

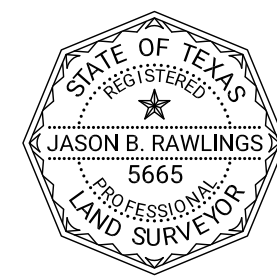
Curve	Arc	Radius	Central Angle	Chord
C-1	181.90'	481.00'	21°40'02"	S 36°46'15" W 180.82'
C-2	22.74'	239.00'	5°27'08"	S 28°38'49" W 22.73'
C-3	45.09'	35.50'	72°46'41"	S 88°24'07" W 42.12'
C-4	85.10'	239.00'	20°38'24"	S 41°41'35" W 15.91'
C-5	38.80'	150.00'	14°49'08"	N 61°10'27" E 38.69'
C-6	83.61'	150.00'	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	7.92'	35.00'	12°58'23"	N 12°35'19" 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°38'37" 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	65.95'	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"	N 04°53'38" E 11.94'
C-33	8.62'	166.00'	2°58'35"	N 41°02'22" E 8.62'
C-34	18.91'	10.50'	103°34'11"	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"	N 35°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"	S 97°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 68°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	13.01'
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°45'49" E	14.14'
L-12	S 45°08'11" E	9.97'
L-13	N 45°06'15" E	9.93'
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°45'49" 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°26'53" E	14.52'
L-32	N 80°40'30" 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 44°17'24" E	13.38'
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°17'24" E	13.38'
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" E	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'

Owner/Developer
MM City Point 53, LLC
1800 Valley View Lane Ste. 300
Farmers Branch, Texas 75234

Owner (Lot 1, Block 12)
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Texas 76180

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



430 Mid Cities Blvd • Hurst, Texas 76054
817-577-1052 • TxLSF No. 10100400
miller surveying.net

FINAL REPLAT CITY POINT ADDITION BLOCKS 12 THRU 19

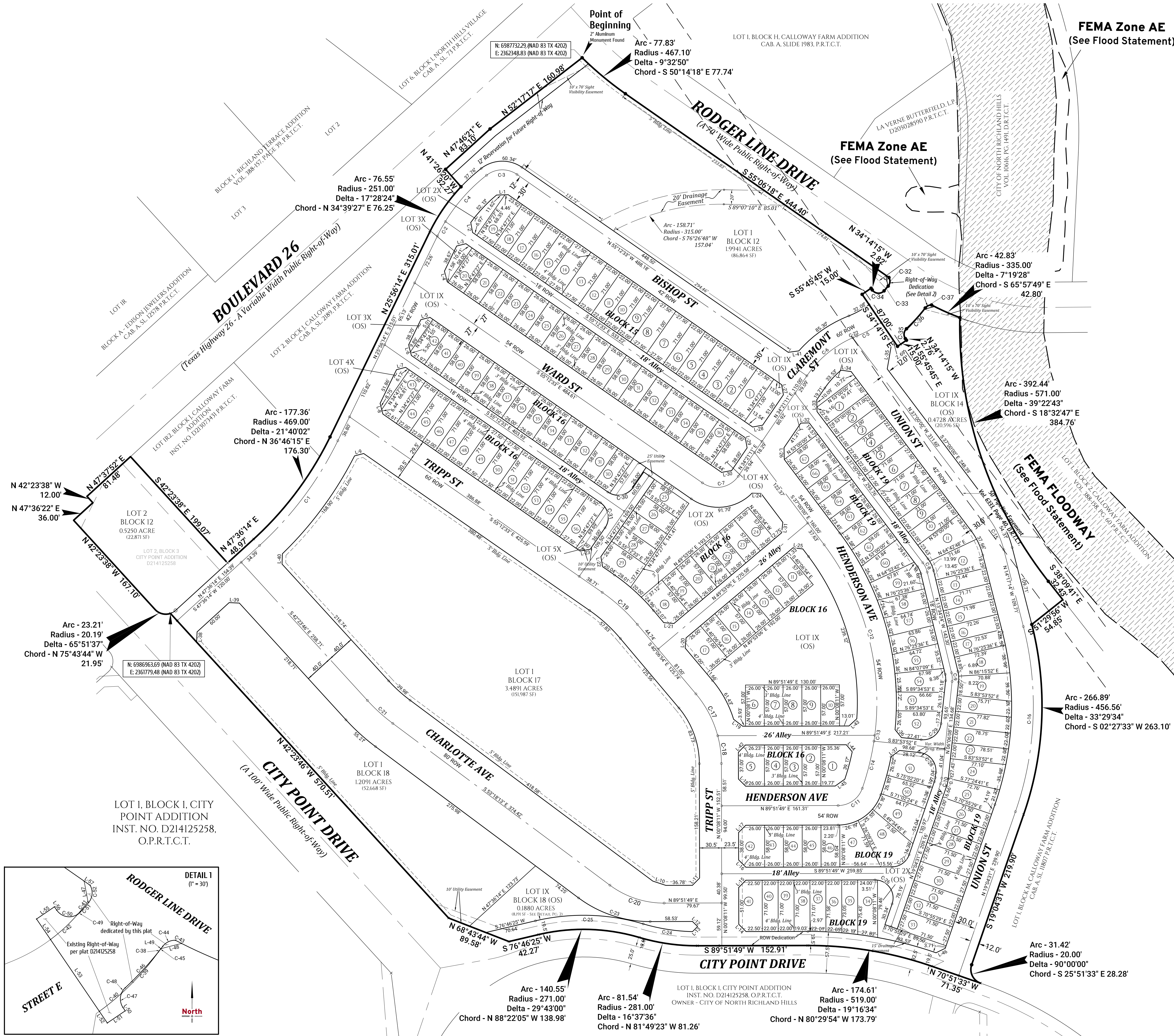
BEING 22.5353 ACRES OUT OF THE W. W. WALLACE SURVEY
AND BEING A REVISION OF LOT 1, BLOCK 3, CITY POINT ADDITION, AN ADDITION TO THE
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT
THEREOF RECORDED AS INSTRUMENT NO. D214125258 OF THE OFFICIAL PUBLIC RECORDS
OF TARRANT COUNTY,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

JULY 2020

Sheet 1 of 2

City Case No. FP 2020-07

Job No. 19008 • Plot File 19008 Sec 1



COUNTY OF TARRANT

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

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;

THAT, MM City Point 53, LLC, acting by and through the undersigned, its duly authorized agent, 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 publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moyadi, Manager of MM City Point 53, LLC, 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

Lot	Sq. Feet
Lot 1	1,944 SF
Lot 2	1,562 SF
Lot 3	1,562 SF
Lot 4	1,562 SF
Lot 6	1,952 SF
Lot 7	1,952 SF
Lot 8	1,562 SF
Lot 9	1,562 SF
Lot 10	1,562 SF
Lot 11	2,482 SF
Lot 12	2,481 SF
Lot 13	1,575 SF
Lot 14	1,581 SF
Lot 15	1,587 SF
Lot 16	1,593 SF
Lot 17	1,596 SF
Lot 18	2,347 SF
Lot 19	2,408 SF
Lot 20	1,691 SF
Lot 21	1,724 SF
Lot 22	1,732 SF
Lot 23	1,714 SF
Lot 24	2,375 SF
Lot 25	2,253 SF
Lot 26	1,573 SF
Lot 27	1,573 SF
Lot 28	1,573 SF
Lot 29	1,966 SF
Lot 30	1,966 SF
Lot 31	1,573 SF
Lot 32	1,573 SF
Lot 33	1,966 SF
Lot 34	2,130 SF
Lot 35	1,632 SF
Lot 36	1,589 SF
Lot 37	1,567 SF
Lot 38	1,562 SF
Lot 39	1,562 SF
Lot 40	1,562 SF

NOTES PER CITY OF NORTH RICHLAND HILLS:

1) No above ground franchise utility appurtenances are allowed in the fronts of lots.

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



BEING 22.5355 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

