

VICINITY MAP  
N.T.S.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE SOUTHERNMOST WEST LINE OF LOT 1, BLOCK 2, CITY POINT ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. D214124258 OF THE DEED RECORDS OF TARRANT COUNTY, STATE OF TEXAS.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE CITY OF NORTH RICHLAND HILLS BENCHMARK SYSTEM. IN PARTICULAR BENCHMARK GPS-33. COORDINATE VALUES FOR BENCHMARK GPS-33 WERE OBTAINED FROM THE CITY OF NORTH RICHLAND HILLS ONLINE RECORDS DATED OCTOBER, 2011 WHICH STATE TO BE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011).
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0205K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL BUILDING SETBACKS ARE PURSUANT TO THE UNDERLYING ZONING DISTRICT REGULATIONS.
- THE EASEMENTS SHOWN HEREON AS "TO BE ABANDONED" WILL BE ABANDONED BY SEPARATE AGREEMENT AT SUCH TIME THAT NEWLY CONSTRUCTED LINES HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF NORTH RICHLAND HILLS.
- SEE SHEET 2 OF 3 FOR EASEMENTS TO BE ABANDONED OR BY SEPARATE DOCUMENT.

NO.	BEARING	LENGTH
L1	S89°36'55"W	49.90'
L2	S89°36'55"W	10.10'
L3	N45°25'21"W	4.49'
L4	S89°45'43"W	10.50'
L5	N45°14'17"W	11.56'
L6	S00°06'06"E	8.55'
L11	N89°31'27"E	10.83'
L12	S00°27'54"E	12.00'
L13	N89°32'06"E	46.32'
L14	N00°27'54"W	16.79'
L15	N89°32'06"E	9.00'
L16	S00°27'54"E	6.78'
L17	N89°32'06"E	7.50'
L18	S00°27'54"E	10.17'
L19	N89°29'41"E	231.66'
L20	S45°27'54"E	20.36'
L21	S00°27'54"E	227.20'
L22	N89°32'06"E	7.41'
L23	S00°27'54"E	16.50'
L24	S89°32'06"W	7.41'
L25	S00°27'54"E	32.46'
L26	S45°27'54"E	7.93'
L27	N89°32'06"E	208.28'
L28	N00°27'54"W	16.46'
L29	N89°32'06"E	15.00'
L30	S00°27'54"E	16.46'
L31	N89°32'06"E	47.54'
L32	N00°27'54"W	16.00'
L33	N89°32'06"E	10.00'
L34	S00°27'54"E	16.00'
L35	N89°32'06"E	25.70'
L36	N44°32'06"E	7.85'
L37	N00°27'54"W	241.57'
L38	N44°32'06"E	20.36'
L39	S89°32'06"W	108.89'

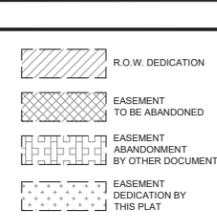
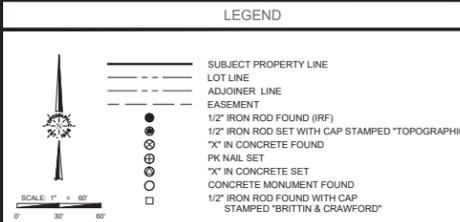
NO.	BEARING	LENGTH
L40	N00°27'54"W	26.73'
L41	N89°32'06"E	10.00'
L42	S00°27'54"E	16.72'
L43	N89°32'47"E	76.14'
L44	S00°14'33"E	2.27'
L45	N89°27'53"E	37.76'
L46	S00°26'37"E	32.39'
L47	S44°32'06"W	20.36'
L48	S00°27'54"E	241.57'
L49	S44°32'06"W	20.27'
L50	S89°32'06"W	326.61'
L51	S44°32'06"W	25.31'
L52	S00°27'54"E	28.41'
L53	S89°32'06"W	10.00'
L54	N00°27'54"W	32.55'
L55	N44°32'06"E	29.94'
L56	N00°27'54"W	192.16'
L57	S89°32'06"W	22.97'
L58	N45°27'54"E	8.49'
L59	S89°32'06"W	15.52'
L60	N00°27'54"W	10.00'
L61	N89°32'06"E	17.56'
L62	S00°27'54"E	1.00'
L63	N89°32'06"E	26.93'
L64	N00°27'54"W	75.98'
L65	N45°27'54"E	7.93'
L66	S89°32'06"W	23.89'
L67	S00°27'54"E	32.00'
L68	S89°32'06"W	10.00'
L69	N00°27'54"W	32.00'
L70	S89°32'06"W	265.19'
L71	N00°28'33"W	26.93'
L72	N00°28'33"E	334.44'
L73	N89°31'27"E	12.54'
L74	N00°28'33"E	10.00'

NO.	BEARING	LENGTH
L75	S89°31'27"W	12.54'
L76	N00°28'33"W	10.00'
L77	S00°28'33"E	45.99'
L78	S00°14'33"E	10.00'
L79	S89°28'47"W	15.02'
L80	N00°06'06"W	18.10'
L81	S89°45'43"W	19.62'
L82	N00°14'17"W	15.00'
L83	N89°45'43"E	15.95'
L84	S00°14'17"E	6.30'

NO.	BEARING	LENGTH
(1)	N47°39'42"E	413.12'
(2)	S42°51'35"E	41.46'
(3)	N76°19'24"E	261.04'
(4)	N48°20'24"E	53.72'
(5)	N42°23'46"W	573.16'
(6)	N06°53'30"W	105.89'
(7)	S12°35'44"W	47.65'
(8)	N13°54'47"W	36.64'
(9)	N00°08'11"W	208.33'
(10)	S89°35'09"W	38.00'
(11)	S00°26'04"E	417.80'

DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
7°40'29"	250.00'	33.48'	N51°29'56"E	33.46'
3°12'25"	200.50'	11.22'	S74°41'28"W	11.22'
28°37'50"	199.50'	99.70'	N61°57'18"E	99.66'
23°34'41"	20.00'	8.23'	S35°48'53"W	8.17'
26°30'34"	271.00'	125.38'	N00°39'31"W	124.27'
13°46'35"	281.00'	67.57'	N07°01'30"W	67.40'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°40'29"	250.26'	33.52'	N51°31'11"E	33.49'
C2	3°11'53"	200.50'	11.19'	N75°17'49"E	11.19'
C3	28°37'55"	199.44'	99.67'	N61°58'17"E	99.63'
C4	23°17'23"	20.25'	8.23'	N35°53'28"E	8.17'
C5	26°30'34"	270.92'	125.35'	S00°38'32"E	124.24'
C6	13°45'27"	281.24'	67.53'	S07°00'50"E	67.37'



**CONTACT INFORMATION**

**SURVEYOR**  
TOPOGRAPHIC LAND SURVEYORS  
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(817) 744-7512  
1400 EVERMAN PARKWAY, SUITE 147  
FORT WORTH, TEXAS 76140

**OWNER**  
LA VERNE BUTTERFIELD, LP  
5150 OVERLAND AVENUE  
CULVER CITY, CA 90230

**ENGINEER**  
HARRIS KOCHER SMITH  
CONTACT: REECE FLANAGAN, PE  
(817) 769-6279  
101 SUMMIT AVENUE, SUITE 1014  
FORT WORTH, TEXAS 76102

**ABBREVIATIONS**

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS.  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.  
(XXXX) = DEED CALLS  
P.O.B. = PLACE OF BEGINNING

NO.	DESCRIPTION	DATE

THIS PLAT FILED AS  
INSTRUMENT NO. D \_\_\_\_\_  
DATE: \_\_\_\_\_

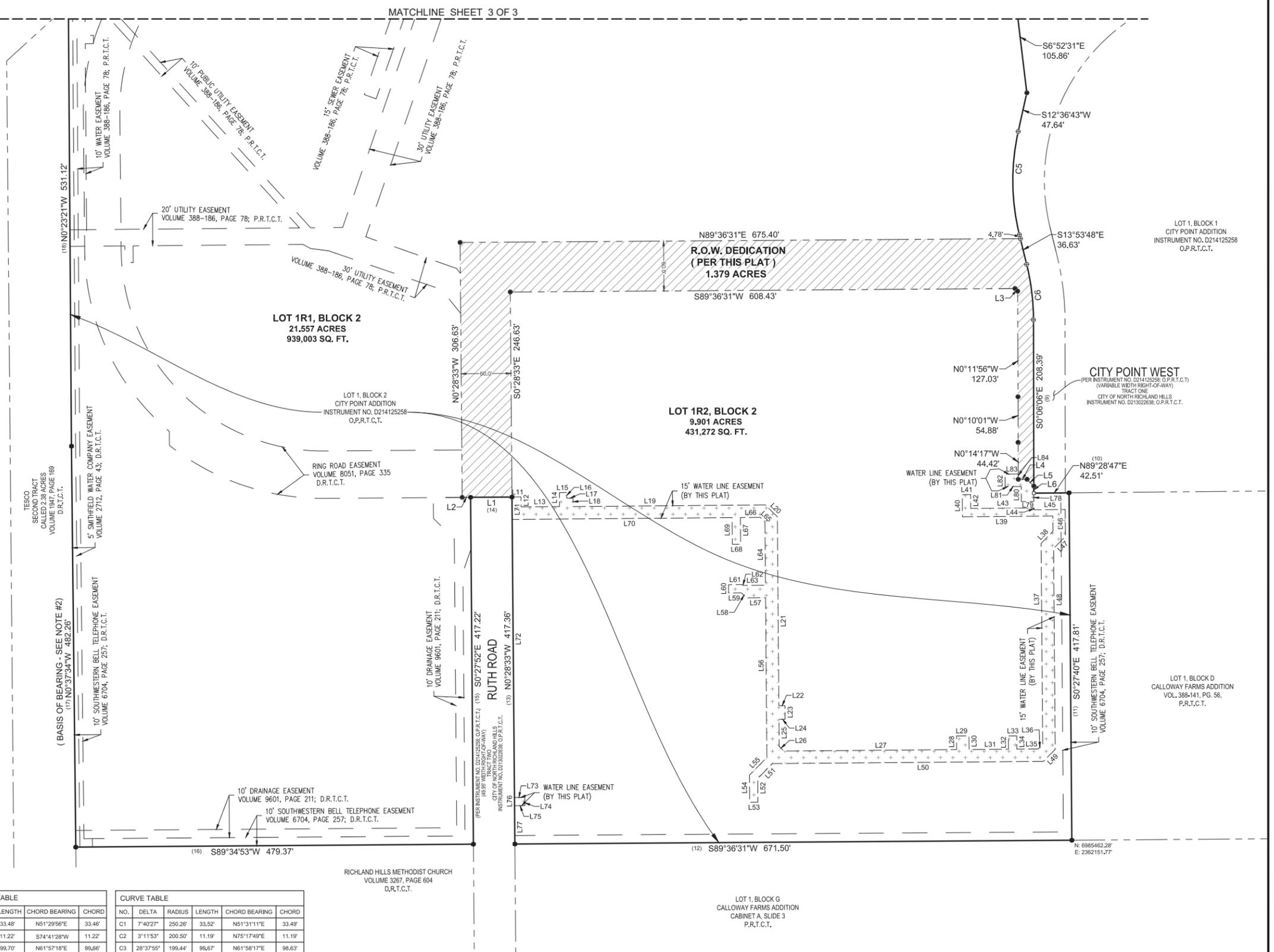
**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
1400 EVERMAN PARKWAY, Ste. 148 - FT. WORTH, TEXAS 76140  
TELEPHONE: (817) 384-7512 - FAX: (817) 744-7548  
TEXAS FIRM REGISTRATION NO. 10042504  
WWW.TOPOGRAPHIC.COM

**REPLAT**  
**CITY POINT ADDITION**  
LOT 1R1 & LOT 1R2, BLOCK 2  
BEING A REVISION OF LOT 1, BLOCK 2  
CITY POINT ADDITION, AN ADDITION TO THE  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS,  
ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D214125258 OF  
THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS  
JUNE 2018  
32.837 ACRES  
PART OF THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606  
CITY CASE NO.: RP 2018-09

FILE: FP-HKS\_NRH-CITY POINT\_TXNCR3\_SURVEY\_BASE\_SURFACE  
DRAFT: FCN  
SHEET: 1 OF 3

CHECK: SED  
DATE: AUGUST 2018

REVISION:  
**0**



MATCHLINE SHEET 3 OF 3

**LOT 1R1, BLOCK 2**  
21.557 ACRES  
939,003 SQ. FT.

**LOT 1R2, BLOCK 2**  
9.901 ACRES  
431,272 SQ. FT.

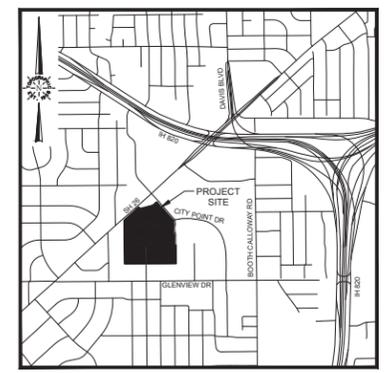
LOT 1, BLOCK 1  
CITY POINT ADDITION  
INSTRUMENT NO. D214125258  
O.P.R.T.C.T.

**CITY POINT WEST**  
(PER INSTRUMENT NO. D214125258, O.P.R.T.C.T.)  
(VARIABLE WIDTH RIGHT-OF-WAY)  
TRACT ONE  
CITY OF NORTH RICHLAND HILLS  
INSTRUMENT NO. D213222538, O.P.R.T.C.T.

LOT 1, BLOCK D  
CALLOWAY FARMS ADDITION  
VOL. 388-141, PG. 56,  
P.R.T.C.T.

LOT 1, BLOCK G  
CALLOWAY FARMS ADDITION  
CABINET A, SLIDE 3  
P.R.T.C.T.

RICHLAND HILLS METHODIST CHURCH  
VOLUME 3267, PAGE 604  
D.R.T.C.T.



VICINITY MAP  
N.T.S.

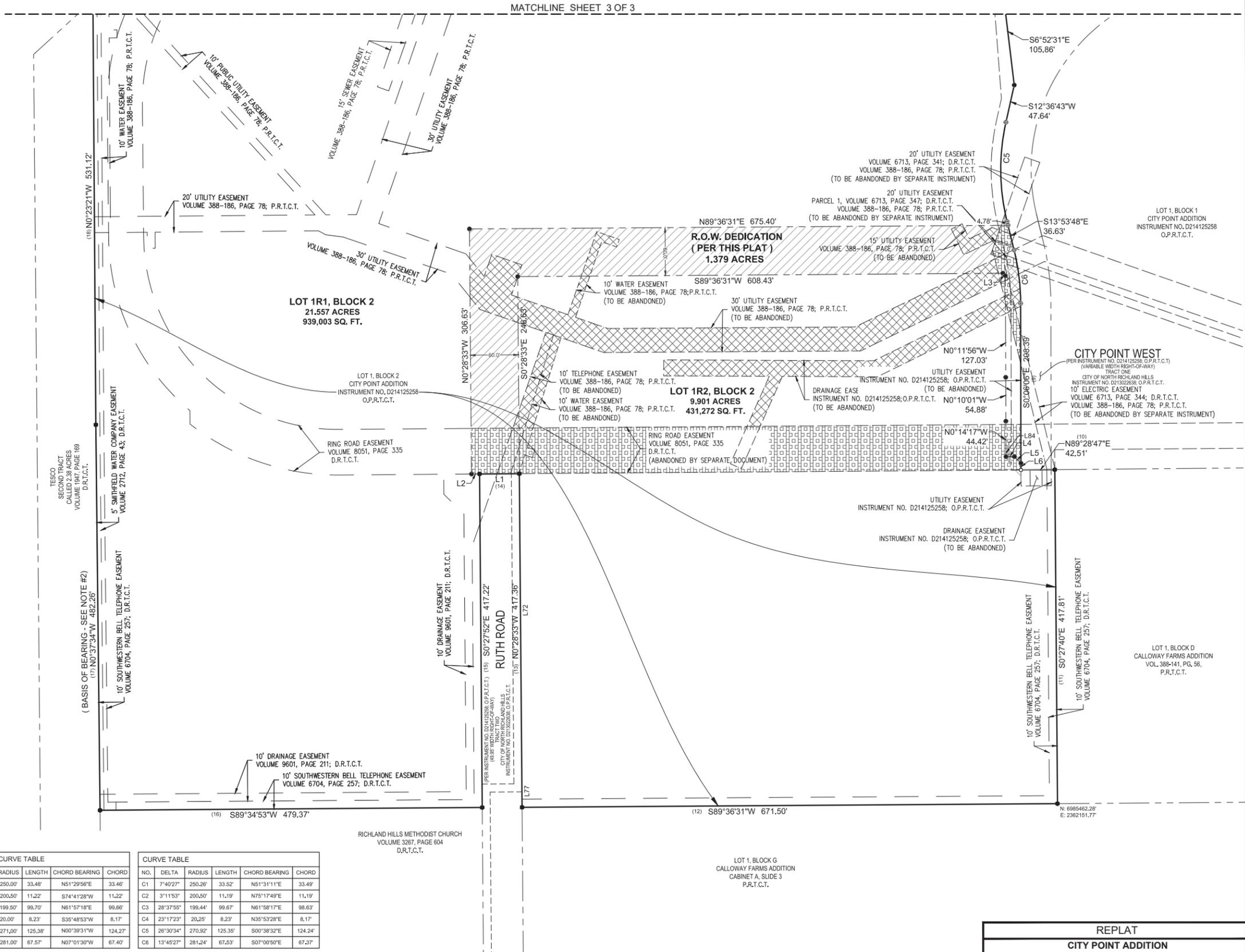
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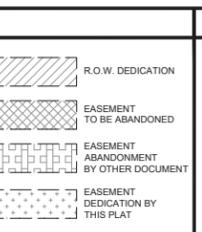
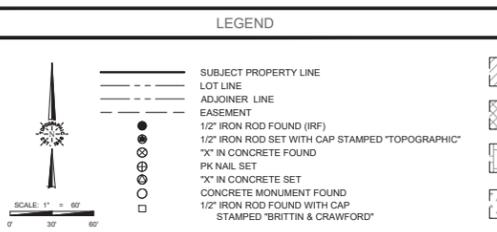
LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°36'55"W	49.90'	L40	N00°27'54"W	26.73'	L75	S89°31'27"W	12.54'
L2	S89°36'55"W	10.10'	L41	N89°32'06"E	10.00'	L76	N00°28'33"W	10.00'
L3	N45°25'21"W	4.49'	L42	S00°27'54"E	16.72'	L77	S00°28'33"E	45.99'
L4	S89°45'43"W	10.50'	L43	N89°32'47"E	76.14'	L78	S00°14'33"E	10.00'
L5	N45°14'17"W	11.56'	L44	S00°14'33"E	2.27'	L79	S89°28'47"W	15.02'
L6	S00°06'06"E	8.55'	L45	N89°27'53"E	37.78'	L80	N00°06'06"W	18.10'
L11	N89°31'27"E	10.83'	L46	S00°26'37"E	32.39'	L81	S89°45'43"W	19.62'
L12	S00°27'54"E	12.00'	L47	S44°32'06"W	20.36'	L82	N00°14'17"W	15.00'
L13	N89°32'06"E	46.32'	L48	S00°27'54"E	241.57'	L83	N89°45'43"E	15.95'
L14	N00°27'54"W	16.79'	L49	S44°32'06"W	20.27'	L84	S00°14'17"E	6.30'
L15	N89°32'06"E	9.00'	L50	S89°32'06"W	326.61'			
L16	S00°27'54"E	6.78'	L51	S44°32'06"W	25.31'			
L17	N89°32'06"E	7.50'	L52	S00°27'54"E	28.41'			
L18	S00°27'54"E	10.17'	L53	S89°32'06"W	10.00'			
L19	N89°29'41"E	231.66'	L54	N00°27'54"W	32.55'			
L20	S45°27'54"E	20.36'	L55	N44°32'06"E	29.94'			
L21	S00°27'54"E	227.20'	L56	N00°27'54"W	192.16'			
L22	N89°32'06"E	7.41'	L57	S89°32'06"W	22.97'			
L23	S00°27'54"E	16.50'	L58	N45°27'54"W	8.49'			
L24	S89°32'06"W	7.41'	L59	S89°32'06"W	15.52'			
L25	S00°27'54"E	32.46'	L60	N00°27'54"W	10.00'			
L26	S45°27'54"E	7.93'	L61	N89°32'06"E	17.56'			
L27	N89°32'06"E	208.28'	L62	S00°27'54"E	1.00'			
L28	N00°27'54"W	16.46'	L63	N89°32'06"E	26.93'			
L29	N89°32'06"E	15.00'	L64	N00°27'54"W	75.88'			
L30	S00°27'54"E	16.46'	L65	N45°27'54"W	7.93'			
L31	N89°32'06"E	47.54'	L66	S89°32'06"W	23.89'			
L32	N00°27'54"W	16.00'	L67	S00°27'54"E	32.00'			
L33	N89°32'06"E	10.00'	L68	S89°32'06"W	10.00'			
L34	S00°27'54"E	16.00'	L69	N00°27'54"W	32.00'			
L35	N89°32'06"E	25.70'	L70	S89°32'06"W	265.19'			
L36	N44°32'06"E	7.85'	L71	N00°28'33"W	26.93'			
L37	N00°27'54"W	241.57'	L72	S00°28'33"E	334.44'			
L38	N44°32'06"E	20.36'	L73	N89°31'27"E	12.54'			
L39	S89°32'06"W	108.89'	L74	S00°28'33"E	10.00'			

RECORD LINE TABLE		
NO.	BEARING	LENGTH
(1)	N47°39'42"E	413.12'
(2)	S42°51'35"E	41.46'
(3)	N76°15'24"E	261.04'
(4)	N48°20'24"E	53.72'
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(6)	N06°53'30"W	105.89'
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(8)	N13°54'47"W	36.64'
(9)	N00°08'11"W	208.33'
(10)	S89°35'09"W	38.00'
(11)	S00°26'04"E	417.80'
(12)	S89°37'12"W	671.37'
(13)	N00°27'51"W	417.40'
(14)	S89°35'09"W	49.95'
(15)	S00°27'51"E	417.22'
(16)	S89°35'50"W	478.32'
(17)	N00°37'34"W	482.31'
(18)	N00°22'36"W	530.79'



RECORD CURVE TABLE					CURVE TABLE					
DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
7°40'29"	250.00'	33.48'	N51°29'56"E	33.46'	C1	7°40'27"	250.26'	33.52'	N51°31'11"E	33.49'
3°12'25"	200.50'	11.22'	S74°41'28"W	11.22'	C2	3°11'53"	200.50'	11.19'	N75°17'49"E	11.19'
28°37'59"	199.50'	99.70'	N61°57'18"E	99.66'	C3	28°37'55"	199.44'	99.67'	N61°58'17"E	98.63'
23°34'41"	20.00'	8.23'	S35°48'53"W	8.17'	C4	23°17'23"	20.25'	8.23'	N35°53'28"E	8.17'
26°30'30"	271.00'	125.38'	N00°39'31"W	124.27'	C5	26°30'34"	270.92'	125.35'	S00°38'32"E	124.24'
13°46'35"	281.00'	67.57'	N07°01'30"W	67.40'	C6	13°45'27"	281.24'	67.53'	S07°00'50"E	67.37'



**CONTACT INFORMATION**

**SURVEYOR**  
TOPOGRAPHIC LAND SURVEYORS  
CONTACT: ERIK DUMAS, RPLS  
(817) 744-7512  
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(XXXX) = DEED CALLS  
P.O.B. = PLACE OF BEGINNING

**REVISION**

NO.	DESCRIPTION	DATE

THIS PLAT FILED AS INSTRUMENT NO. D \_\_\_\_\_ DATE: \_\_\_\_\_

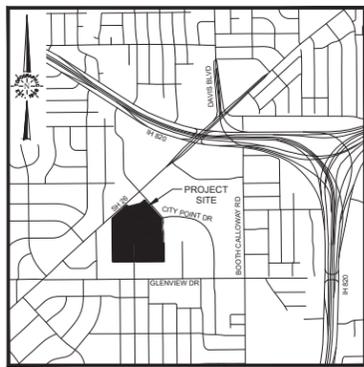
**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
1400 EVERMAN PARKWAY, Ste. 146 - FT. WORTH, TEXAS 76140  
TELEPHONE: (817) 744-7512 - FAX: (817) 744-7548  
TEXAS FIRM REGISTRATION NO. 10042504  
WWW.TOPOGRAPHIC.COM

**REPLAT**

**CITY POINT ADDITION**  
LOT 1R1 & LOT 1R2, BLOCK 2  
BEING A REVISION OF LOT 1, BLOCK 2  
CITY POINT ADDITION, AN ADDITION TO THE  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS.  
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32.837 ACRES  
PART OF THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606  
CITY CASE NO.: RP 2018-09

FILE: FP-HKS\_NRH-CITY\_POINT\_TXN083\_SURVEY\_BASE\_SURFACE REVISION: 0

DRAFT: FCN CHECK: SED SHEET: 2 OF 3 DATE: AUGUST 2018



VICINITY MAP  
N.T.S.

**GENERAL NOTES:**

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE SOUTHERNMOST WEST LINE OF LOT 1, BLOCK 2, CITY POINT ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. D214124258 OF THE DEED RECORDS OF TARRANT COUNTY, STATE OF TEXAS.
3. ALL COORDINATES SHOWN HEREON ARE BASED ON THE CITY OF NORTH RICHLAND HILLS'S BENCHMARK SYSTEM, IN PARTICULAR BENCHMARK GPS-33. COORDINATE VALUES FOR BENCHMARK GPS-33 WERE OBTAINED FROM THE CITY OF NORTH RICHLAND HILLS ONLINE RECORDS DATED OCTOBER, 2011 WHICH STATE TO BE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011).
4. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
5. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
6. ACCORDING TO THE FEMA FIRM MAP NUMBER 4843C0205K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. ALL BUILDING SETBACKS ARE PURSUANT TO THE UNDERLYING ZONING DISTRICT REGULATIONS.
8. THE EASEMENTS SHOWN HEREON AS "TO BE ABANDONED" WILL BE ABANDONED BY SEPARATE AGREEMENT AT SUCH TIME THAT NEWLY CONSTRUCTED LINES HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF NORTH RICHLAND HILLS.
9. SEE SHEET 2 OF 3 FOR EASEMENTS TO BE ABANDONED OR BY SEPARATE DOCUMENT.

I, S. ERIK DUMAS, 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 DIRECT SUPERVISION.



S. ERIK DUMAS, R.P.L.S. No. 5371  
SURVEYED ON THE GROUND: MAY 15, 2018

**STATE OF TEXAS  
COUNTY OF TARRANT**

WHEREAS, LA VERNE BUTTERFIELD, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. D205028589 AND INSTRUMENT NO. D213022633 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK 2 OF CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D214125258 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TESCO MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 AND AT THE NORTHEAST CORNER OF A CALLED 2.38 ACRES TRACT OF LAND (SECOND TRACT), DESCRIBED IN DEED TO TESCO, AS RECORDED IN VOLUME 1947, PAGE 169 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 26; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 2 AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 26 THE FOLLOWING: NORTH 47°40'57" EAST, A DISTANCE OF 413.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET; THENCE SOUTH 42°50'20" EAST, DEPARTING SAID NORTHWESTERLY LINE OF SAID LOT 1 AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 26, A DISTANCE OF 41.50 FEET TO AN "X" CUT FOUND AT A REINFRANT CORNER OF SAID LOT 1, BLOCK 2 AND THE SOUTH CORNER OF LOT 1, BLOCK E OF CALLOWAY FARM ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 1590 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.50 FEET; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 1, BLOCK 2 AND THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK E TO AND ALONG THE SOUTHEASTERLY LINE OF LOT 2, BLOCK 2 OF SAID CITY POINT ADDITION THE FOLLOWING: WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 11.19 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75°17'49" EAST, 11.19 FEET TO AN "X" CUT FOUND; NORTH 76°16'23" EAST, A DISTANCE OF 260.97 FEET TO AN "X" CUT SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 199.44 FEET; WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 99.67 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 61°58'17" EAST, 98.63 FEET TO A PK NAIL SET; NORTH 48°21'23" EAST, A DISTANCE OF 53.71 FEET TO AN "X" CUT SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.25 FEET; WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 8.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35°53'28" EAST, 8.17 FEET TO AN "X" CUT SET AT THE NORTH CORNER OF SAID LOT 1, BLOCK 2 AND ON THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 2 AND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CITY POINT DRIVE; THENCE SOUTH 42°22'47" EAST, WITH THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 2 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CITY POINT DRIVE, A DISTANCE OF 572.99 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CITY POINT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF CITY POINT WEST;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 2 AND SAID WEST RIGHT-OF-WAY LINE OF CITY POINT WEST THE FOLLOWING: SOUTH 06°52'31" EAST, A DISTANCE OF 105.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET; SOUTH 12°36'43" WEST, A DISTANCE OF 47.64 FEET TO AN "X" CUT SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.92 FEET; WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 125.35 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00°38'32" EAST, 124.24 FEET TO AN "X" CUT SET; SOUTH 13°53'48" EAST, A DISTANCE OF 36.63 FEET TO AN "X" CUT SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 281.24 FEET; WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 67.53 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 07°00'50" EAST, 67.37 FEET TO AN "X" CUT FOUND; SOUTH 00°06'06" EAST, A DISTANCE OF 208.39 FEET TO 1/2" IRON ROD STAMPED "BRITAIN AND CRAWFORD" FOUND AT A REINFRANT CORNER OF SAID LOT 1, BLOCK 2 AND AT THE SOUTHWEST RIGHT-OF-WAY CORNER OF SAID CITY POINT WEST; THENCE NORTH 89°28'47" EAST, WITH A NORTH LINE OF SAID LOT 1, BLOCK 2 AND THE SOUTHERN RIGHT-OF-WAY TERMINUS OF SAID CITY POINT WEST, TO AND ALONG THE SOUTH LINE OF LOT 1, BLOCK 1, OF SAID CITY POINT ADDITION, A DISTANCE OF 42.51 FEET TO A 1/2" IRON ROD FOUND AT THE EASTERNMOST NORTHEAST CORNER OF SAID LOT 1, BLOCK 2 AND ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND AT THE NORTHWEST CORNER OF LOT 1, BLOCK D OF CALLOWAY FARMS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-141, PAGE 56, P.R.T.C.T.; THENCE SOUTH 00°27'40" EAST, WITH THE EASTERNMOST EAST LINE OF SAID LOT 1, BLOCK 2 AND THE WEST LINE OF SAID LOT 1, BLOCK D, A DISTANCE OF 417.81 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2 AND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D AND ON THE NORTH LINE OF LOT 1, BLOCK G OF CALLOWAY FARMS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3; P.R.T.C.T.; THENCE SOUTH 89°36'31" WEST, WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 2 AND THE NORTH LINE OF SAID LOT 1, BLOCK G, A DISTANCE OF 671.50 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK G AND ON THE EAST RIGHT-OF-WAY LINE OF RUTH ROAD; THENCE NORTH 00°28'33" WEST, WITH A WEST LINE OF SAID LOT 1, BLOCK 2 AND THE EAST RIGHT-OF-WAY LINE OF RUTH ROAD, A DISTANCE OF 417.36 FEET TO A 1/2" IRON ROD FOUND AT A REINFRANT CORNER OF SAID LOT 1, BLOCK 2 AND AT THE NORTHEAST RIGHT-OF-WAY CORNER OF SAID RUTH ROAD; THENCE SOUTH 89°36'35" WEST, WITH A SOUTH LINE OF SAID LOT 1, BLOCK 2 AND THE NORTHERN RIGHT-OF-WAY TERMINUS OF SAID RUTH ROAD, A DISTANCE OF 49.90 FEET TO A 1/2" IRON ROD FOUND AT A REINFRANT CORNER OF SAID LOT 1, BLOCK 2 AND AT THE NORTHWEST RIGHT-OF-WAY CORNER OF RUTH ROAD; THENCE SOUTH 00°27'52" EAST, WITH AN EAST LINE OF SAID LOT 1, BLOCK 2 AND THE WEST RIGHT-OF-WAY LINE OF SAID RUTH ROAD, A DISTANCE OF 417.22 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2 AND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RICHLAND HILLS METHODIST CHURCH, AS RECORDED IN VOLUME 3267, PAGE 604; D.R.T.C.T. AND ON SAID WEST RIGHT-OF-WAY LINE OF RUTH ROAD; THENCE SOUTH 89°34'33" WEST, WITH A SOUTH LINE OF LOT 1, BLOCK 2 AND THE NORTH LINE OF SAID RICHLAND HILLS METHODIST CHURCH TRACT, A DISTANCE OF 479.37 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 AND AT THE NORTHWEST CORNER OF SAID RICHLAND HILLS

METHODIST CHURCH TRACT AND ON THE EAST LINE OF SAID TESCO (SECOND TRACT); THENCE NORTH 00°37'34" WEST, WITH THE WEST LINE OF SAID LOT 1, BLOCK 2 AND SAID EAST LINE OF TESCO (SECOND TRACT), A DISTANCE OF 482.26 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT; THENCE NORTH 00°23'21" WEST, WITH SAID WEST LINE OF SAID LOT 1, BLOCK 2 AND SAID EAST LINE OF TESCO (SECOND TRACT), A DISTANCE OF 531.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.837 ACRES OF LAND.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, LA VERNE BUTTERFIELD, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1R1 AND LOT 1R2, BLOCK 2, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS' USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT. LA VERNE BUTTERFIELD, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: CHEST PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: SOCK COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

EZRA KEST, MANAGER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EZRA KEST, THE MANAGER OF SOCK COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF CHEST PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF LA VERNE BUTTERFIELD, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AN OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH LIMITED LIABILITY COMPANY FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINTED NAME OF NOTARY)

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
7°40'29"	250.00	33.48	N51°29'56"E	33.46
3°12'25"	200.50	11.22	S74°41'28"W	11.22
28°37'59"	199.50	99.70	N61°57'18"E	99.66
23°34'41"	20.00	8.23	S35°48'53"W	8.17
26°30'30"	271.00	125.38	N00°39'31"W	124.27
13°46'35"	281.00	67.57	N07°01'30"W	67.40

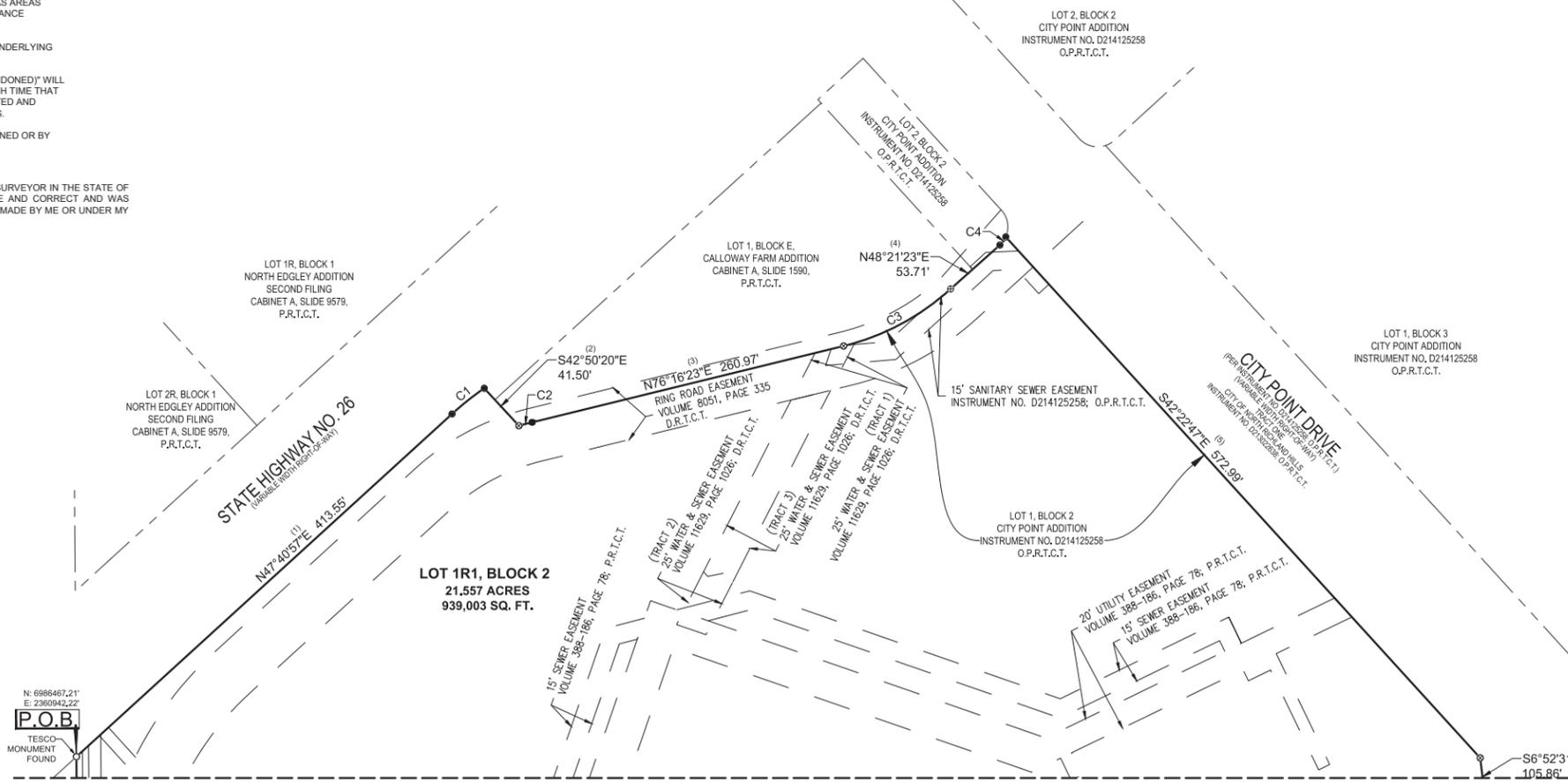
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°40'27"	250.26	33.52	N51°31'11"E	33.49
C2	3°11'53"	200.50	11.19	N75°17'49"E	11.19
C3	28°37'55"	199.44	99.67	N61°58'17"E	98.63
C4	23°17'23"	20.25	8.23	N35°53'28"E	8.17
C5	26°30'34"	270.92	125.35	N00°38'32"E	124.24
C6	13°45'27"	281.24	67.53	S07°00'50"E	67.37

LINE NO.	BEARING	LENGTH
L1	S89°36'55"W	49.90
L2	S89°36'55"W	10.10
L3	N45°25'21"W	4.49
L4	S89°45'43"W	10.50
L5	N45°14'17"W	11.56
L6	S00°06'06"E	8.55
L11	N89°31'27"E	10.83
L12	S00°27'54"E	12.00
L13	N89°32'06"E	46.32
L14	N00°27'54"W	16.79
L15	N89°32'06"E	9.00
L16	S00°27'54"E	8.78
L17	N89°32'06"E	7.50
L18	S00°27'54"E	10.17
L19	N89°29'41"E	231.66
L20	S45°27'54"E	20.36
L21	S00°27'54"E	227.20
L22	N89°32'06"E	7.41
L23	S00°27'54"E	16.50
L24	S89°32'06"W	7.41
L25	S00°27'54"E	32.46
L26	S45°27'54"E	7.93
L27	N89°32'06"E	208.28
L28	N00°27'54"W	16.46
L29	N89°32'06"E	15.00
L30	S00°27'54"E	16.46
L31	N89°32'06"E	47.54
L32	N00°27'54"W	16.00
L33	N89°32'06"E	10.00
L34	S00°27'54"E	16.00
L35	N89°32'06"E	25.70
L36	N44°32'06"E	7.85
L37	N00°27'54"W	241.57
L38	N44°32'06"E	20.36
L39	S89°32'06"W	108.89

LINE NO.	BEARING	LENGTH
L40	N00°27'54"W	26.73
L41	N89°32'06"E	10.00
L42	S00°27'54"E	16.72
L43	N89°32'47"E	76.14
L44	S00°14'33"E	2.27
L45	N89°27'53"E	37.76
L46	S00°26'37"E	32.39
L47	S44°32'08"W	20.36
L48	S00°27'54"E	241.57
L49	S44°32'06"W	20.27
L50	S89°32'06"W	326.61
L51	S44°32'06"W	25.31
L52	S00°27'54"E	28.41
L53	S89°32'06"W	10.00
L54	N00°27'54"W	32.55
L55	N44°32'06"E	29.94
L56	N00°27'54"W	192.16
L57	S89°32'06"W	22.97
L58	N45°27'54"W	8.49
L59	S89°32'06"W	15.52
L60	N00°27'54"W	10.00
L61	N89°32'06"E	17.56
L62	S00°27'54"E	1.00
L63	N89°32'06"E	26.93
L64	N00°27'54"W	75.98
L65	N45°27'54"W	7.93
L66	S89°32'06"W	23.89
L67	S00°27'54"E	32.00
L68	S89°32'06"W	10.00
L69	N00°27'54"W	32.00
L70	S89°32'06"W	265.19
L71	N00°28'33"W	26.93
L72	S00°28'33"E	334.44
L73	N89°31'27"E	12.54
L74	S00°28'33"E	10.00

LINE NO.	BEARING	LENGTH
L75	S89°31'27"W	12.54
L76	N00°28'33"W	10.00
L77	S00°28'33"E	45.99
L78	S00°14'33"E	10.00
L79	S89°28'47"W	15.02
L80	N00°06'06"E	18.10
L81	S89°45'43"W	19.62
L82	N00°14'17"W	15.00
L83	N89°45'43"E	15.95
L84	S00°14'17"E	6.30

NO.	BEARING	LENGTH
(1)	N47°39'42"E	413.12
(2)	S42°51'35"E	41.46
(3)	N76°15'24"E	261.04
(4)	N48°20'24"E	53.72
(5)	N42°23'46"W	573.16
(6)	N06°53'30"W	105.89
(7)	S12°38'44"W	47.65
(8)	N13°54'47"W	36.64
(9)	N00°08'11"W	208.33
(10)	S89°35'09"W	38.00
(11)	S00°26'04"E	417.80
(12)	S89°37'12"W	671.37
(13)	N00°27'51"W	417.40
(14)	S89°35'09"W	49.95
(15)	S00°27'51"E	417.22
(16)	S89°35'50"W	479.32
(17)	N00°37'34"W	482.31
(18)	N00°22'36"W	530.79



LEGEND	
	SUBJECT PROPERTY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT
	1/2" IRON ROD FOUND (IRF)
	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	"X" IN CONCRETE FOUND
	PK NAIL SET
	"X" IN CONCRETE SET
	CONCRETE MONUMENT FOUND
	1/2" IRON ROD FOUND WITH CAP STAMPED "BRITTON & CRAWFORD"

CONTACT INFORMATION	
	R.O.W. DEDICATION
	EASEMENT TO BE ABANDONED
	EASEMENT ABANDONMENT BY OTHER DOCUMENT
	EASEMENT DEDICATION BY THIS PLAT

SURVEYOR		OWNER	
TOPOGRAPHIC LAND SURVEYORS CONTACT: ERIK DUMAS, RPLS (817) 744-7512 1400 EVERMAN PARKWAY, SUITE 146 FORT WORTH, TEXAS 76140		LA VERNE BUTTERFIELD, LP 5150 OVERLAND AVENUE CULVER CITY, CA 90230	
<b>ENGINEER</b> HARRIS KOCHER SMITH CONTACT: REECE FLANAGAN, PE (817) 769-6279 101 SUMMIT AVENUE, SUITE 1014 FORT WORTH, TEXAS 76102			

ABBREVIATIONS	
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS.
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS.
(X)	= RECORD CALLS (SEE RECORD LINE/CURVE TABLES)
P.O.B.	= PLACE OF BEGINNING
R.O.W.	= RIGHT-OF-WAY

REVISION		
NO.	DESCRIPTION	DATE

THIS PLAT FILED AS INSTRUMENT NO. D _____ DATE: _____	
1400 EVERMAN PARKWAY, SUITE 146 - FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 - FAX: (817) 744-7510 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM	

REPLAT	
<b>CITY POINT ADDITION</b> LOT 1R1 & LOT 1R2, BLOCK 2 BEING A REVISION OF LOT 1, BLOCK 2 CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS. ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D214125258 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS JUNE 2018	
32.837 ACRES PART OF THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606 CITY CASE NO.: RP 2018-09	
FILE: FP-HKS_NRH-CITY_POINT_TXN083_SURVEY_BASE_SURFACE	REVISION:
DRAFT: F ON	CHECK: SED
SHEET: 3 OF 3	DATE: AUGUST 2018