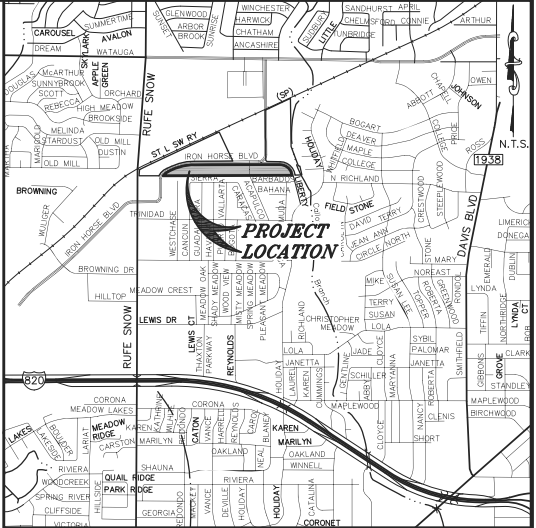
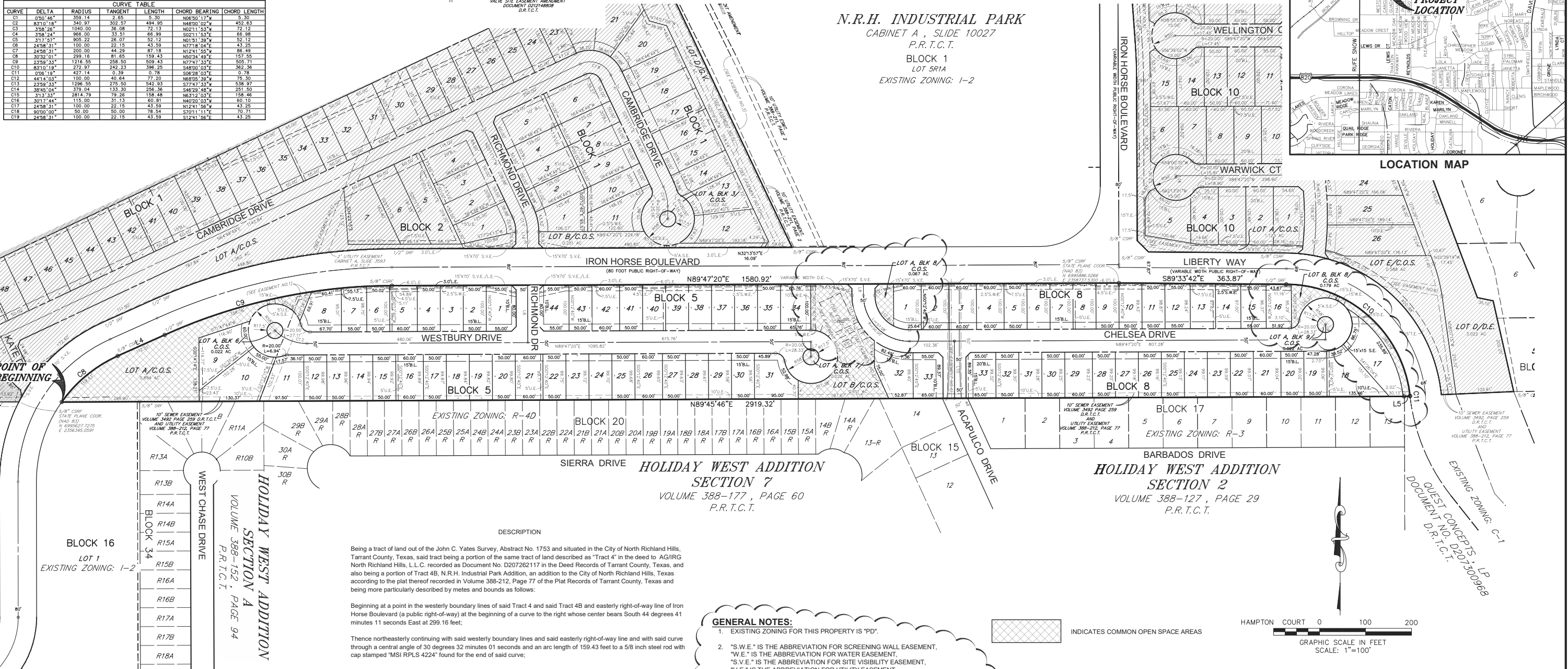


LINE TABLE			
LINE	LENGTH	BEARING	
L1	35.01	N44°54'57"W	
L2	103.58	N04°11'05"W	
L3	25.00	N25°11'11"W	
L4	112.01	N65°47'47"E	
L5	13.02	S87°20'14"W	
L6	125.00	S00°12'40"E	
L7	38.00	S00°12'40"E	
L8	28.00	S00°12'40"E	
L9	38.00	N00°12'40"W	
L10	124.36	S00°12'40"E	
L11	111.90	S65°47'47"E	
L12	59.98	N25°11'11"W	
L13	8.05	S25°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 209 D.R.T.C.T.	6	20' 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 0209073409 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 0209073409 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 0211155978 D.R.T.C.T.
5	25' TEXAS MIDSTREAM EASEMENT AMENDMENT DOCUMENT 0210238078 D.R.T.C.T.	10	INGRESS/EGRESS EASEMENT AMENDMENT DOCUMENT 021048808 D.R.T.C.T.
		11	VALVE SITE EASEMENT AMENDMENT DOCUMENT 0212148808 D.R.T.C.T.

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	0°30'46"	359.14	2.65	5.30
C2	8°10'18"	340.97	502.57	494.95
C3	3°48'26"	1040.00	36.08	72.13
C4	3°58'24"	968.00	33.51	66.99
C5	3°17'57"	905.22	26.07	52.12
C6	24°58'31"	100.00	22.15	43.59
C7	24°58'31"	200.00	44.29	87.18
C8	30°52'01"	289.16	81.65	159.43
C9	23°59'33"	1216.55	258.50	509.43
C10	8°10'18"	272.97	242.23	396.25
C11	0°06'19"	427.14	0.39	0.78
C12	44°14'03"	100.00	40.64	77.20
C13	23°59'33"	1216.55	258.50	509.43
C14	38°45'04"	379.04	333.30	256.36
C15	31°3'33"	2814.79	79.26	158.48
C16	30°17'44"	115.00	31.13	60.81
C17	24°58'31"	100.00	22.15	43.59
C18	90°00'00"	50.00	50.00	78.54
C19	24°58'31"	100.00	22.15	43.59



- 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

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.
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
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(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

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.01	N44°54'57"W
L2	101.58	N04°11'05"W
L3	25.00	N25°11'00"E
L4	112.01	N65°01'47"E
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L9	38.00	N00°12'40"W
L10	124.36	S00°12'40"E
L11	111.00	S68°47'47"W
L12	59.98	S24°11'11"W
L13	8.05	S24°11'11"E
L14	35.93	N00°12'40"W
L15	27.62	S00°12'40"E

CURVE TABLE						
CURVE	DEGREE	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	050° 48' 18"	1054.10	2.85	5.30	N08°50'17"W	5.32
C2	03° 02' 01"	302.75	3.04	3.85	N89° 58' 42"	4.52
C3	03° 58' 46"	369.14	36.08	72.13	S01°21'53"W	72.12
C4	23° 58' 24"	966.00	33.51	66.99	S02°11'53"E	66.98
C5	00° 52' 07"	26.08	0.30	52.12	N89° 58' 42"	52.12
C6	24° 26' 24"	1000.00	22.15	43.59	N78°18'04"E	43.25
C7	23° 58' 31"	966.00	44.29	87.18	N12°41'55"E	86.49
C8	00° 52' 01"	269.16	0.31	51.99	S89° 58' 42"	51.57
C9	24° 26' 33"	1216.55	258.50	509.43	N77°47'33"E	505.71
C10	03° 02' 01"	302.75	3.04	3.85	N89° 58' 42"	4.52
C11	00° 52' 19"	427.14	0.39	0.78	S00°28'03"E	0.78
C12	24° 26' 33"	1000.00	40.64	77.20	N89°05'39"E	76.30
C13	00° 52' 01"	269.16	0.31	51.99	S89° 58' 42"	51.57
C14	38° 05' 04"	379.49	133.30	256.46	S64°29'48"E	251.50
C15	31° 33' 33"	284.04	79.79	158.38	N63°12'32"E	158.48
C16	31° 33' 33"	284.04	79.79	158.38	N40°02'01"E	158.48
C17	24° 26' 33"	1000.00	22.15	43.59	N12°41'56"E	43.25
C18	00° 50' 00"	50.00	50.00	78.54	S70°11'11"E	70.71
C19	00° 52' 01"	269.16	0.31	51.99	S89° 58' 42"	51.57

DESCRIPTION

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 northern 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 494.96 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;

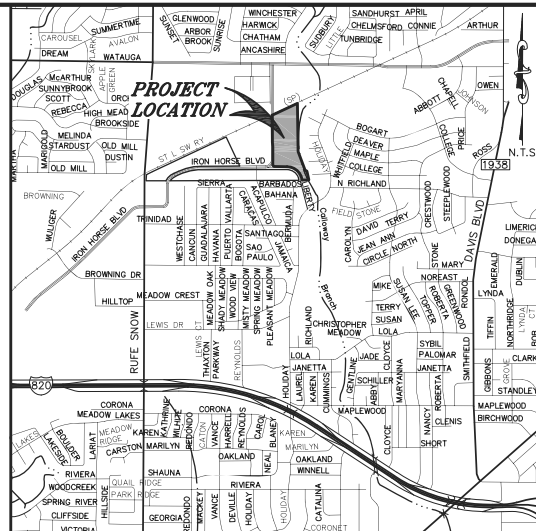
Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 72.13 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

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.



LOCATION MAP

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.
N. RICHLAND HILLS, TEXAS 76180
(817) 281-3509
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ENGINEER:

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