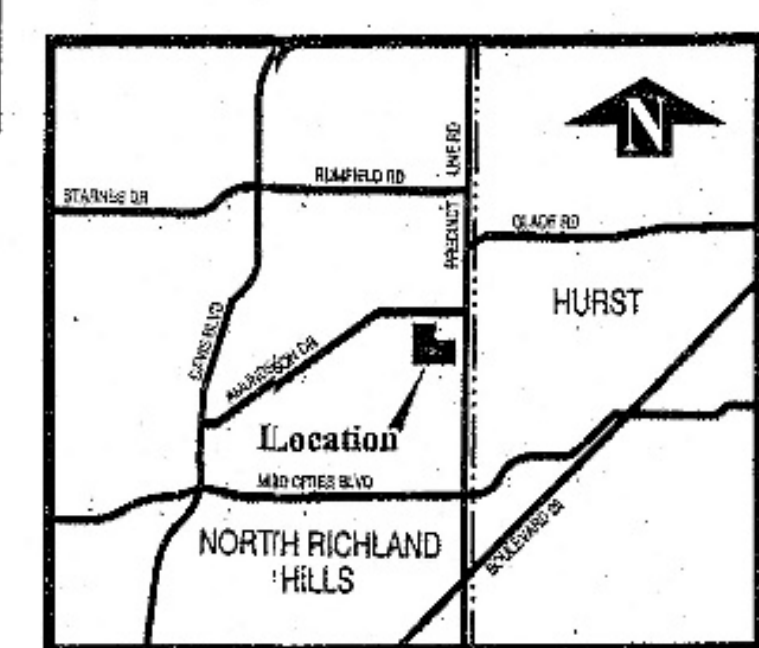
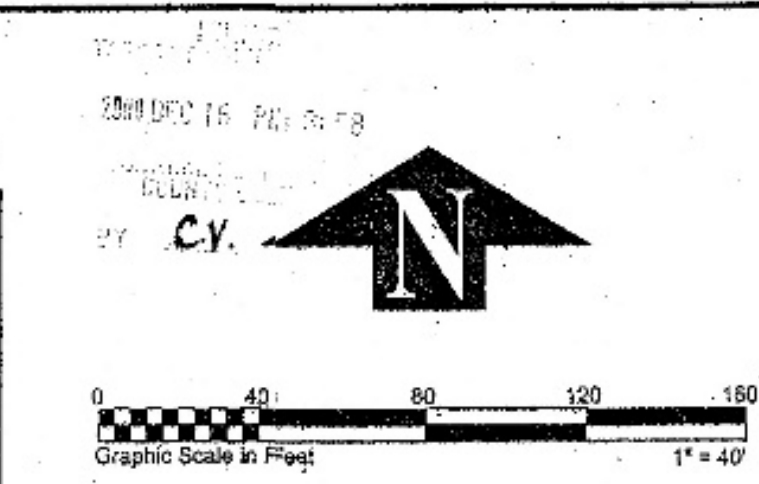
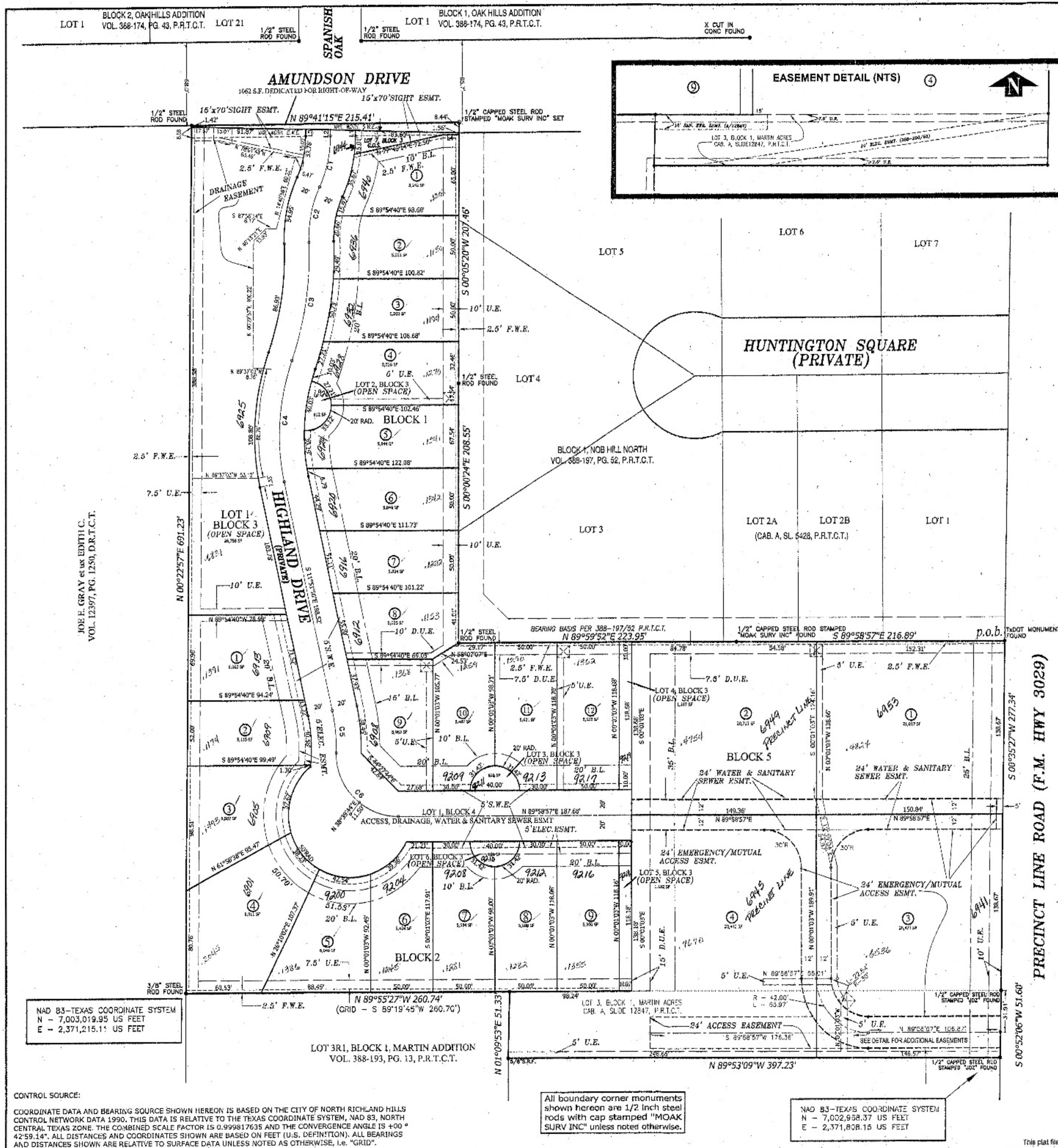




CURVE	LENGTH	RADIUS	CEN. ANGLE	CHORD
C1	42.23	100.00	24°11'44"	51.14707' W 41.92'
C2	45.79	100.00	26°14'04"	51.04558' W 45.59'
C3	54.49	250.00	21°39'16"	50.89234' W 93.92'
C4	27.92	100.00	31°10'08"	50.94308' W 96.72'
C5	33.93	150.00	12°57'32"	50.52310' E 33.85'
C6	79.51	50.00	91°06'39"	54.42744' E 71.39'

NOTES:

- 1) UPON COMPLETION OF CONSTRUCTION, CHANGES OUT IN CONCRETE WILL BE SET AT ALL STREET CORNERS, INTERSECTIONS AND POINTS OF CURVATURE, AND ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE MONUMENTED WITH 1/2" CAPPED STEEL RODS STAMPED "MOAK SURV INC".
- 2) ADJUSTMENTS - U.E. = UTILITY EASEMENT, S.E. = EASEMENT, A.E. = ACCESS EASEMENT, F.W.E. = FENCE AND WALL EASEMENT, L.E. = LANDSCAPE EASEMENT, S.W.E. = SIDEWALK EASEMENT, D.E. = DRAINAGE EASEMENT, E.L. = BUILDING LINE, D.U.E. = DRAINAGE & UTILITY EASEMENT, D.F.W.E. = DRAINAGE, FENCE AND WALL EASEMENT, D.E. = DRAINAGE EASEMENT.
- 3) DENOTES 12" X 12" ELECTRIC TRANSFORMER EASEMENT.
- 4) SETBACKS PER RESIDENTIAL INFILL PLANNED DEVELOPMENT ZONING ORDINANCE MINIMUM FIVE FOOT SIDE YARD SETBACKS AND TEN FOOT REAR.
- 5) (PER CITY OF NORTH RICHLAND HILLS) WHERE A DELEGATION OF POWER IS SHOWN, THIS SHALL BE DEEMED A PRIVATE FENCE OR WALL EASEMENT TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION CREATED FOR THE MAINTENANCE OF SUCH FENCE OR WALL. THE DELEGATION TO A "SHALL" BE DEEMED TO BE A PRIVATE EASEMENT FOR GRASSMAINTENANCE, FENCE AND WALLS TO BE CONVEYED TO SUCH HOME OWNERS ASSOCIATION, SUCH EASEMENTS ARE NOT DEDICATED TO THE PUBLIC OR THE CITY OF NORTH RICHLAND HILLS.

OWNER / APPLICANT
HIGHLAND PARK NORTH LLC
601 ZENAL RUCKER ROAD
SOUTH LAKE, TEXAS 76092
817-410-3400 FAX: 817-410-3401
CONTACT - CARY CLARK

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this 18th day of September, 2018, 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 13th day of October, 2018, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Highland Park NRH LLC is the owner of the following described tract of land to wit:

ALL that certain tract or parcel of land situated in the TANDY K. MARTIN SURVEY, ABSTRACT NO. 1055 in the City of North Richland Hills, Tarrant County, Texas and being those since trace of land described in the deeds to Highland Park NRH LLC as recorded in Document No. D207251630 and D207251638, Deed Records, Tarrant County, Texas and also including Lot 3, Block 1, Martin Acres, an Addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 12847, Plat Records, Tarrant County, Texas and being more particularly described by meter and bounds as follows:

BEGINNING at a TxDOT monument found for the northeast corner of said Highland Park tract (D207251630), said monument being the southeast corner of Lot 1, Block 1, Nob Hill North, an Addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 188-197, Page 52, Plat Records, Tarrant County, Texas and also being in the westerly right-of-way line of Precinct Line Road;

THENCE South 00 degrees 35 minutes 27 seconds West with the easterly boundary line of said Highland Park tract (D207251630) and with said right-of-way line a distance of 277.34 feet to a 1/2 inch capped steel rod stamped "JDZ" found for the southeast corner of said Highland Park tract (D207251630), said rod being the northeast corner of said Lot 3;

THENCE South 00 degrees 52 minutes 06 seconds West with the westerly boundary line of said Lot 3 and said right-of-way line a distance of 51.60 feet to a 1/2 inch capped steel rod stamped "JDZ" found for the southeast corner of said Lot 5;

THENCE North 69 degrees 55 minutes 09 seconds West with the southerly boundary line of said Lot 3 a distance of 397.23 feet to a 5/8 inch steel rod found for the southwest corner thereof;

THENCE North 01 degrees 09 minutes 53 seconds East with the westerly boundary line of said Lot 3 a distance of 51.33 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the northwest corner thereof. Said rod being in the southerly boundary line of said Highland Park tract (D207251630);

THENCE North 89 degrees 55 minutes 27 seconds West with the southerly boundary line of said Highland Park tract (D207251630) a distance of 260.74 feet to a 3/8 inch steel rod found for the southwest corner thereof;

THENCE North 00 degrees 22 minutes 57 seconds East with the westerly boundary line of said Highland Park tract (D207251630), passing at 275.23 feet the northwest corner thereof and the southwest corner of said Highland Park tract (D207251638) and continuing a total distance of 691.23 feet to a 1/2 inch steel rod found for the northwest corner said Highland Park tract (D207251638), said rod being in the southerly right-of-way line of Amundson Drive;

THENCE North 89 degrees 41 minutes 15 seconds East with the northerly boundary line of said Highland Park tract (D207251638) and said right-of-way line a distance of 215.41 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set;

THENCE South 00 degrees 05 minutes 20 seconds West a distance of 207.46 feet to a 1/2 inch steel rod found for an angle point in the westerly boundary line of said Block 1, Nob Hill North;

THENCE South 00 degrees 09 minutes 24 seconds East with the westerly boundary line of said Block 1 a distance of 208.55 feet to a 1/2 inch steel rod found for the southwest corner of said Block 1;

THENCE North 89 degrees 59 minutes 52 seconds East with the southerly boundary line of said Block 1 (the basis of bearings of the herein described tract) a distance of 225.59 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for an angle point in the southerly boundary line thereof;

THENCE South 89 degrees 58 minutes 57 seconds East continuing with said southerly boundary line a distance of 216.89 feet to the PLAT OF BEGINNING and containing 6.717 acres of land, more or less;

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT Highland Park NRH LLC 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 HIGHLAND PARK, 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, right-of-way and any other public areas shown on this plat.

Cary Clark
Cary Clark
Highland Park NRH LLC

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Cary Clark, known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 18th day of September, 2018.

Notary Public for the State of Texas

The Final Plat of
HIGHLAND PARK
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

BEING 6.717 ACRES OUT OF THE
TANDY K. MARTIN SURVEY, ABSTRACT NO 1055
INCLUDING LOT 3, BLOCK 1, MARTIN ACRES, AN ADDITION TO THE CITY
OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT RECORDED
IN CABINET A, SLIDE 12847, PLAT RECORDS, TARRANT COUNTY, TEXAS

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey made on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

Jason B. Rawlings, R.P.L.S. No. 5665

Scale 1" = 40'

LEGEND

- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- CROSS CUT IN CONCRETE
- FOUND STEEL PIPE
- FOUND BOIS D'ARC STAKE
- CONCRETE UTILITY LINE
- CENTERLINE FENCE

Moak Surveyors, Inc.
LICENSED PROFESSIONAL LAND SURVEYORS
Texas • Nevada
11095 Creek Springs Road, Suite 100, Dallas, Texas 75244
Metro 817-261-2211 • Fax 817-261-4481
www.moaksurveyors.com

Date May 1, 2007 Job# 07-067

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 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