

## CHANNEL BANK MAINTENANCE AGREEMENT

*KNOW ALL MEN BY THESE PRESENTS THAT:*

WHEREAS, by plat titled **CAMBRIDGE ESTATES** approved on July XX, 2017 by the City Council of the City of North Richland Hills, Tarrant County, Texas, (hereinafter referred to as "City"), **CAMBRIDGE NRH DEVELOPMENT, LLC** (hereinafter referred to as "Owner") was permitted to develop the property legally described as **CAMBRIDGE ESTATES LOTS 1-30 BLOCK 10, LOTS 1-14 BLOCK 11** indicated on Exhibit "A" attached hereto in accordance with the Plat, and;

WHEREAS, the property has an existing earthen drainage water course in an unaltered natural state with unarmored banks (banks are hereinafter referred to as the "Channel Bank" located in **BLOCK 11 LOT D** legally described within the **CAMBRIDGE ESTATES DEVELOPMENT** and as shown on Exhibit "B" attached hereto, and;

WHEREAS, the City has permitted the Owner to leave the channel in a natural state and allow for the development of residential lots at the top of the bank along the water course specifically **BLOCK 11 LOTS 8-14** in accordance with the plans approved by the City, provided that the Owner agrees to perpetually maintain such Channel Bank, as shown on Exhibit "B" attached hereto.

NOW THEREFORE, Owner agrees as follows:

1. Owner shall not alter the existing Channel bank located in **BLOCK 11 LOT D**, as shown on Exhibit "B." Owner further agrees on behalf of itself, its successors and assigns, including any homeowners associations created to carry out the Owner's obligations and those of the owners of other portions of **CAMBRIDGE ESTATES** to maintain such Channel bank as hereinafter set forth in Paragraph 2 hereof, and to reimburse the City for the cost of maintenance should such be necessary as set forth in Paragraph 3 hereof.
2. Owner shall maintain the Channel Bank in a prudent manner to minimize bank erosion caused by discharge from the Cambridge Estates Development. Discharge sources are to include, but not be limited to, side yard swales from adjacent lots, area or roof drains discharging into or above the channel bank, or pool drains discharging into or above the Channel Bank. Owner is not responsible for bank erosion caused by instabilities in the Calloway Branch tributary stream bed or erosive velocities from the primary flow within the Calloway Branch tributary itself (the Channel Bank is considered the western bank of the Calloway Branch tributary excluding from the toe of the slope to the top of the slope), or otherwise, with certification as such from the City Engineer, not attributable to runoff from the Cambridge Estates Development. Any areas experiencing erosion as described herein shall be promptly

remedied by Owner in such a manner to restore the Channel Bank and protect against continued erosion by fortification of the bank or mitigation of the source of erosion.

3. Should Owner fail to remedy any inadequacy in its maintenance of the Channel Bank within twenty (20) business days of receipt of written notice from the City, the City may, but shall not be obligated to, provide such maintenance that it shall reasonably deem necessary and all costs thereof shall be reimbursed to the City by Owner upon written demand therefore. If Owner fails to so reimburse the City within ten (10) days of such written demand, the City shall have a lien against the property for such amount, provided, however, such lien shall not be valid against a bona fide purchaser for value unless a notice of such lien stating the amount shall be filed in the office of the Tarrant County land records. By acceptance of this agreement, the City agrees to execute a certificate (addressed to the party requesting same) within ten (10) days of written request therefore, stating whether or not any amounts are due and owing from Developer pursuant to this agreement.
4. The agreement made herein shall be binding upon the Owner, its successors and assigns and shall be a covenant running with the land.
5. This agreement shall not be amended, changed or modified without the written consent of the City of North Richland Hills.

**OWNER:**

Executed this the 7<sup>th</sup> day of JULY 2017.

By: 

Printed Name: SCOTT SANDLIN

Title: MANAGER

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

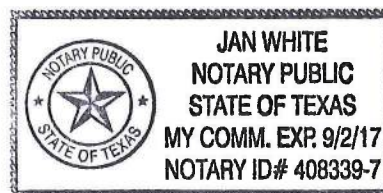
BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared Scott Sandlin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 7 day of July, 2017.

Jean White  
Notary Public in and for the State of Texas

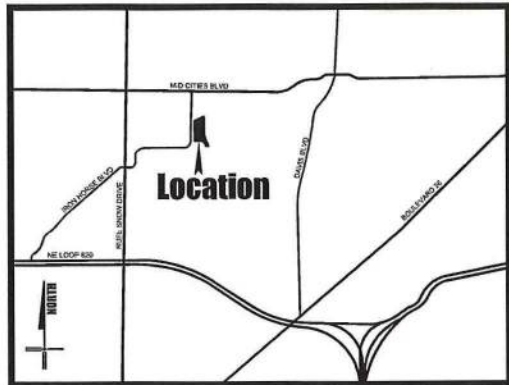
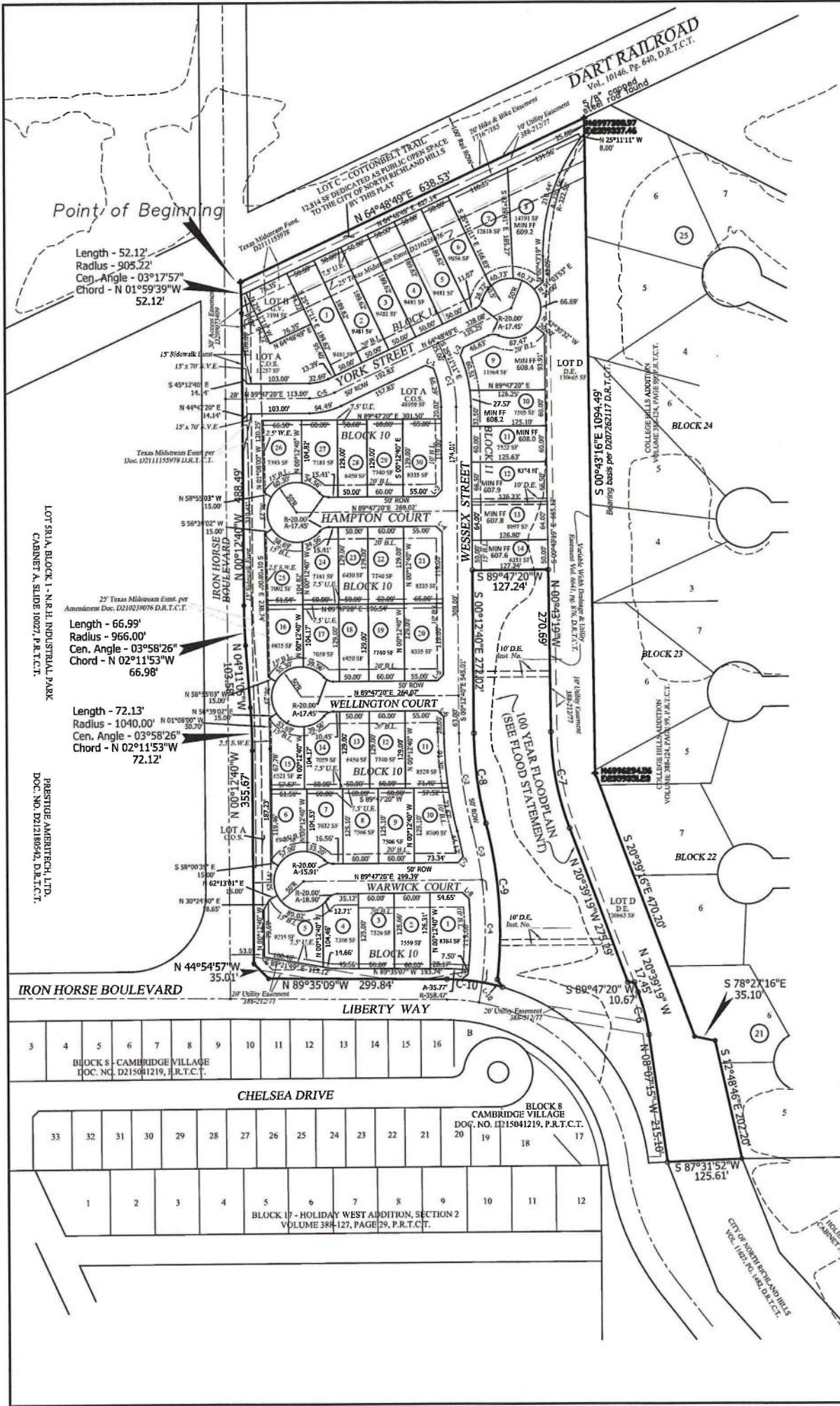
Jean White  
Type or Print Notary's Name

My Commission Expires: 9-2-17



# **Exhibit “A” PLAT OF SUBDIVISION**





**MILLER SURVEYING**  
EST. 1965

Curve	Arc	Radius	Central Angle	Chord
C-1	87.18'	200.00'	24°58'31\"	S 12°41'55\" E 66.49'
C-2	158.63'	625.00'	14°22'32\"	S 07°28'56\" E 158.21'
C-3	89.70'	675.00'	17°35'11\"	S 10°55'47\" E 89.64'
C-4	171.38'	675.00'	14°32'51\"	S 00°08'05\" W 170.92'
C-5	43.59'	100.00'	24°58'31\"	N 77°18'04\" E 43.25'
C-6	73.83'	337.50'	12°32'02\"	N 14°23'16\" W 73.68'
C-7	164.42'	472.70'	14°55'44\"	N 10°41'11\" W 163.59'
C-8	152.49'	600.00'	14°32'32\"	S 07°28'56\" E 151.88'
C-9	262.95'	700.00'	21°31'22\"	S 03°59'32\" E 261.41'
C-10	93.98'	340.97'	15°47'29\"	N 81°41'23\" W 93.68'

- = 5/8\" MSI RPLS 4224\" capped steel rod found
- = 1/2\" MILLER 5665\" capped steel rod set



**NOTES:**

- This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
- Per Ordinance No. 3293 governing this PD Zoning District, this addition maintains staggered front building setbacks of 15 and 20 feet with a minimum 20-foot setback for garages. No more than two identical setbacks are permitted where noted.
- See Ordinance No. 3293, as amended, for development standards within this addition.
- Subdivision of any lot within this addition by metes and bounds is a violation of state statute and local subdivision ordinance and is subject to withholding of utilities and building permits.
- U.E. = Utility Easement; L.E. = Landscape Easement; S.W.E. = Screening Wall Easement; W.E. = Water Easement; S.E. = Sanitary Easement; D.E. = Drainage Easement; S.V.E. = Sight Visibility Easement; A.S.E. = Access Sidewalk Easement; B.L. = Building Line; C.O.S. = Common Open Space; P.O.S. = Public Open Space; G.V. = Gas Valve
- Common Open Space Lots, Screening Wall Easements and Landscape Easements dedicated by this plat shall be maintained by the Homeowners Association. Retaining walls constructed within Public Drainage Easements shall be maintained by and the responsibility of the Home Owner's Association. Private Drainage Easements shall be maintained by the Homeowners Association. In the absence of a Homeowners Association, maintenance shall be the shared responsibility of all property owners within the subdivision.
- Vertical datum based on City of North Richland Hills benchmark No. 402. Elev. 630.75 (NAVD 1988)
- FLOOD STATEMENT: The Flood Zone area shown hereon is based on LOMA Case No. 17-06-0901A. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

**MILLER**  
**Surveying, Inc.**  
Commercial • Residential • Municipal  
430 Mid Cities Blvd. 817-577-1052  
Hurst, Texas 76054 TOLSF No. 10100400  
MillerSurvey.net

KNOW ALL MEN BY THESE PRESENTS:  
That I, Jason B. Rawlings, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

**ENGINEER**  
Welch Engineering, Inc.  
1308 Norwood Drive, Suite 200  
Bedford, Texas 76022  
817-589-2900  
Contact Tim Welch

**OWNER/APPLICANT:**  
Cambridge NRH Development, LLC.  
5137 Davis Blvd.  
Ft. Worth, TX 76180  
817-589-3509  
Contact Scott Sandlin

STATE OF TEXAS §  
COUNTY OF TARRANT §  
OWNERS' ACKNOWLEDGEMENT AND DEDICATION:

WHEREAS Cambridge NRH Development, LLC. is the sole owner of the following described tract of land to wit:

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 2" in the deed to Cambridge NRH Development, LLC recorded as Document No. D214061632 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 2 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 2 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 2 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 2 (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 2 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 2 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 2 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 202.20 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of said Cambridge tract;

Thence South 87 degrees 31 minutes 52 seconds West with the southerly boundary line of said Cambridge tract a distance of 125.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 08 degrees 07 minutes 15 seconds West a distance of 215.10 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 337.50 feet and whose chord bears North 14 degrees 23 minutes 16 seconds West at 73.68 feet;

Thence northerly with said curve along an arc length of 73.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 20 degrees 39 minutes 19 seconds West a distance of 17.45 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 47 minutes 20 seconds West a distance of 10.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 20 degrees 39 minutes 19 seconds West a distance of 275.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 472.70 feet and whose chord bears North 10 degrees 41 minutes 11 seconds West at 163.59 feet;

Thence northerly with said curve along an arc length of 164.42 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 00 degrees 43 minutes 19 seconds West a distance of 270.69 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 47 minutes 20 seconds West a distance of 127.24 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 600.00 feet and whose chord bears South 07 degrees 28 minutes 56 seconds East at 151.88 feet;

Thence southerly with said curve along an arc length of 152.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 700.00 feet and whose chord bears South 03 degrees 59 minutes 32 seconds East at 261.41 feet;

Thence southerly with said curve along an arc length of 262.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 33 degrees 43 minutes 42 seconds East a distance of 15.12 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line of Liberty Way, said rod being the beginning of a curve to the left with a radius of 340.97 feet and whose chord bears South 40 degrees 15 minutes 38 seconds East at 93.68 feet;

Thence northwesterly with said northerly right-of-way line and with said curve along an arc length of 93.98 feet to a 5/8 inch rod for the end of said curve;

Thence North 89 degrees 35 minutes 09 seconds West with the southerly boundary line of said Tract 2 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 beginning of a right-of-way corner clip for said northerly right-of-way line and the easterly right-of-way 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 2 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 16.255 acres of land, more or less;

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cambridge NRH Development, LLC., by and through the undersigned, its duly authorized agent, 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 CAMBRIDGE ESTATES, 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, rights-of-way and any other public areas shown on this plat.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

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

Final Plat  
**CAMBRIDGE ESTATES**  
An addition to the City of North Richland Hills, Tarrant County, Texas  
16.284 acres out of the  
**JOHN C. YATES SURVEY, ABSTRACT NO. 1753**  
Tarrant County, Texas

Being a revision of Tract 4B, Block 1, 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

44 Residential Lots, 1 Public Open Space Lot, 3 Common Open Space Lots, and 1 Gas Valve Lot, - 49 Total Lots  
January 2017

Job No. 13010 • Plot File 13010 Estates  
Case FP 2016-11

THIS PLAT FILED AS INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_.

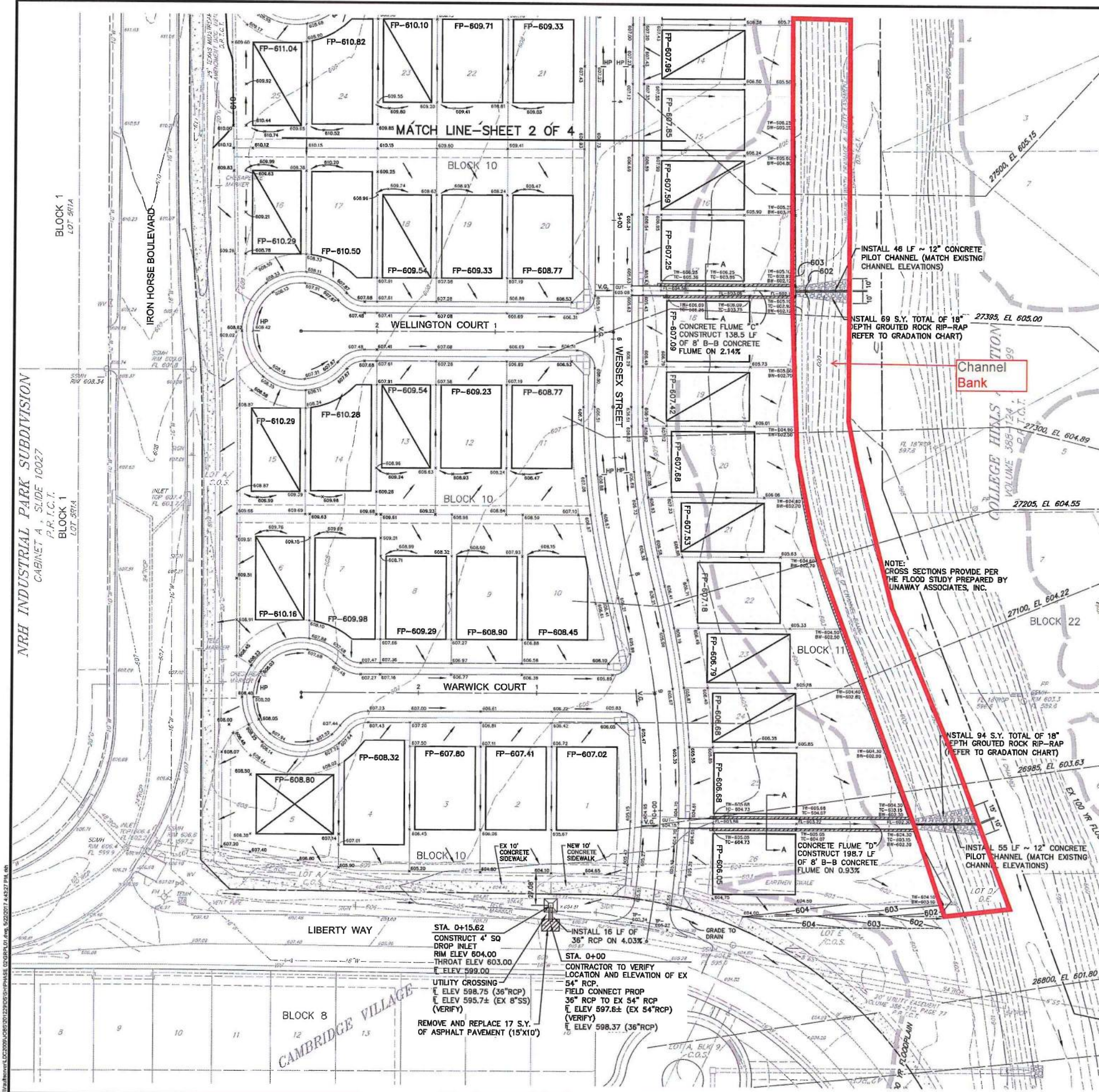


# **Exhibit “B” CHANNEL BANK**

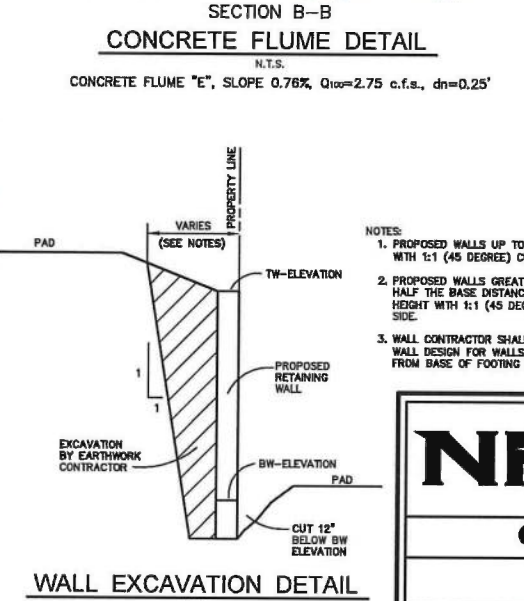
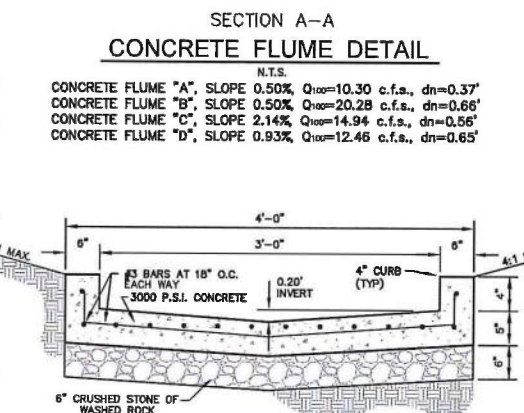
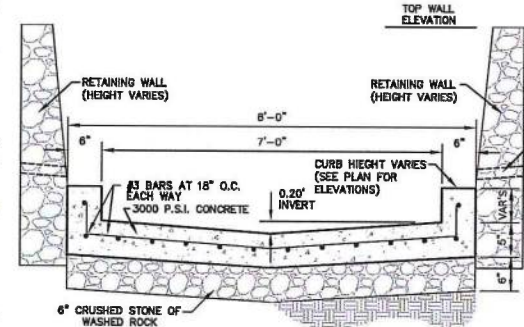
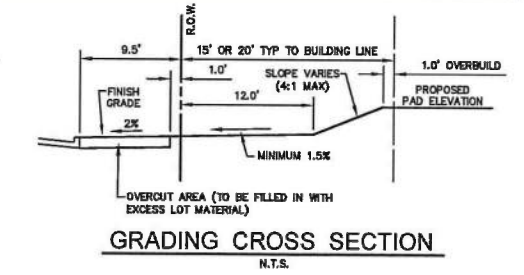






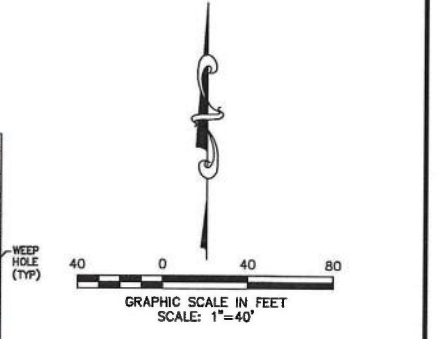


**WARNING TO CONTRACTOR:**  
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. WELCH ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.



NO.	DATE	DESCRIPTION	BY

**BENCHMARKS:**  
BM NO. 1 GPE MARK NO. 35 SET IN THE NORTHWEST CORNER OF A 20' CURB INLET ON THE WEST SIDE OF IRON HORSE BLVD. NORTH OF THE INTERSECTION OF IRON HORSE BLVD AND LIBERTY WAY.  
ELEVATION: 606.406  
BM NO. 2 \*\* CUT IN CONCRETE IN THE WEST GUTTER LINE OF IRON HORSE BOULEVARD, ON SOUTH SIDE OF DRIVEWAY.  
ELEVATION: 621.03  
BM NO. 3 BRASS MONUMENT IN CONCRETE LOCATED ON THE EAST SIDE OF IRON HORSE BOULEVARD, NORTH OF THE DRIVEWAY TO THE CHESAPEAKE VALVE SITE.  
ELEVATION: 614.76



- LEGEND**
- EXISTING CONTOUR
  - EXISTING TOP OF CURB/GUTTER ELEVATIONS
  - EXISTING SPOT GRADE
  - FP-644.5 PREFERRED FINISHED PAD ELEVATION
  - + 671.0 PROPOSED SPOT ELEVATION
  - DIRECTION OF FLOW
  - LOW POINT
  - HIGH POINT
  - RETAINING WALL CONSTRUCTED BY DEVELOPER
  - 61'x70' PADS TO BE CONSTRUCTED WITH EXCAVATED MATERIAL FROM R.O.W., EXCLUDING TOP SOIL
  - 41'x70' PADS TO BE CONSTRUCTED WITH EXCAVATED MATERIAL FROM R.O.W., EXCLUDING TOP SOIL
  - 65'x50' PAD (LOT 5, BLOCK 10) TO BE CONSTRUCTED WITH EXCAVATED MATERIAL FROM R.O.W., EXCLUDING TOP SOIL

- NOTES:**
- PROPOSED WALLS UP TO 4.0', CUT 2 FOOT BASE WITH 1:1 (45 DEGREE) CUT ON HIGH SIDE.
  - PROPOSED WALLS GREATER THAN 5.0', CUT ONE HALF THE BASE DISTANCE RELATIVE TO THE WALL HEIGHT WITH 1:1 (45 DEGREE) CUT ON THE HIGH SIDE.
  - WALL CONTRACTOR SHALL PROVIDE STRUCTURAL WALL DESIGN FOR WALLS GREATER THAN 3' HIGH FROM BASE OF FOOTING TO TOP OF WALL.

**NRH** City of  
NORTH RICHLAND HILLS

**Cambridge Estates**

OVERALL GRADING PLAN  
(SHEET 2 OF 2)

**WELCH ENGINEERING, INC.**  
CONSULTING ENGINEERS  
(# F-1859)

DESIGNED: T.J.W. DATE: APRIL, 2017 PROJECT NO: 2012298 SCALE: 1"=40' SHEET: 7