

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MM City Point 53, LLC, its duly authorized agent, acting by and through the undersigned, are the owners of 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 September of 2020, said tract being all of Lot 1R1, Block 2, City Point Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D219052181 of the Official Public Records of said County, and being more particularly described by metes and bounds as follows:

Beginning at an aluminum monument found for the northwest corner of said Lot 1R1, said monument being in the southeasterly right-of-way line of Boulevard 26 (SH 26);

Thence North 47 degrees 39 minutes 42 seconds East with the northwesterly boundary line of said Lot 1R1 and with said southeasterly right-of-way line a distance of 413.12 feet to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of 250.00 feet and whose chord bears North 51 degrees 29 minutes 56 seconds East at 33.46 feet;

Thence northeasterly continuing with said northwesterly boundary line and said southeasterly right-of-way line and with said curve along an arc length of 33.49 feet and through a delta angle of 07 degrees 40 minutes 29 seconds to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 42 degrees 51 minutes 35 seconds East continuing with said northwesterly boundary line a distance of 41.46 feet to a cross in concrete found for the beginning of a curve to the right with a radius of 200.50 feet and whose chord bears North 74 degrees 41 minutes 28 seconds East at 11.22 feet;

Thence easterly with said curve along an arc length of 11.22 feet and through a delta angle of 03 degrees 12 minutes 24 seconds to a cross in concrete set for the end of said curve;

Thence North 76 degrees 15 minutes 24 seconds East continuing with said northwesterly boundary line a distance of 261.04 feet to an etched arrow found for the beginning of a curve to the left with a radius of 199.50 feet and whose chord bears North 61 degrees 57 minutes 18 seconds East at 98.66 feet;

Thence northeasterly continuing with said northwesterly boundary line and with said curve along an arc length of 99.70 feet and through a delta angle of 28 degrees 37 minutes 59 seconds;

Thence North 48 degrees 20 minutes 24 seconds East continuing with said northwesterly boundary line a distance of 53.72 feet to a cross in concrete found for the beginning of a curve to the left with a radius of 200.00 feet and whose chord bears North 35 degrees 48 minutes 53 seconds East at 8.17 feet;

Thence northeasterly continuing with said northwesterly boundary line and with said curve along an arc length of 8.23 feet and through a delta angle of 23 degrees 34 minutes 41 seconds to a cross in concrete found for the most northerly corner of said Lot 1R1, said cross being in the southwesterly right-of-way line of City Point Drive;

Thence South 42 degrees 23 minutes 46 seconds East with the northeasterly

boundary line of said Lot 1R1 and with said southwesterly right-of-way line a distance of 573.15 feet to a cross in concrete found for an angle point therein;

Thence South 06 degrees 53 minutes 30 seconds East continuing with said northwesterly boundary line and said southwesterly right-of-way line a distance of 105.89 feet to a 1/2 inch capped steel rod found for the intersection of said southwesterly right-of-way line and the westerly right-of-way line of City Point West;

Thence South 12 degrees 35 minutes 44 seconds West with the easterly boundary line of said Lot 1R1 and with said westerly right-of-way line a distance of 47.65 feet to a cross in concrete found for the beginning of a curve to the left with a radius of 271.00 feet and whose chord bears South 00 degrees 39 minutes 34 seconds East at 124.27 feet;

Thence southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve along an arc length of 125.39 feet and through a delta angle of 25 degrees 30 minutes 35 seconds to a cross in concrete found for the end of said curve;

Thence South 13 degrees 54 minutes 49 seconds East continuing with said easterly boundary line and said westerly right-of-way line a distance of 4.75 feet to a cross in concrete found for the most easterly southeast corner of said Lot 1R1, said cross being the intersection of said westerly right-of-way line and the northerly right-of-way line of an unnamed road dedicated by said plat;

Thence South 89 degrees 36 minutes 31 seconds West with the southerly boundary line of said Lot 1R1 and with said northerly right-of-way line a distance of 675.49 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner of said Lot 1R1, said rod being the intersection of said northerly right-of-way line and the westerly right-of-way line of Ruth Road;

Thence South 00 degrees 28 minutes 34 seconds East with the easterly boundary line of said Lot 1R1 and with said westerly right-of-way line of Ruth Road a distance of 306.59 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

Thence North 89 degrees 21 minutes 20 seconds East continuing with said easterly boundary line and said westerly right-of-way line a distance of 10.13 feet to a 1/2 inch steel rod found for an angle point therein;

Thence South 00 degrees 27 minutes 51 seconds East continuing with said easterly boundary line and said westerly right-of-way line a distance of 417.22 feet to a 1/2 inch steel rod found for the most southerly southeast corner of said Lot 1R1;

Thence South 89 degrees 35 minutes 50 seconds West with the southerly boundary line of said Lot 1R1 a distance of 479.32 feet to a 1/2 inch steel rod found for the southwest corner thereof;

Thence North 00 degrees 37 minutes 34 seconds West with the westerly boundary line of said Lot 1R1 a distance of 482.31 feet to a 1/2 inch steel rod found for an angle point therein;

Thence North 00 degrees 22 minutes 36 seconds West continuing with said westerly boundary line a distance of 530.79 feet to the point of beginning and containing 21.5520 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NOTE PER CITY OF NORTH RICHLAND HILLS: No above ground franchise utility appurtenances are allowed in the fronts of the properties.

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 ADDITION**, 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.

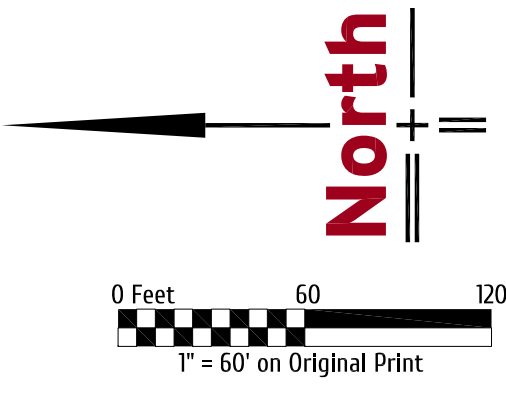
Mehrdad Moyadi, Manager
MM City Point 53, LLC

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 _____, 20____.

Notary Public, State of Texas



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 3 THRU 11
BEING 21.5520 ACRES OUT OF THE W. W. WALLACE SURVEY

AND BEING A REVISION OF LOT 1R1, BLOCK 2, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D219052181 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

SEPTEMBER 2020

This plat recorded as Instrument No. _____ of the Official Public Records of Tarrant County, Texas, Date: _____