICE COMPANY, BY INSTRUMENT DATED JULY 1, 1969, FILED AUGUST 4, 1969, RECORDED IN UNDER VOLUME 4762, PAGE 205, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN UNDER VOLUME 388-216, PAGE 32, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- K** - ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT VOLUME 388-216, PAGE 32. (AFFECTS, PLOTTED AS SHOWN)
- L** - TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF EASEMENT AND AGREEMENT FOR UNDERGROUND UTILITIES, BY AND BETWEEN FOUR SEASONS NURSING CENTERS, INC. AND TEXAS ELECTRIC SERVICE COMPANY, DATED AUGUST 10, 1988, FILED MAY 31, 1989, RECORDED IN UNDER VOLUME 900, PAGE 709, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)
- M** - TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OWNER AGREEMENT AND COVENANT, BY AND BETWEEN FOUR SEASONS NURSING CENTERS, INC. AND CITY OF NORTH RICHLAND HILLS, DATED JULY 2, 1982, FILED NOVEMBER 22, 1982, RECORDED IN UNDER VOLUME 7395, PAGE 588, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- N** - TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF EASEMENT AND RIGHT OF ENTRY AGREEMENT, BY AND BETWEEN MANOR CARE AND CHARTER COMMUNICATIONS, DATED JANUARY 10, 2000, FILED APRIL 5, 2001, RECORDED IN UNDER VOLUME 14813, PAGE 9, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

### Miscellaneous Notes:

COMPLETED FIELD WORK  
FEBRUARY 16, 2018

THE BASIS OF BEARING  
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN PROPERTY LINE, BEARING S 88°15'13" W, BASED ON GRID NORTH FOR TEXAS COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NAD83.

-LATITUDE = 32°49'29.7418"  
-LONGITUDE = -97°12'44.4149"  
-CONVERGENCE ANGLE = -0°42'05.6334"

DISTANCES SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.1000119409

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. 48439C0205L, 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 02°27'12" W, PER GRID NORTH FOR TEXAS COORDINATE SYSTEM, NORTH-CENTRAL ZONE, NAD83.  
-LATITUDE = 32°49'29.7418"  
-LONGITUDE = -97°12'44.4149"  
-CONVERGENCE ANGLE = -0°42'05.6334"

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

THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

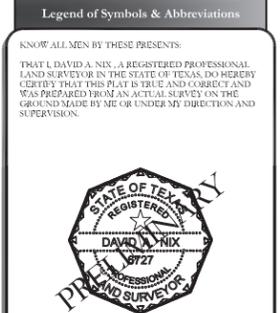


- Vicinity Map (Not To Scale)
- SET MONUMENT AS NOTED
  - FOUND MONUMENT AS NOTED
  - POC POINT OF COMMENCEMENT
  - MEASUREMENT/CALCULATED DIMENSION
  - (R) SQUARE FEET
  - R/W BUILDING SETBACK
  - SQ.FT. SQUARE FEET
  - B.S.B. BUILDING SETBACK
- PROPERTY LINE
  - ADJONER PROPERTY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE
- ▨ FLOOD ZONE "SHADED X"
  - ▨ FLOOD ZONE "AE"
  - ▨ FLOOD ZONE "FLOODWAY AE"
  - - - ALL NON HATCHED AREAS ZONE "X"

Legend of Symbols & Abbreviations

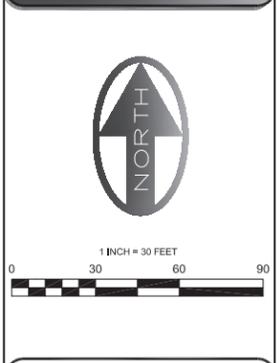
KNOW ALL MEN BY THESE PRESENTS:

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 ON THE GROUND MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.



DAVID A. NIX  
P.L.S. NO. 8772  
IN STATE OF TEXAS  
TEXAS SURVEY REGISTRATION NUMBER 10194275

Surveyor's Certification



**BLEW & ASSOCIATES, P.A.**  
CIVIL ENGINEERS & LAND SURVEYORS  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479-434506  
FAX: 479-5821883  
www.BLEWINC.com

DATE: 08/15/20  
REVISION: DN  
APPROVED BY: JS

OWNER'S AGENT: TARRANT COUNTY, TEXAS  
JOB NUMBER: 19-3151

LOCATION: 7625 GLENVIEW DRIVE, RICHLAND HILLS, TX

FOR THE USE AND BENEFIT OF: 7625 GLENVIEW DRIVE TX LLC



WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on the 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

THIS PLAT FILED AS INSTRUMENT NO. D. \_\_\_\_\_ DATE \_\_\_\_\_

### Current Zoning Information

ZONED: G-1 COMMERCIAL DISTRICT

REQUIREMENTS:  
FRONT BUILDING SETBACK: 25'  
SIDE BUILDING SETBACK: NONE  
REAR BUILDING SETBACK: NONE  
MINIMUM LOT WIDTH: 50'  
MINIMUM DISTRICT AREA: 1 ACRE  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: NONE  
MINIMUM LOT DEPTH: NONE  
MINIMUM LOT FRONTAGE: 50 FEET

CONTACT:  
AEI CONSULTANTS  
REPORT DATE: 08/01/2018  
REPORT #: 304138

N/F: PARCEL ID: 41600188  
COLUMBIA N HILLS HOSP SUB PL  
PG 501/504  
NASHVILLE, TN 37202-3504  
DEED DATE: 05-31-1997  
DEED PAGE: 00000055  
DEED VOLUME: 00000055  
INSTRUMENT: 00044800000055

LEGAL DESCRIPTION:  
WALLACE, WILLIAM W SURVEY ABSTRACT 1608 TRACT 9507B

N/F: PARCEL ID: 02336519  
NORTHEAST MED & SURG CLINIC  
7601 GLENVIEW DR  
FORT WORTH, TX 76180-8351  
DEED DATE: 09-25-1990  
DEED PAGE: 0000246  
DEED VOLUME: 0000246  
INSTRUMENT: 00002800000246

LEGAL DESCRIPTION:  
CALLOWAY FARM ADDITION  
BLOCK A LOT B

PARENT PARCEL  
PART OF LOT 7A, BLOCK A  
VOLUME 388-216, PAGE 32  
APN: 023365097  
TOTAL AREA:  
153,197 SQ. FT. ±  
3.517 ACRES ±

N/F: PARCEL ID: 003995919  
NORTHEAST MED & SURG CLINIC  
7601 GLENVIEW DR  
FORT WORTH, TX 76180-8351  
DEED DATE: 12-31-1900  
DEED PAGE: 00002978  
DEED VOLUME: 00002978  
INSTRUMENT: 00089100002978

LEGAL DESCRIPTION:  
CALLOWAY FARM ADDITION  
BLOCK A LOT 2

N/F: PARCEL ID: 04464214  
ANDERSON DALE L  
1073 KIOWA DR W  
LAKE KIOWA, TX 76240-9422  
DEED DATE: 12-31-1902  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 00000000000000

LEGAL DESCRIPTION:  
HAYWORTH, SOL SURVEY  
ABSTRACT 710 TRACT 2A04DI

N/F: PARCEL ID: 07272456  
FRS CHN LLC  
980 HAMMON DR NE STE 100  
ATLANTA, GA 30328-8187  
DEED DATE: 04-12-2009  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 020913037

LEGAL DESCRIPTION:  
MAY-FIELD ADDITION BLOCK 1 LOT 3E1A

N/F: PARCEL ID: 04464346  
FORCH INVESTORS INC  
522 FARWAY NEW DR  
MANSFIELD, TX 76063-3469  
DEED DATE: 09-22-2010  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 021028089

LEGAL DESCRIPTION:  
HAYWORTH, SOL SURVEY  
ABSTRACT 710 TRACT 2J

N/F: PARCEL ID: 04464346  
FORCH INVESTORS INC  
522 FARWAY NEW DR  
MANSFIELD, TX 76063-3469  
DEED DATE: 09-22-2010  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 021028089

LEGAL DESCRIPTION:  
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N/F: PARCEL ID: 04464346  
FORCH INVESTORS INC  
522 FARWAY NEW DR  
MANSFIELD, TX 76063-3469  
DEED DATE: 09-22-2010  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 021028089

LEGAL DESCRIPTION:  
HAYWORTH, SOL SURVEY  
ABSTRACT 710 TRACT 2J

### Utility Notes:

THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OR ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS REQUEST FOR GROUND MARKINGS OR UNDERGROUND UTILITY LINES.

OWNER'S AGENT TITLE

### 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. 97-75504-1, 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°51'30" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 96.62 FEET TO A SET 1/2" IRON PIN W/RPS 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 09°16'00" W 387.84 FEET TO A FOUND 1/2" IRON PIN;  
THENCE N 89°46'00" E 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

PROPOSED LOT 1-R  
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:  
COMMENCING 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 LEAVING SAID RIGHT OF WAY, RUN S 89°10'35" W A DISTANCE OF 102.74 TO THE POINT OF BEGINNING;  
THENCE RUN S 05°44'47" E A DISTANCE OF 13.55; THENCE RUN S 29°37'33" E A DISTANCE OF 11.11; THENCE RUN S 79°02'29" E A DISTANCE OF 30.29;  
THENCE RUN S 02°44'45" E A DISTANCE OF 15.75; THENCE RUN S 46°20'02" E A DISTANCE OF 16.95; THENCE RUN S 18°33'58" E A DISTANCE OF 26.69;  
THENCE RUN S 01°31'39" E A DISTANCE OF 75.11; THENCE RUN S 07°20'11" W A DISTANCE OF 28.90; THENCE RUN S 00°33'06" E A DISTANCE OF 52.65;  
THENCE RUN S 20°54'13" E A DISTANCE OF 10.51; THENCE RUN S 09°07'08" W A DISTANCE OF 53.77; THENCE RUN S 32°19'29" E A DISTANCE OF 8.80;  
THENCE RUN N 82°57'15" E A DISTANCE OF 6.26; THENCE RUN N 70°07'30" E A DISTANCE OF 7.27; THENCE RUN S 79°12'47" E A DISTANCE OF 11.46; THENCE RUN S 42°58'56" E A DISTANCE OF 15.01 TO A POINT ON SAID WESTERLY RIGHT OF WAY; THENCE RUN ALONG SAID RIGHT OF WAY S 00°16'48" E A DISTANCE OF 31.98 TO A FOUND CHISELED X; THENCE RUN S 43°40'25" 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°15'13" W A DISTANCE OF 278.90 TO A FOUND CHISELED X; THENCE LEAVING SAID RIGHT OF WAY, RUN N 09°16'00" W A DISTANCE OF 387.84; THENCE RUN N 89°10'35" E A DISTANCE OF 269.19 TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 137,259 SQUARE FEET OR 3.151 ACRES MORE OR LESS.

PROPOSED LOT 2-R  
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 00°27'12" W A DISTANCE OF 199.08; THENCE RUN S 00°16'48" E A DISTANCE OF 11.46; THENCE LEAVING SAID RIGHT OF WAY, RUN N 42°58'56" W A DISTANCE OF 15.01; THENCE RUN N 79°12'47" W A DISTANCE OF 11.46;  
THENCE RUN S 79°12'47" W A DISTANCE OF 7.27; THENCE RUN N 20°54'13" W A DISTANCE OF 10.51; THENCE RUN N 09°07'08" W A DISTANCE OF 53.77; THENCE RUN N 00°33'06" E A DISTANCE OF 52.65; THENCE RUN N 07°20'11" W A DISTANCE OF 28.90; THENCE RUN N 01°31'39" E A DISTANCE OF 75.11; THENCE RUN N 18°33'58" W A DISTANCE OF 26.69; THENCE RUN N 46°20'02" W A DISTANCE OF 16.95; THENCE RUN N 02°44'45" W A DISTANCE OF 15.75; THENCE RUN N 39°04'20" E A DISTANCE OF 30.29;  
THENCE RUN S 29°37'33" E A DISTANCE OF 11.11; THENCE RUN S 05°44'47" E A DISTANCE OF 13.55; THENCE RUN 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°51'30" W ALONG THE NORTH RIGHT OF WAY OF GLENVIEW DRIVE 96.62 FEET TO A SET 1/2" IRON PIN W/RPS 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 09°16'00" W 387.84 FEET TO A FOUND 1/2" IRON PIN;  
THENCE N 89°46'00" E 401.30 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 152,467 SQUARE FEET OR 3.5002 ACRES MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

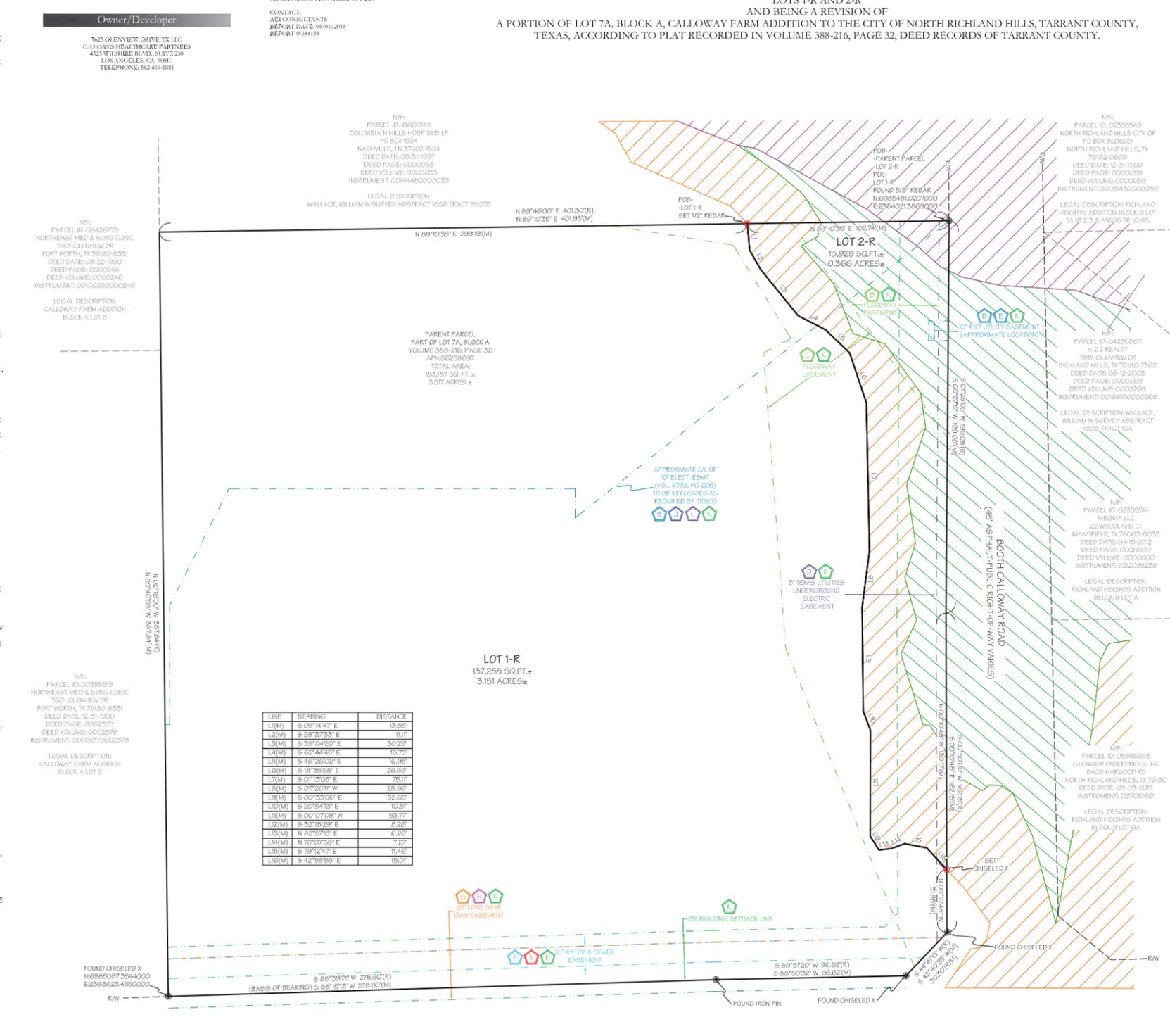
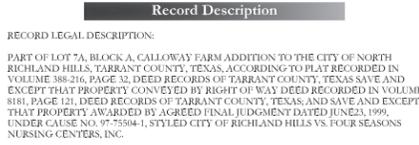
STATE OF TEXAS  
COUNTY OF TARRANT

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 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. D218183848, 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, AND 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. 97-75504-1, 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 HEREINBOVIE DESCRIBED REAL PROPERTY AS LOTS 1-R & 2-R, 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.

WHEN THE PROPERTY OWNER IS A CORPORATION, THE AGENT SIGNING FOR THE CORPORATION SHOULD SIGN THEIR NAME AND INCLUDE THEIR TITLE.

OWNER'S AGENT TITLE



LINE	BEARING	DISTANCE
L1(M)	S 28°14'47" E	10.59
L2(M)	S 29°27'29" E	11.11
L3(M)	S 39°04'20" E	30.29
L4(M)	S 62°44'46" E	15.75
L5(M)	S 46°28'02" E	16.95
L6(M)	S 18°33'58" E	26.69
L7(M)	S 01°31'39" E	75.11
L8(M)	S 07°20'11" W	28.90
L9(M)	S 00°33'06" E	52.65
L10(M)	S 20°54'13" E	10.51
L11(M)	S 07°07'08" W	53.77
L12(M)	S 32°19'29" E	8.80
L13(M)	N 82°57'15" E	6.26
L14(M)	N 70°07'30" E	7.27
L15(M)	S 79°12'47" E	11.46
L16(M)	S 42°58'56" E	15.01

OWNER'S AGENT TITLE

N/F: PARCEL ID: 04464214  
ANDERSON DALE L  
1073 KIOWA DR W  
LAKE KIOWA, TX 76240-9422  
DEED DATE: 12-31-1902  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 00000000000000

LEGAL DESCRIPTION:  
HAYWORTH, SOL SURVEY  
ABSTRACT 710 TRACT 2A04DI

N/F: PARCEL ID: 07272456  
FRS CHN LLC  
980 HAMMON DR NE STE 100  
ATLANTA, GA 30328-8187  
DEED DATE: 04-12-2009  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 020913037

LEGAL DESCRIPTION:  
MAY-FIELD ADDITION BLOCK 1 LOT 3E1A

N/F: PARCEL ID: 04464346  
FORCH INVESTORS INC  
522 FARWAY NEW DR  
MANSFIELD, TX 76063-3469  
DEED DATE: 09-22-2010  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
INSTRUMENT: 021028089

LEGAL DESCRIPTION:  
HAYWORTH, SOL SURVEY  
ABSTRACT 710 TRACT 2J

N/F: PARCEL ID: 04464346  
FORCH INVESTORS INC  
522 FARWAY NEW DR  
MANSFIELD, TX 76063-3469  
DEED DATE: 09-22-2010  
DEED PAGE: 00000000  
DEED VOLUME: 00000000  
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