

Symbol Legend
x = Cross in concrete found for corner
● = Steel rod found for corner

Curve	Arc	Radius	Central Angle	Chord
C-1	181.90'	481.00'	21°40'02"	S 36°46'15" W 180.82'
C-2	22.74'	239.00'	5°27'08"	S 28°38'49" W 22.73'
C-3	45.09'	35.50'	72°46'41"	S 88°24'07" W 42.12'
C-4	86.10'	239.00'	20°38'24"	S 41°41'35" W 85.63'
C-5	38.80'	180.00'	14°49'08"	S 38°69'11" W 38.69'
C-6	83.61'	150.00'	31°56'09"	N 50°19'16" E 82.53'
C-7	56.03'	35.50'	90°26'16"	N 79°34'19" E 50.40'
C-8	14.31'	35.00'	23°25'36"	N 25°17'12" W 14.21'
C-9	12.02'	35.00'	19°40'32"	N 03°44'08" W 11.96'
C-10	1.92'	35.00'	12°58'23"	N 12°58'23" E 7.91'
C-11	43.79'	35.50'	70°40'42"	N 54°31'28" E 41.07'
C-12	279.57'	362.00'	44°14'54"	N 14°52'33" W 272.67'
C-13	8.17'	362.00'	1°17'38"	N 07°53'43" E 8.17'
C-14	67.24'	362.00'	10°38'35"	N 13°51'49" E 67.15'
C-15	49.55'	125.00'	22°42'46"	N 25°38'57" W 49.23'
C-16	259.88'	444.56'	33°29'40"	N 02°27'36" E 256.20'
C-17	65.74'	150.00'	25°06'41"	S 27°33'33" E 65.22'
C-18	38.92'	150.00'	14°52'01"	S 07°34'12" E 38.81'
C-19	65.86'	250.00'	15°05'39"	S 47°39'43" E 65.67'
C-20	80.36'	125.00'	36°49'58"	S 71°43'12" E 78.98'
C-21	47.59'	250.00'	10°54'27"	S 47°51'00" E 47.52'
C-22	6.01'	150.00'	2°17'41"	N 67°26'11" E 6.01'
C-23	106.07'	165.00'	36°49'58"	N 71°43'12" W 104.25'
C-24	69.26'	261.50'	15°10'29"	N 81°05'50" W 69.06'
C-25	150.67'	290.50'	29°43'00"	N 88°22'05" W 148.99'
C-26	47.65'	25.00'	109°12'42"	N 35°31'50" W 40.76'
C-27	30.89'	25.00'	70°47'18"	N 54°28'10" E 28.96'
C-28	39.27'	25.00'	90°00'00"	N 38°53'52" W 35.36'
C-29	39.27'	25.00'	90°00'00"	N 51°06'08" E 35.36'
C-30	39.27'	25.00'	90°00'00"	S 79°47'27" W 35.36'
C-31	39.27'	25.00'	90°00'00"	N 10°12'33" W 35.36'
C-32	12.70'	10.50'	69°17'30"	S 04°53'38" W 11.94'
C-33	8.62'	166.00'	2°58'35"	S 41°02'22" W 8.62'
C-34	18.91'	10.50'	100°11'35"	N 85°52'07" W 16.46'
C-35	14.90'	10.50'	81°18'18"	S 06°24'54" W 13.68'
C-36	38.80'	225.00'	9°52'50"	S 42°07'38" W 38.75'
C-37	10.07'	10.50'	54°55'41"	N 64°39'03" E 9.68'
C-38	2.71'	180.00'	0°51'42"	S 55°08'35" E 2.71'
C-39	38.56'	180.00'	12°16'31"	N 41°42'41" E 38.49'
C-40	19.63'	180.00'	6°14'56"	N 50°58'24" E 19.62'
C-41	11.34'	120.00'	5°24'50"	N 38°14'57" E 11.33'
C-42	25.78'	120.00'	12°18'32"	N 47°06'38" E 25.73'
C-43	4.74'	335.00'	0°48'40"	S 62°42'25" E 4.74'
C-44	10.07'	10.50'	54°55'41"	S 64°39'03" W 9.68'
C-45	4.92'	225.00'	1°15'12"	N 37°48'48" E 4.92'
C-46	33.88'	225.00'	8°37'38"	N 42°45'13" E 33.85'
C-47	10.17'	10.50'	55°30'04"	S 06°29'13" E 9.78'
C-48	4.73'	10.50'	25°48'14"	S 34°09'56" W 4.69'
C-49	2.49'	10.50'	13°34'11"	N 49°19'11" E 2.48'
C-50	16.42'	10.50'	89°37'24"	S 79°05'01" E 14.80'
C-51	8.62'	166.00'	2°58'35"	N 41°02'22" E 8.62'
C-52	12.70'	10.50'	69°17'30"	N 04°53'38" E 11.94'

LINE	BEARING	DISTANCE
L-1	N 88°16'26" E	16.07'
L-2	S 10°14'36" E	14.15'
L-3	N 75°55'08" E	13.15'
L-4	S 14°38'09" E	15.19'
L-5	N 75°21'51" E	13.01'
L-6	S 14°38'09" E	15.19'
L-7	N 75°21'51" E	13.01'
L-8	S 14°38'09" E	15.19'
L-9	N 75°34'25" E	13.06'
L-10	S 71°43'12" E	18.98'
L-11	N 44°51'49" E	14.14'
L-12	S 45°08'11" E	9.97'
L-13	N 45°06'15" E	9.35'
L-14	S 45°08'11" E	14.14'
L-15	N 44°51'49" E	14.14'
L-16	S 45°08'11" E	14.14'
L-17	N 44°51'49" E	14.14'
L-18	S 45°08'11" E	14.14'
L-19	S 52°36'18" E	15.86'
L-20	S 04°53'06" W	14.14'
L-21	S 85°06'54" E	14.14'
L-22	S 10°12'33" E	14.14'
L-23	N 79°47'27" E	14.14'
L-24	S 88°24'08" E	12.48'
L-25	S 83°33'27" E	13.75'
L-26	N 01°19'24" W	16.25'
L-27	S 10°25'41" E	14.20'
L-28	N 79°34'19" E	14.09'
L-29	S 10°25'41" E	14.20'
L-30	N 79°34'19" E	14.09'
L-31	N 06°26'33" E	14.52'
L-32	N 89°40'46" E	11.66'
L-33	N 01°19'24" W	16.25'
L-34	N 82°07'28" W	14.11'
L-35	N 09°46'20" E	38.40'
L-36	S 38°47'38" E	14.12'
L-37	N 55°16'10" E	14.67'
L-38	N 02°36'14" E	14.14'
L-39	S 87°23'46" E	14.14'
L-40	N 02°00'34" E	14.29'
L-41	N 82°18'55" E	14.75'
L-42	N 44°12'34" E	13.98'
L-43	N 47°18'29" E	14.73'
L-44	S 39°35'27" E	12.71'
L-45	N 54°36'50" E	16.33'
L-46	S 64°06'25" W	14.13'
L-47	S 10°30'50" E	14.24'
L-48	N 75°48'51" E	14.65'
L-49	N 75°48'51" E	0.23'
L-50	N 34°14'15" W	2.76'
L-51	N 55°45'45" W	15.00'
L-52	S 34°14'15" E	9.78'
L-53	S 34°14'15" E	60.04'
L-54	S 34°14'15" E	17.19'
L-55	S 55°45'45" W	15.00'
L-56	N 34°14'15" W	2.82'
L-57	S 55°06'18" E	5.05'



430 Mini Oakes Blvd • Hurst, Texas 76054
817-577-1052 • T/LSF No. 10100400
millersurvey.net

FINAL REPLAT
CITY POINT ADDITION
BLOCKS 4 THRU 10

BEING 22.533 ACRES OUT OF THE W. W. WALLACE SURVEY
AND BEING A REVISION OF LOT 1, BLOCK 3, CITY POINT ADDITION, AN ADDITION TO THE
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT
THEREOF RECORDED AS INSTRUMENT NO. D214125258 OF THE OFFICIAL PUBLIC RECORDS
OF TARRANT COUNTY, TEXAS

JULY 2020

Sheet 1 of 2

City Case No. _____

Job No. 19008 • Plot File 19008 Sec 1

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Jennifer Easley and Michael Easley are the sole owners of Tract MF-1 - 3.5755 Acres: Being 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, being surveyed by Miller Surveying, Inc. of Hurst, Texas in October of 2019, said tract being a portion of Lot 1, Block 3, City Point Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D214125258 of the Official Public Records of said County, and being more particularly described by metes and bounds as follows:

Beginning at a 2 inch aluminum monument found for the most northerly corner of said Lot 1, said monument being the intersection of the southeasterly right-of-way line of Boulevard 26 (Texas Highway No. 26) and the southwesterly right-of-way line of Rodger Line Drive and also being the beginning of a curve to the left with a radius of 467.10 feet and whose chord bears South 50 degrees 14 minutes 18 seconds East at 77.74 feet;

Thence with southeasterly with the northeasterly boundary line of said Lot 1 and said southwesterly right-of-way line and with said curve along an arc length of 77.83 feet and through a delta angle of 09 degrees 32 minutes 50 seconds to a 2 inch aluminum monument found for the end of said curve;

Thence South 55 degrees 06 minutes 18 seconds East a continuing with said northeasterly boundary line and said southeasterly right-of-way line a distance of 444.40 to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 10.50 feet and whose chord bears South 04 degrees 53 minutes 38 seconds West at 11.94 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 12.70 feet and through a delta angle of 69 degrees 17 minutes 30 seconds to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 166.00 feet and whose chord bears South 41 degrees 02 minutes 22 seconds West at 8.62 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 8.62 feet and through a delta angle of 02 degrees 58 minutes 35 seconds to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 10.50 feet and whose chord bears North 85 degrees 52 minutes 07 seconds West at 16.46 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 18.91 feet and through a delta angle of 103 degrees 11 minutes 35 seconds to a 1/2 inch capped steel rod found;

Thence North 34 degrees 14 minutes 15 seconds West continuing with said northeasterly boundary line and said southeasterly right-of-way line a distance of 2.82 feet to a 1/2 inch capped steel rod found;

Thence South 55 degrees 45 minutes 45 seconds West continuing with said northeasterly boundary line and said southeasterly right-of-way line a distance of 15.00 feet to a 1/2 inch capped steel rod found;

Thence South 34 degrees 14 minutes 15 seconds East continuing with said northeasterly boundary line and said southeasterly right-of-way line a distance of 87.00 feet to a 1/2 inch capped steel rod found;

Thence North 55 degrees 45 minutes 45 seconds East continuing with said northeasterly boundary line and said southeasterly right-of-way line a distance of 15.00 feet to a 1/2 inch capped steel rod found;

Thence North 34 degrees 14 minutes 15 seconds West continuing with said northeasterly boundary line and said southeasterly right-of-way line a distance of 2.76 feet to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 10.50 feet and whose chord bears North 06 degrees 24 minutes 54 seconds East at 13.68 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 14.90 feet and through a delta angle of 81 degrees 18 minutes 18 seconds to a 1/2 inch capped steel rod found for the beginning of a curve to the left with a radius of 225.00 feet and whose chord bears North 42 degrees 07 minutes 38 seconds East at 38.75 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 38.80 feet and through a delta angle of 09 degrees 52 minutes 50 seconds to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 10.50 feet and whose chord bears North 64 degrees 39 minutes 03 seconds East at 9.68 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 10.07 feet and through a delta angle of 54 degrees 55 minutes 41 seconds to a 1/2 inch capped steel rod found for the beginning of a curve to the left with a radius of 335.00 feet and whose chord bears South 65 degrees 57 minutes 49 seconds East at 42.80 feet;

Thence continuing with said northeasterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 42.83 feet and through a delta angle of 07 degrees 19 minutes 28 seconds to a 1/2 inch capped steel rod found for the beginning of a curve to the left with a radius of 571.00 feet and whose chord bears South 18 degrees 32 minutes 47 seconds East at 384.76 feet to the easterly boundary line of said Lot 1;

Thence southerly with said easterly boundary line and with said curve along an arc length of 392.44 feet and through a delta angle of 39 degrees 22 minutes 43 seconds to a 1/2 inch capped steel rod found;

Thence South 38 degrees 09 minutes 41 seconds East continuing with said easterly boundary line a distance of 32.43 feet;

Thence South 51 degrees 29 minutes 56 seconds West continuing with said easterly boundary line a distance of 54.85 feet; to the beginning of a curve to the right with a radius of 456.56 feet and whose chord bears South 02 degrees 27 minutes 33 seconds West at 263.10 feet;

Thence continuing with said easterly boundary line and with said curve along an arc length of 266.89 feet and through a delta angle of 33 degrees 29 minutes 34 seconds;

Thence South 19 degrees 04 minutes 31 seconds West continuing with said easterly boundary line a distance of 219.90 feet; to the beginning of a curve to the left with a radius of 20.00 feet and whose chord bears South 25 degrees 51 minutes 33 seconds East, at 28.28 feet;

Thence continuing with said easterly boundary line and with said curve along an arc length of 31.42 feet and through a delta angle of 90 degrees 00 minutes 00 seconds to the northerly right-of-way line of City Point Drive;

Thence North 70 degrees 51 minutes 33 seconds West with said northerly right-of-way line a distance of 71.35 feet to a cross cut in concrete found for the beginning of a curve to the left with a radius of 519.00 feet and whose chord bears North 80 degrees 29 minutes 54 seconds West at 173.79 feet;

Thence with said northerly right-of-way line and with said curve along an arc length of 174.61 feet and through a delta angle of 19 degrees 16 minutes 34 seconds to a cross cut in concrete found;

Thence South 89 degrees 51 minutes 49 seconds West with said northerly right-of-way line a distance of 152.91 feet to a cross cut in concrete found for the beginning of a curve to the right with a radius of 281.00 feet and whose chord bears North 81 degrees 49 minutes 23 seconds West at 81.26 feet;

Thence with said northerly right-of-way line and with said curve along an arc length of 81.54 feet and through a delta angle of 16 degrees 37 minutes 36 seconds to a cross cut in concrete found for the beginning of a curve to the left with a radius of 271.00 feet and whose chord bears North 88 degrees 22 minutes 05 seconds West at 138.98 feet;

Thence with said northerly right-of-way line and with said curve along an arc length of 140.55 feet and through a delta angle of 29 degrees 43 minutes 00 seconds to a cross cut in concrete found;

Thence South 76 degrees 46 minutes 25 seconds West with said northerly right-of-way line a distance of 42.27 feet to a cross cut in concrete found;

Thence North 68 degrees 43 minutes 44 seconds West with said northerly right-of-way line a distance of 89.58 feet;

Thence North 42 degrees 23 minutes 46 seconds West with said northerly right-of-way line a distance of 570.51 feet to a cross cut in concrete found for the most westerly corner of said Lot 1, said cross being the beginning of a curve to the left with a radius of 20.00 feet and whose chord bears North 59 degrees 23 minutes 19 seconds East at 8.18 feet;

Thence with the northwesterly boundary line of said Lot 1 and with said curve along an arc length of 8.23 feet and through a delta angle of 23 degrees 35 minutes 13 seconds to a cross cut in concrete found;

Thence North 47 degrees 36 minutes 14 seconds East continuing with said northwesterly boundary line a distance of 146.39 feet to a cross cut in concrete found for the beginning of a curve to the left with a radius of 469.00 feet and whose chord bears North 36 degrees 46 minutes 15 seconds East at 176.30 feet;

Thence continuing with said northwesterly boundary line and with said curve along an arc length of 177.36 feet and through a delta angle of 21 degrees 40 minutes 02 seconds to a cross cut in concrete found;

Thence North 25 degrees 56 minutes 14 seconds East a distance of 315.01 feet continuing with said northwesterly boundary line to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 251.00 feet and whose chord bears North 34 degrees 39 minutes 27 seconds East at 76.25 feet;

Thence continuing with said northwesterly boundary line and with said curve along an arc length of 76.55 feet and through a delta angle of 17 degrees 28 minutes 24 seconds;

Thence North 41 degrees 26 minutes 20 seconds West continuing with said northwesterly boundary line a distance of 32.27 feet;

Thence North 47 degrees 46 minutes 21 seconds East continuing with said northwesterly boundary line a distance of 83.10 feet;

Thence North 52 degrees 17 minutes 17 seconds East continuing with said northwesterly boundary line a distance of 160.98 feet to the point of beginning and containing 22.5353 acres of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT: MM City Point, LLC, does hereby adopt this plat designating the hereinabove described real property as CITY POINT SECTION 1, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Mehrdad Moyadi
MM City Point, LLC

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mehرداد Moyadi, 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.

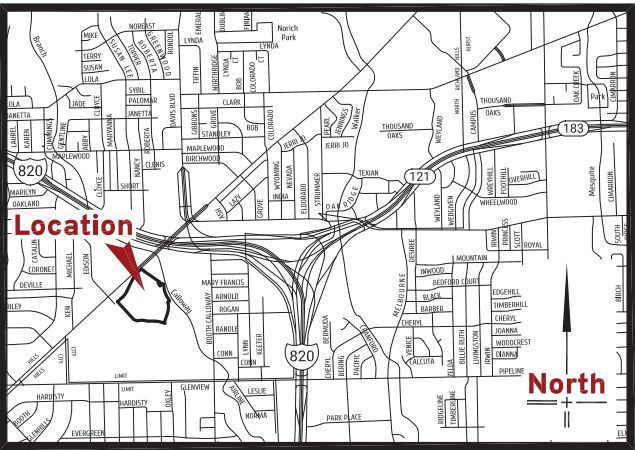
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

Notary Public, State of Texas

Owner
La Verne Butterfield, LP
10100 Trinity Parkway
Stockton, CA 95219

Developer
Centurion American Acquisitions
1800 Valley View Lane Ste. 300
Farmers Branch, Texas

Applicant/Engineer
Ion Design Group
7075 Twin Hills Avenue Ste. 350
Dallas, Texas 75231
Contact: Jason Trafton, PE
817-370-3470



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

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

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



FINAL REPLAT CITY POINT ADDITION BLOCKS 4 THRU 10

BEING 22.5353 ACRES OUT OF THE W. W. WALLACE SURVEY AND BEING A REVISION OF LOT 1, BLOCK 3, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D214125258 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

JULY 2020

Sheet 2 of 2

City Case No. PP 2019-06

Job No. 19008 • Plot File 19008 Sec 1