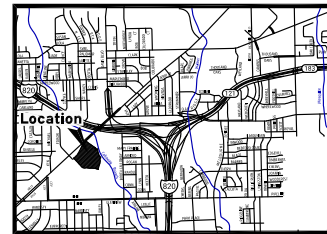


LOT 2, BLOCK J, CALLOWAY FARM ADDITION CAB. A. SL. 2189, P.R.T.C.T.



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MM City Point 53, LLC, acting by and through the undersigned, its duly authorized agent, and Mattamy Texas, LLC, acting by and through the undersigned, its duly authorized agent, are the owners of three (3) tracts of land out of the William W. Wallace Survey, Abstract No. 1606 and situated in the City of North Richland Hills, Tarrant County, Texas, said tracts being all of Lot 30, Lot 42 and Lot 43, Block 16, City Point Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D221353100 of the Official Public Records of Tarrant County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MM City Point 53, LLC, acting by and through the undersigned, its duly authorized agent, and Mattamy Texas, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as **LOT 30R, LOT 42R AND LOT 43R, BLOCK 16, CITY POINT ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Mehrdad Moayedi, Manager
MM City Point 53, LLC

Manager
Mattamy Texas, LLC

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, Manager of Mattamy Texas, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moayedi, Manager of MM City Point 53, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas

THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ERRONEOUS DIMENSIONS FROM THE PLAT RECORDED AS INST. NO. D221353100, O.P.R.T.C.T.

AMENDING PLAT CITY POINT ADDITION LOT 30R, LOT 42R AND LOT 43R, BLOCK 16

AND BEING A REVISION OF LOT 30, LOT 42 AND LOT 43, BLOCK 16, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D221353100 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

FEBRUARY 2023

City Case No. PLAT23-0039

Job No. 19008 • Plot File 19008 Blk 16 Amending



CITY POINT SECTOR 1
INST. NO. D221353100, O.P.R.T.C.T.

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

NOTES PER CITY OF NORTH RICHLAND HILLS:

- 1) No above ground franchise utility appurtenances are allowed in the fronts of lots.
- 2) This plat does not increase the number of lots in the previously recorded subdivision, nor does it attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

OWNER (LOTS 30 & 42R):
MATTAMY TEXAS LLC
1801 WITTINGTON PL
FARMERS BRANCH, TX 75234

OWNER (LOT 43R):
MM CITY POINT 53 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

I, Jason B. Rawlings, 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.

Jason B. Rawlings, Texas RPLS No. 5665

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

