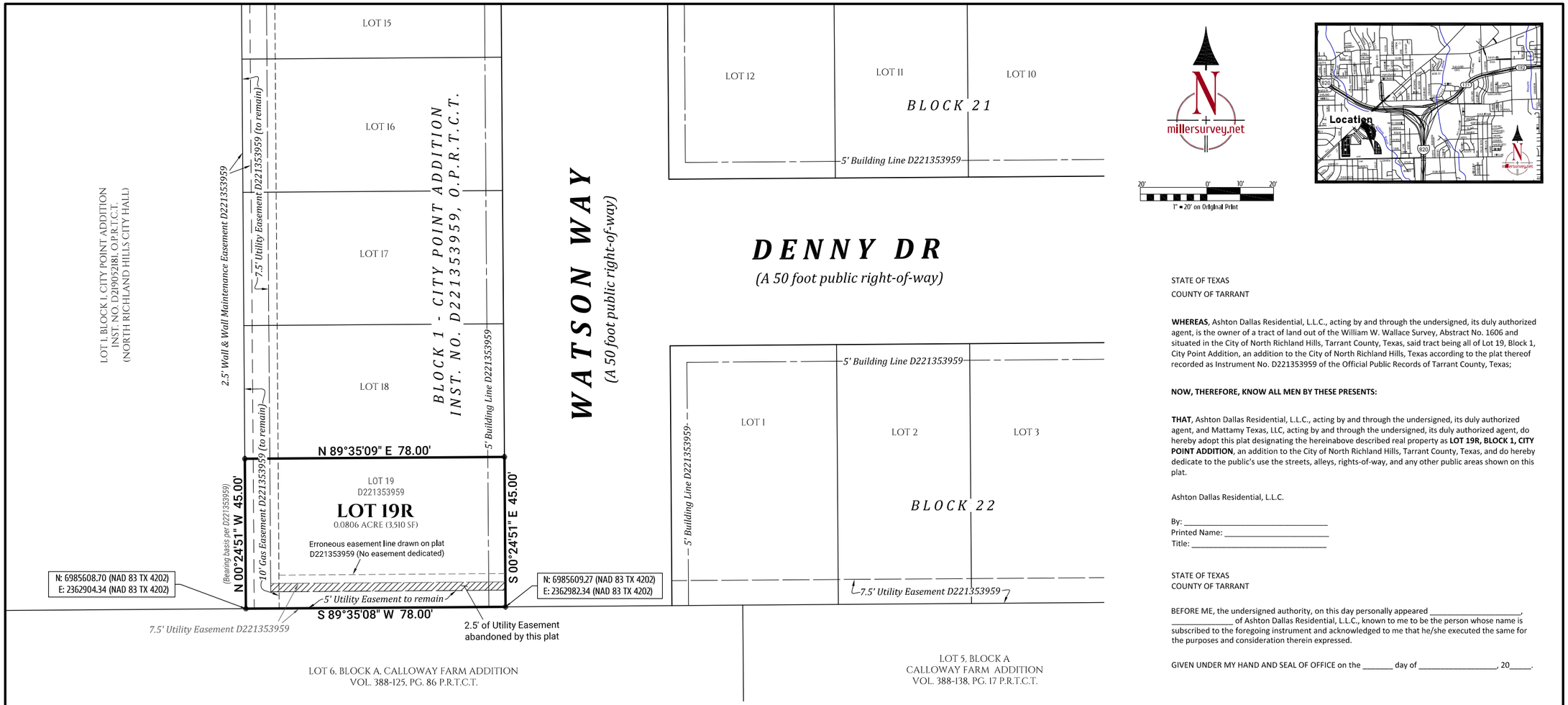

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Ashton Dallas Residential, L.L.C., acting by and through the undersigned, its duly authorized agent, is the owner of a tract 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 tract being all of Lot 19, Block 1, City Point Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D221353959 of the Official Public Records of Tarrant County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ashton Dallas Residential, L.L.C., 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 19R, BLOCK 1, 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.

Ashton Dallas Residential, L.L.C.

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of Ashton Dallas Residential, L.L.C., 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_____.

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

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.

3) The garage face (door) must be set back 20 feet from the front property line.

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

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

STATE OF TEXAS · REGISTERED · JASON B. RAWLINGS · 5665 · PROFESSIONAL LAND SURVEYOR

OWNER:
ASHTON DALLAS RESIDENTIAL, L.L.C.
1800 VALLEY VIEW LANE STE. 100
FARMERS BRANCH, TX 75234

THE PURPOSE OF THIS REPLAT IS TO ABANDON A PORTION OF A UTILITY EASEMENT AND TO REMOVE AN ERRONEOUSLY DEPICTED EASEMENT LINE FROM THE PLAT RECORDED AS INST. NO. D221353959, O.P.R.T.C.T.

MILLER SURVEYING, INC
Professional Precision.
PO Box 1041 • Colleyville TX 76034
817-577-1052
millersurvey.net
TxLSF No. 10100400

REPLAT
CITY POINT ADDITION
LOT 19R, BLOCK 1

AND BEING A REVISION OF LOT 19, BLOCK 1, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D221353959 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

APRIL 2024

City Case No. _____

This plat filed as Document No. _____ of the Official Public Recods of Tarrant County, Texas. Date: _____

Job No. 19008 • Plot File 19008 Sec 3 Amending