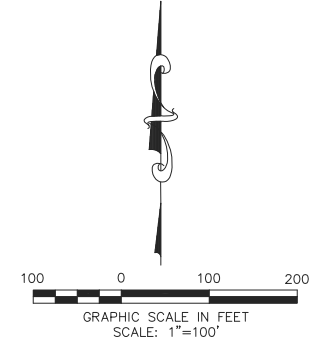
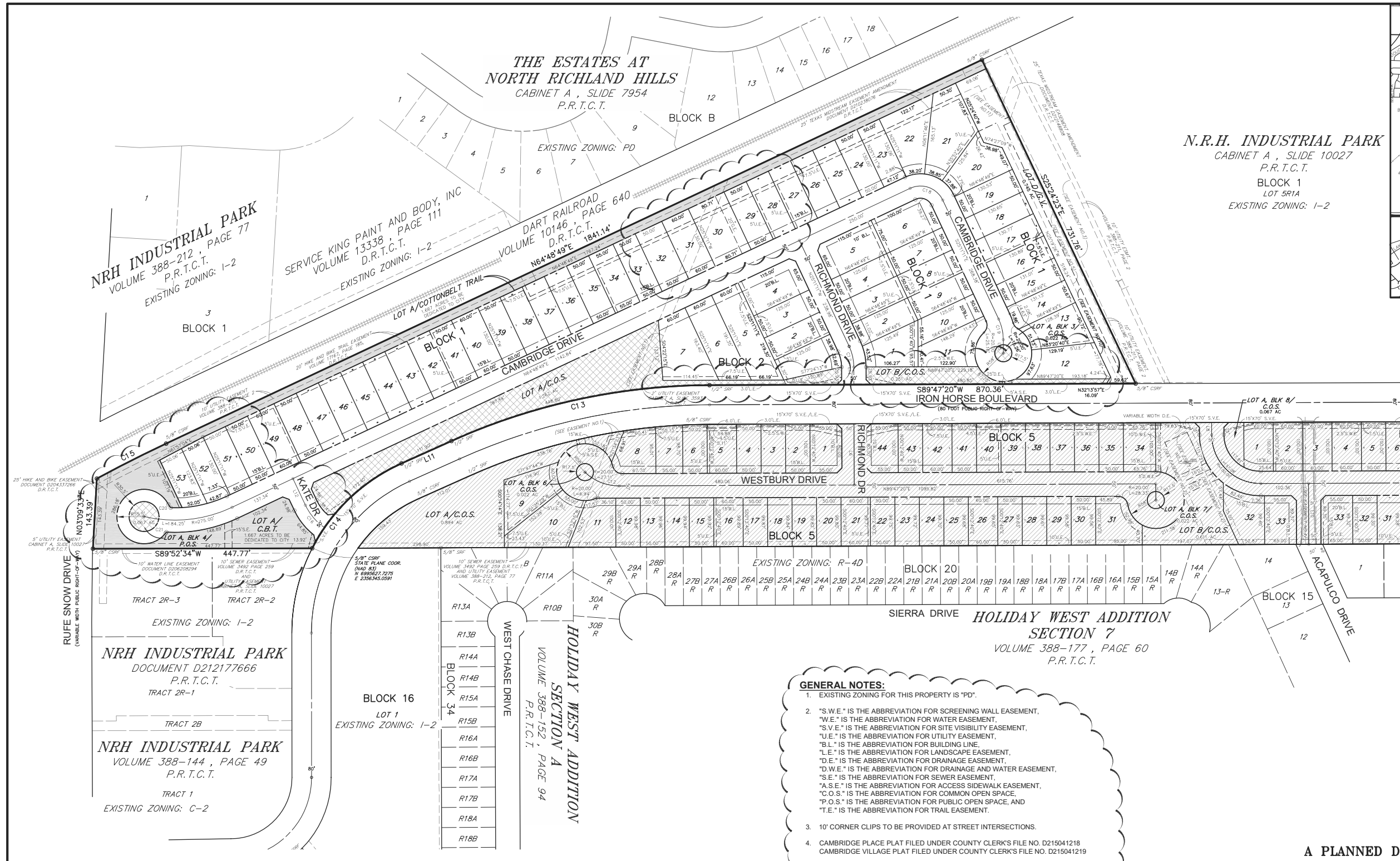


LOCATION MAP



INDICATES COMMON OPEN SPACE AREAS  
 INDICATES COTTONBELT TRAIL SYSTEM



**GENERAL NOTES:**

- EXISTING ZONING FOR THIS PROPERTY IS "PD".
- "S.W.E." IS THE ABBREVIATION FOR SCREENING WALL EASEMENT, "W.E." IS THE ABBREVIATION FOR WATER EASEMENT, "S.V.E." IS THE ABBREVIATION FOR SITE VISIBILITY EASEMENT, "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT, "B.L." IS THE ABBREVIATION FOR BUILDING LINE, "L.E." IS THE ABBREVIATION FOR LANDSCAPE EASEMENT, "D.E." IS THE ABBREVIATION FOR DRAINAGE EASEMENT, "D.W.E." IS THE ABBREVIATION FOR DRAINAGE AND WATER EASEMENT, "S.E." IS THE ABBREVIATION FOR SEWER EASEMENT, "A.S.E." IS THE ABBREVIATION FOR ACCESS SIDEWALK EASEMENT, "C.O.S." IS THE ABBREVIATION FOR COMMON OPEN SPACE, "P.O.S." IS THE ABBREVIATION FOR PUBLIC OPEN SPACE, AND "T.E." IS THE ABBREVIATION FOR TRAIL EASEMENT.
- 10' CORNER CLIPS TO BE PROVIDED AT STREET INTERSECTIONS.
- CAMBRIDGE PLACE PLAT FILED UNDER COUNTY CLERK'S FILE NO. D215041218  
 CAMBRIDGE VILLAGE PLAT FILED UNDER COUNTY CLERK'S FILE NO. D215041219

LINE TABLE

LINE	LENGTH	BEARING
L1	30.01	N44.54.57"W
L2	103.58	N04.11.05"W
L3	25.00	N20.11.11"W
L4	113.01	S89.42.47"E
L5	13.02	S87.20.14"W
L6	125.00	S00.12.40"E
L7	38.00	S00.12.40"E
L8	25.00	S00.12.40"E
L9	38.00	S00.12.40"E
L10	124.38	S00.12.40"E
L11	111.90	S85.47.47"W
L12	59.98	N02.11.11"E
L13	8.05	S29.11.11"E
L14	35.93	N00.12.40"W
L15	21.62	S00.12.40"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0.70.46"	359.14	2.45	5.30	N06.20.17"W	5.30
C2	83.10.18"	340.97	302.57	494.95	N48.00.02"W	452.63
C3	3.58.20"	1040.00	36.88	72.15	S02.11.53"W	72.12
C4	3.58.24"	868.00	33.51	66.99	S02.11.53"E	66.98
C5	3.17.57"	905.22	28.07	52.12	N01.51.39"W	52.12
C6	24.98.31"	100.00	22.15	43.59	S77.18.04"E	43.25
C7	24.98.31"	200.00	44.29	87.18	N12.41.55"W	86.49
C8	30.32.01"	299.16	81.65	159.43	S50.34.49"E	157.55
C9	23.99.51"	1214.55	258.50	608.43	N07.47.33"E	609.71
C10	83.10.18"	272.97	242.23	396.25	S48.00.03"E	362.36
C11	0.70.19"	421.16	0.39	0.76	S06.28.03"E	0.76
C12	44.14.03"	100.00	40.64	77.20	N69.00.30"W	76.30
C13	23.59.33"	1296.55	275.50	642.93	S77.47.33"W	638.97
C14	30.45.04"	379.04	133.30	256.36	S46.29.48"W	251.50
C15	3.12.33"	2814.79	79.26	158.48	N48.12.03"E	158.46
C16	30.17.44"	115.00	31.13	60.81	N40.20.03"W	60.10
C17	24.98.31"	100.00	22.15	43.59	N12.41.56"W	43.25
C18	90.90.00"	50.00	50.00	78.54	S70.11.11"E	70.71
C19	24.98.31"	100.00	22.15	43.59	S12.41.56"E	43.25

EASEMENT NUMBER	DESCRIPTION	EASEMENT NUMBER	DESCRIPTION
1	20' LONE STAR GAS COMPANY EASEMENT VOLUME 158-212, PAGE 209 D.R.T.C.T.	6	20' UTILITY EASEMENT VOLUME 158-212, PAGE 77 P.R.T.C.T.
2	10' UTILITY EASEMENT VOLUME 388-212, PAGE 77 P.R.T.C.T.	7	30' ACCESS EASEMENT DOCUMENT D00973409 D.R.T.C.T.
3	50' MAGNOLIA PIPE LINE EASEMENT VOLUME 2578, PAGE 380 D.R.T.C.T.	8	VALVE SITE EASEMENT DOCUMENT D00973409 D.R.T.C.T.
4	30' EMERGENCY ACCESS EASEMENT VOLUME 388-212, PAGE 77 P.R.T.C.T.	9	TEXAS MIDSTREAM EASEMENT DOCUMENT D011155978 D.R.T.C.T.
5	25' TEXAS MIDSTREAM EASEMENT AMENDMENT DOCUMENT D01028078 D.R.T.C.T.	10	INGRESS/EGRESS EASEMENT AMENDMENT DOCUMENT D01028078 D.R.T.C.T.
		11	VALVE SITE EASEMENT AMENDMENT DOCUMENT D02148808 D.R.T.C.T.

**A PLANNED DEVELOPMENT FOR "Place" Cambridge Addition**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS BEING A REPLAT OF LOT 5R1B, BLOCK 1, NRH INDUSTRIAL PARK AND BEING SITUATED IN THE J.C. YATES SURVEY, ABSTRACT NO. 1753

APRIL 2017 60 RESIDENTIAL LOTS 17.397 ACRES  
 6 COMMON OPEN SPACE LOTS  
 1 GAS VALVE LOT  
 1 COTTONBELT TRAIL LOT

**OWNER/DEVELOPER:**  
 CAMBRIDGE NRH DEVELOPMENT, LLC  
 5137 DAVIS BLVD.  
 N. RICHLAND HILLS, TEXAS 76180  
 (817) 281-3509  
 (817) 656-0719 FAX  
 CONTACT: SCOTT SANDLIN

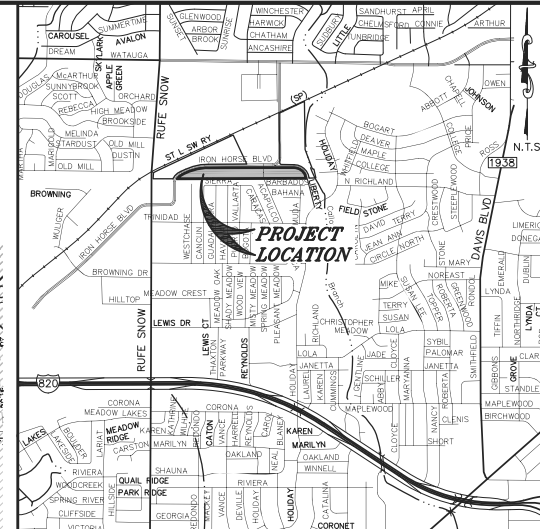
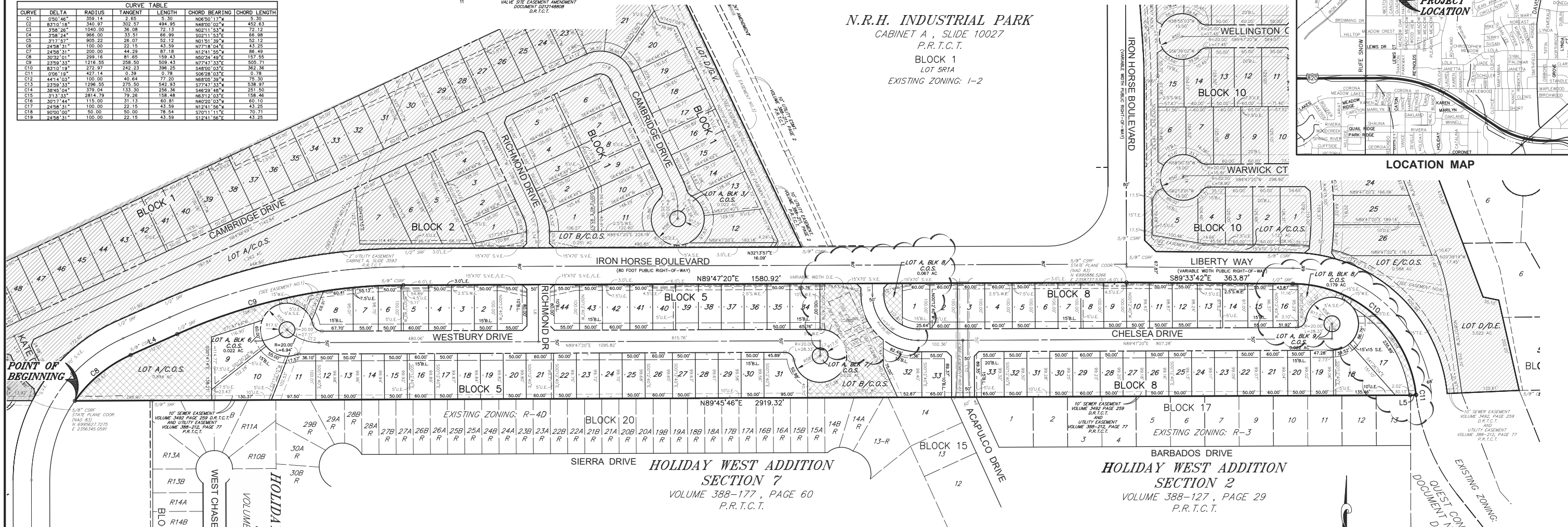
**ENGINEER:**  
**WET** WELCH ENGINEERING, INC.  
 1308 NORWOOD DRIVE, SUITE 200  
 BEDFORD, TEXAS 76022  
 (817) 589-2900  
 (817) 589-0900 FAX  
 CONTACT: TIM WELCH

**SURVEYOR:**  
 MILLER SURVEYING, INC.  
 430 MID CITIES BOULEVARD  
 HURST, TEXAS 76054  
 (817) 577-1052  
 (817) 577-0972 FAX  
 CONTACT: JASON RAWLINGS

LINE	LENGTH	BEARING
L1	35.01	N44S41°57'W
L2	103.58	N04°11'05"W
L3	25.00	N25°11'11"W
L4	112.01	N65°47'47"E
L5	13.02	S87°20'14"W
L6	125.00	S00°12'40"E
L7	38.00	S00°12'40"E
L8	25.00	S00°12'40"E
L9	38.00	N00°12'40"W
L10	124.36	S00°12'40"E
L11	111.85	S65°47'47"E
L12	59.98	N25°11'11"W
L13	8.05	S28°11'11"E
L14	35.83	N00°12'40"W
L15	27.62	S00°12'40"E

EASEMENT NUMBER	DESCRIPTION	EASEMENT NUMBER	DESCRIPTION
1	20' LONE STAR GAS COMPANY EASEMENT VOLUME 2250, PAGE 259 D.R.T.C.T.	6	30' UTILITY EASEMENT VOLUME 388-212, PAGE 77 P.R.T.C.T.
2	10' UTILITY EASEMENT VOLUME 388-212, PAGE 77 P.R.T.C.T.	7	30' ACCESS EASEMENT DOCUMENT D20927409 D.R.T.C.T.
3	30' MAGNOLIA PIPE LINE EASEMENT VOLUME 2259, PAGE 389 D.R.T.C.T.	8	VALVE SITE EASEMENT DOCUMENT D20927409 D.R.T.C.T.
4	30' EMERGENCY ACCESS EASEMENT VOLUME 388-212, PAGE 77 P.R.T.C.T.	9	TEXAS MISTREAM EASEMENT DOCUMENT D211155978 D.R.T.C.T.
5	25' TEXAS MISTREAM EASEMENT AMENDMENT DOCUMENT D21238076 D.R.T.C.T.	10	INGRESS/EGRESS EASEMENT AMENDMENT DOCUMENT D21248808 D.R.T.C.T.
		11	VALVE SITE EASEMENT AMENDMENT DOCUMENT D21248808 D.R.T.C.T.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°30'46"	359.14	2.65	5.30	N06°30'17"W	5.30
C2	8°10'18"	340.97	202.57	494.95	N48°30'02"W	452.63
C3	3°48'26"	1040.00	36.08	72.13	N00°11'52"W	72.12
C4	3°58'24"	968.00	33.51	66.99	S02°11'53"E	66.98
C5	3°17'57"	905.22	26.07	52.12	N01°31'30"E	52.12
C6	24°58'31"	100.00	22.15	43.59	N07°18'04"E	43.25
C7	24°58'31"	200.00	44.29	87.18	N12°41'26"W	86.49
C8	30°32'01"	299.16	81.65	159.43	N50°24'49"E	157.55
C9	23°39'33"	1216.55	258.50	509.43	N07°47'33"E	505.71
C10	8°10'18"	272.97	242.23	396.25	S48°30'03"E	362.36
C11	0°09'19"	427.14	0.39	0.78	S00°28'03"E	0.78
C12	44°14'03"	100.00	40.64	77.20	N85°05'38"W	75.30
C13	23°58'33"	1296.55	275.50	542.93	N07°47'33"E	538.97
C14	38°45'04"	379.04	133.30	256.36	S45°29'48"W	251.50
C15	3°12'33"	2814.79	79.26	158.48	N85°12'03"E	158.46
C16	30°17'44"	115.00	31.13	60.81	N40°20'03"W	60.10
C17	24°58'31"	100.00	22.15	43.59	N12°41'26"W	43.25
C18	0°00'00"	50.00	50.00	78.54	S70°11'11"E	78.71
C19	24°58'31"	100.00	22.15	43.59	S12°41'26"E	43.25



**N.R.H. INDUSTRIAL PARK**  
 CABINET A, SLIDE 10027  
 P.R.T.C.T.  
 BLOCK 1  
 LOT 5R1A  
 EXISTING ZONING: I-2

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 a portion of the same tract of land described as "Tract 4" in the deed to ADIRG North Richland Hills, L.L.C. recorded as Document No. D207262117 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 point in the westerly boundary lines of said Tract 4 and said Tract 4B and easterly right-of-way line of Iron Horse Boulevard (a public right-of-way) at the beginning of a curve to the right whose center bears South 44 degrees 41 minutes 11 seconds East at 299.16 feet;

Thence northeasterly continuing with said westerly boundary lines and said easterly right-of-way line and with said curve through a central angle of 30 degrees 32 minutes 01 seconds and an arc length of 159.43 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 85 degrees 47 minutes 47 seconds East with the northerly boundary lines of said Tract 4 and said Tract 4B and the southerly right-of-way line of said Boulevard a distance of 112.01 feet to a 1/2 inch steel rod found for the beginning of a curve to the right whose center bears South 24 degrees 12 minutes 13 seconds East at 1216.55 feet;

Thence easterly continuing with said northerly boundary lines and said southerly right-of-way line and with said curve through a central angle of 23 degrees 59 minutes 33 seconds and an arc length of 509.43 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 89 degrees 47 minutes 20 seconds East with the northerly boundary line of said Tract 4 and said southerly right-of-way line a distance of 1580.92 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found in the southerly right-of-way line of Liberty Way (a public right-of-way);

Thence South 89 degrees 33 minutes 42 seconds East continuing with said northerly boundary lines and the southerly right-of-way line of said Liberty Way a distance of 363.87 feet to a 1/2 inch steel rod found for the beginning of a curve to the right whose center bears South 00 degrees 24 minutes 48 seconds West at 272.97 feet;

Thence southeasterly continuing with the northerly boundary line of said Tract 4 and said southerly right-of-way line and with said curve through a central angle of 83 degrees 10 minutes 19 seconds and an arc length of 396.25 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve and the beginning of a curve to the left whose center bears North 83 degrees 35 minutes 06 seconds East at 427.14 feet;

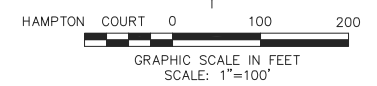
Thence southerly with the easterly boundary line of said Tract 4 and the westerly right-of-way line of said Liberty Way and with said curve through a central angle of 00 degrees 06 minutes 19 seconds and an arc length of 0.78 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most easterly southeast corner of said Tract 4;

Thence South 87 degrees 20 minutes 14 seconds West with the southerly boundary line of said Tract 4 a distance of 13.02 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northeast corner of Block 17, Holiday West Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-127, Page 29 of said Plat Records;

Thence South 89 degrees 45 minutes 46 seconds West continuing with the southerly boundary line of said Tract 4 a distance of 2912.32 feet to the point of beginning and containing 15.173 acres of land, more or less.

**GENERAL NOTES:**

- EXISTING ZONING FOR THIS PROPERTY IS "PD".
- "S.W.E." IS THE ABBREVIATION FOR SCREENING WALL EASEMENT, "W.E." IS THE ABBREVIATION FOR WATER EASEMENT, "S.V.E." IS THE ABBREVIATION FOR SITE VISIBILITY EASEMENT, "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT, "B.L." IS THE ABBREVIATION FOR BUILDING LINE, "L.E." IS THE ABBREVIATION FOR LANDSCAPE EASEMENT, "D.E." IS THE ABBREVIATION FOR DRAINAGE EASEMENT, "D.W.E." IS THE ABBREVIATION FOR DRAINAGE AND WATER EASEMENT, "S.E." IS THE ABBREVIATION FOR SEWER EASEMENT, "A.S.E." IS THE ABBREVIATION FOR ACCESS SIDEWALK EASEMENT, "C.O.S." IS THE ABBREVIATION FOR COMMON OPEN SPACE, "P.O.S." IS THE ABBREVIATION FOR PUBLIC OPEN SPACE, AND "T.E." IS THE ABBREVIATION FOR TRAIL EASEMENT.
- 10' CORNER CLIPS TO BE PROVIDED AT STREET INTERSECTIONS.
- CAMBRIDGE PLACE PLAT FILED UNDER COUNTY CLERK'S FILE NO. D21504218 CAMBRIDGE VILLAGE PLAT FILED UNDER COUNTY CLERK'S FILE NO. D215041219



**A PLANNED DEVELOPMENT FOR**  
**"Villages"**  
**Cambridge Addition**  
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
 AND BEING SITUATED IN THE J.C. YATES SURVEY, ABSTRACT NO. 1753

APRIL 2017      77 RESIDENTIAL LOTS      15.173 ACRES  
 5 COMMON OPEN SPACE LOTS

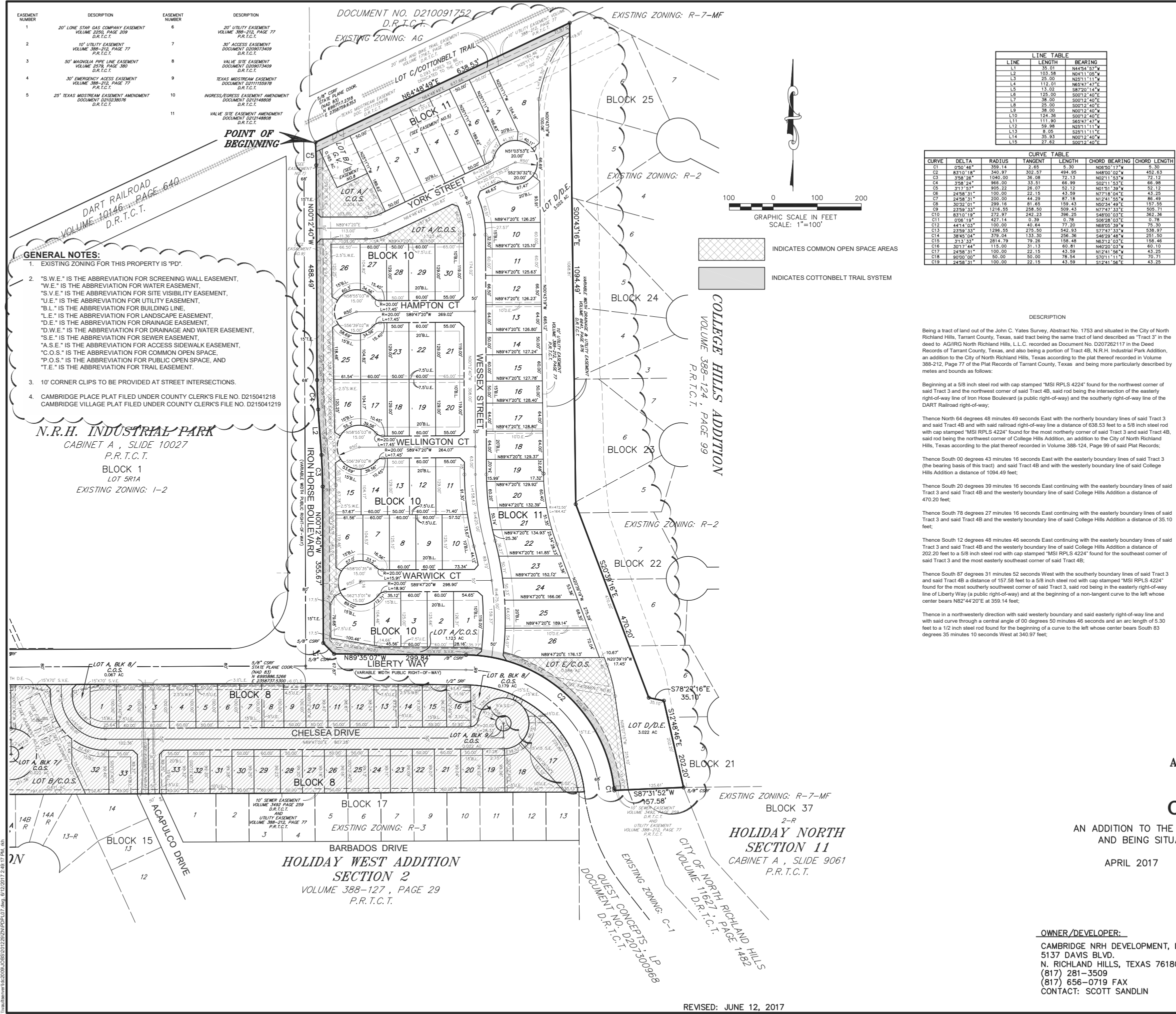
**OWNER/DEVELOPER:**  
 CAMBRIDGE NRH DEVELOPMENT, LLC  
 5137 DAVIS BLVD.  
 BEDFORD, TEXAS 76180  
 (817) 281-3509  
 (817) 656-0719 FAX  
 CONTACT: SCOTT SANDLIN

**ENGINEER:**  
**WET** WELCH ENGINEERING, INC.  
 1308 NORWOOD DRIVE, SUITE 200  
 BEDFORD, TEXAS 76022  
 (817) 589-2900  
 (817) 589-0990 FAX  
 CONTACT: TIM WELCH

**SURVEYOR:**  
 MILLER SURVEYING, INC.  
 430 MID CITIES BOULEVARD  
 HURST, TEXAS 76054  
 (817) 577-1052  
 (817) 577-0972 FAX  
 CONTACT: JASON RAWLINGS

REVISD: JUNE 12, 2017

SHEET 4 OF 9      ZC 2017-07



DOCUMENT NO. D210091752  
D.R.T.C.T.  
EXISTING ZONING: AG

EXISTING ZONING: R-7-MF

EXISTING ZONING: R-2

EXISTING ZONING: R-2

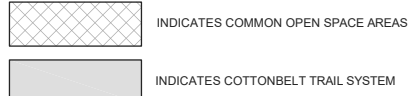
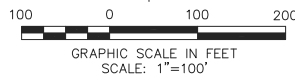
EXISTING ZONING: R-7-MF  
BLOCK 37  
2-R  
HOLIDAY NORTH  
SECTION 11  
CABINET A, SLIDE 9061  
P.R.T.C.T.

BARBADOS DRIVE  
HOLIDAY WEST ADDITION  
SECTION 2  
VOLUME 388-127, PAGE 29  
P.R.T.C.T.

QUEST CONCEPTS - LP  
DOCUMENT NO. D207300968  
D.R.T.C.T.

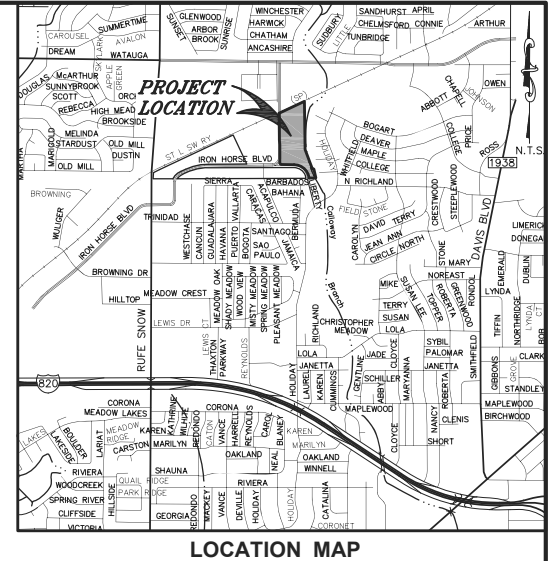
LINE	LENGTH	BEARING
L1	35.01	N44°54'57"W
L2	103.58	N04°11'08"W
L3	25.00	N25°11'11"W
L4	112.01	N65°47'47"E
L5	13.02	S87°20'14"W
L6	125.00	S00°12'40"E
L7	38.00	S00°12'40"E
L8	25.00	S00°12'40"E
L9	58.00	N00°12'40"W
L10	124.36	S00°12'40"E
L11	111.80	S65°47'47"E
L12	59.98	N25°11'11"W
L13	8.05	S25°11'11"E
L14	35.93	N00°12'40"W
L15	27.82	S00°12'40"E

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°50'46"	359.14	2.65	5.30	N06°50'17"W	5.30
C2	83°10'18"	340.97	502.37	494.95	N48°00'02"E	452.63
C3	3°58'25"	1040.00	36.08	72.13	N02°11'53"W	72.12
C4	3°58'24"	866.00	33.51	66.99	S02°11'53"E	66.98
C5	3°13'52"	925.22	28.07	52.12	N01°51'39"W	52.12
C6	2°45'31"	100.00	22.15	43.59	N77°18'04"E	43.25
C7	2°45'31"	200.00	44.29	87.18	N12°41'50"W	86.49
C8	3°03'20"	289.16	61.65	119.43	N50°54'49"E	117.55
C9	2°33'33"	1216.35	258.50	509.43	N77°47'33"E	505.71
C10	0°08'18"	272.97	242.23	396.25	S48°50'03"E	382.36
C11	0°08'18"	427.14	0.39	0.78	S08°58'03"E	0.78
C12	4°41'03"	100.00	40.64	77.20	N88°25'39"W	75.30
C13	2°38'33"	1298.55	275.50	542.33	N77°47'33"W	538.97
C14	3°45'04"	379.04	133.30	256.36	S46°29'48"W	251.50
C15	3°12'33"	2814.79	79.28	158.48	N87°12'03"E	158.46
C16	3°01'44"	115.00	31.13	60.81	N45°00'03"W	60.10
C17	2°45'31"	100.00	22.15	43.59	N12°41'56"W	43.25
C18	0°20'00"	50.00	30.00	78.50	S70°11'11"E	78.51
C19	2°45'31"	100.00	22.15	43.59	N12°41'56"E	43.25



- GENERAL NOTES:**
- EXISTING ZONING FOR THIS PROPERTY IS "PD".
  - "S.W.E." IS THE ABBREVIATION FOR SCREENING WALL EASEMENT, "W.E." IS THE ABBREVIATION FOR WATER EASEMENT, "S.V.E." IS THE ABBREVIATION FOR SITE VISIBILITY EASEMENT, "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT, "B.L." IS THE ABBREVIATION FOR BUILDING LINE, "L.E." IS THE ABBREVIATION FOR LANDSCAPE EASEMENT, "D.E." IS THE ABBREVIATION FOR DRAINAGE EASEMENT, "D.W.E." IS THE ABBREVIATION FOR DRAINAGE AND WATER EASEMENT, "S.E." IS THE ABBREVIATION FOR SEWER EASEMENT, "A.S.E." IS THE ABBREVIATION FOR ACCESS SIDEWALK EASEMENT, "C.O.S." IS THE ABBREVIATION FOR COMMON OPEN SPACE, "P.O.S." IS THE ABBREVIATION FOR PUBLIC OPEN SPACE, AND "T.E." IS THE ABBREVIATION FOR TRAIL EASEMENT.
  - 10' CORNER CLIPS TO BE PROVIDED AT STREET INTERSECTIONS.
  - CAMBRIDGE PLACE PLAT FILED UNDER COUNTY CLERK'S FILE NO. D21504218 CAMBRIDGE VILLAGE PLAT FILED UNDER COUNTY CLERK'S FILE NO. D21504219

**N.R.H. INDUSTRIAL PARK**  
CABINET A, SLIDE 10027  
P.R.T.C.T.  
BLOCK 1  
LOT 5R1A  
EXISTING ZONING: I-2



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 3" in the deed to AG/IRG North Richland Hills, L.L.C. recorded as Document No. D207262117 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 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northwest corner of said Tract 3 and the northwest corner of said Tract 4B, said rod being the intersection of the easterly right-of-way line of Iron Horse Boulevard (a public right-of-way) and the southerly right-of-way line of the DART Railroad right-of-way;

Thence North 64 degrees 48 minutes 49 seconds East with the northerly boundary lines of said Tract 3 and said Tract 4B and with said railroad right-of-way line a distance of 638.53 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most northerly corner of said Tract 3 and said Tract 4B, said rod being the northwest corner of College Hills Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-124, Page 99 of said Plat Records;

Thence South 00 degrees 43 minutes 16 seconds East with the easterly boundary lines of said Tract 3 (the bearing basis of this tract) and said Tract 4B and with the westerly boundary line of said College Hills Addition a distance of 1094.49 feet;

Thence South 20 degrees 39 minutes 16 seconds East continuing with the easterly boundary lines of said Tract 3 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 470.20 feet;

Thence South 78 degrees 27 minutes 16 seconds East continuing with the easterly boundary lines of said Tract 3 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 35.10 feet;

Thence South 12 degrees 48 minutes 46 seconds East continuing with the easterly boundary lines of said Tract 3 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 202.20 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southeast corner of said Tract 3 and the most easterly southeast corner of said Tract 4B;

Thence South 87 degrees 31 minutes 52 seconds West with the southerly boundary lines of said Tract 3 and said Tract 4B a distance of 157.58 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most southerly southwest corner of said Tract 3, said rod being in the easterly right-of-way line of Liberty Way (a public right-of-way) and at the beginning of a non-tangent curve to the left whose center bears N82°44'20"E at 359.14 feet;

Thence in a northwesterly direction with said westerly boundary and said easterly right-of-way line and with said curve through a central angle of 00 degrees 50 minutes 46 seconds and an arc length of 5.30 feet to a 1/2 inch steel rod found for the beginning of a curve to the left whose center bears South 83 degrees 35 minutes 10 seconds West at 340.97 feet;

Thence northwesterly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 83 degrees 10 minutes 21 seconds and an arc length of 494.95 feet to a 5/8 inch steel rod found for the end of said curve;

Thence North 89 degrees 35 minutes 09 seconds West with the southerly boundary line of said Tract 3 and the northerly right-of-way line of said Liberty Way a distance of 299.84 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southerly end of a right-of-way corner clip for said northerly right-of-way line and the easterly right of said Iron Horse Boulevard;

Thence North 44 degrees 54 minutes 57 seconds West with said right-of-way corner clip a distance of 35.01 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northerly end thereof;

Thence North 00 degrees 12 minutes 40 seconds West with the westerly boundary line of said Tract 3 and with said easterly right-of-way line a distance of 355.67 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 20 seconds West at 1040.00 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 72.13 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 04 degrees 11 minutes 05 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 103.58 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the right whose center bears North 85 degrees 48 minutes 55 seconds East at 966.00 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 66.99 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 00 degrees 12 minutes 40 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 488.49 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 20 seconds West at 905.22 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 17 minutes 57 seconds and an arc length of 52.12 feet to the point of beginning and containing 19,135 acres of land, more or less.

**A PLANNED DEVELOPMENT FOR  
"Estates"  
Cambridge Addition**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
AND BEING SITUATED IN THE J.C. YATES SURVEY, ABSTRACT NO. 1753

- APRIL 2017
- 56 RESIDENTIAL LOTS
  - 3 COMMON OPEN SPACE LOTS
  - 1 DRAINAGE LOT
  - 1 GAS VALVE LOT
  - 1 COTTONBELT TRAIL LOT
- 19.135 ACRES

**OWNER/DEVELOPER:**  
CAMBRIDGE NRH DEVELOPMENT, LLC  
5137 DAVIS BLVD.  
BEDFORD, TEXAS 76180  
(817) 281-3509  
(817) 656-0719 FAX  
CONTACT: SCOTT SANDLIN

**ENGINEER:**  
**WET** WELCH ENGINEERING, INC.  
1308 NORWOOD DRIVE, SUITE 200  
HURST, TEXAS 76022  
(817) 589-2900  
(817) 589-0990 FAX  
CONTACT: TIM WELCH

**SURVEYOR:**  
MILLER SURVEYING, INC.  
430 MID CITIES BOULEVARD  
HURST, TEXAS 76054  
(817) 577-1052  
(817) 577-0972 FAX  
CONTACT: JASON RAWLINGS