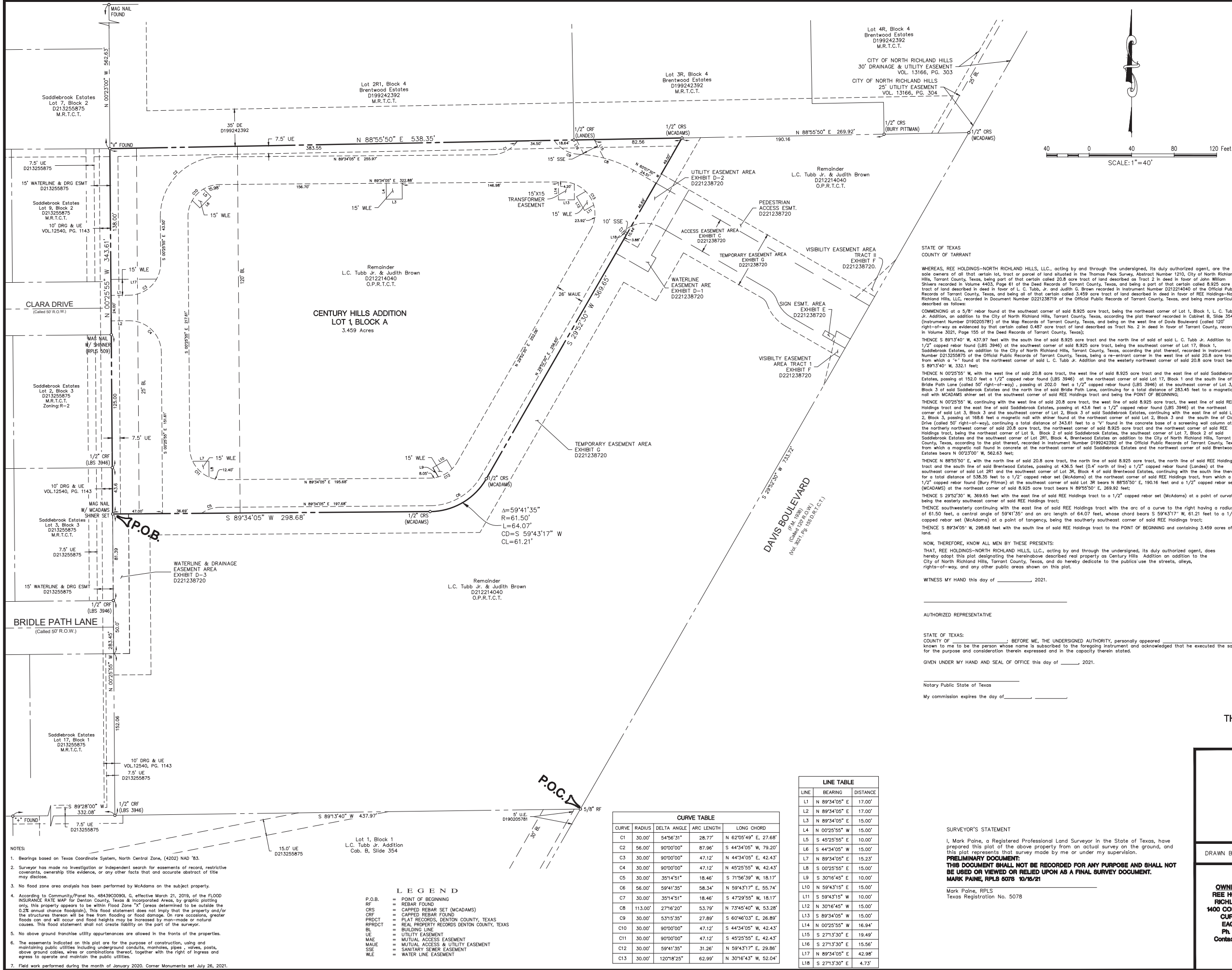


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Plotted: 10/15/2021 8:57 AM by: Survey Plots, Sheet: 10/14/2021 2:44 PM, by: scone



Vicinity Map 1"=1000'

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2021, 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 _____, 2021, to approve this plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: Secretary, Planning and Zoning Commission _____

FINAL PLAT CENTURY HILLS ADDITION Lot 1, Block A 3.459 Acres in the THOMAS PECK SURVEY, ABSTRACT NO. 1210 NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: SP DATE: 01/07/2021 SCALE: 1"=40' JOB. No. **REAL EQ 2020310364**

OWNER/DEVELOPER
REE HOLDINGS-NORTH
RICHLAND HILLS, LLC
1400 CORPORATE CENTER
CURVE, SUITE 100
EGAN, MN 55121
Ph. 303.909.4926
Contact: BRIAN SCOTT

Case No. PLAT21-0005

WHEREAS, REE HOLDINGS-NORTH RICHLAND HILLS, LLC, acting by and through the undersigned, its duly authorized agent, are the sole owners of all that certain lot, tract or parcel of land situated in the Thomas Peck Survey, Abstract Number 1210, City of North Richland Hills, Tarrant County, Texas, being part of that certain called 20.8 acre tract of land described as Tract 2 in deed in favor of John William Shivers recorded in Volume 4403, Page 61 of the Deed Records of Tarrant County, Texas, and being a part of that certain called 8.925 acre tract of land described in deed in favor of L. C. Tubb, Jr. and Judith G. Brown recorded in Instrument Number D21214040 of the Official Public Records of Tarrant County, Texas, and being all of that certain called 3.459 acre tract of land described in deed in favor of REE Holdings-North Richland Hills, LLC, recorded in Document Number D212138719 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" rebar found at the southeast corner of said 8.925 acre tract, being the northeast corner of Lot 1, Block 1, L. C. Tubb Jr. Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 354 (Instrument Number D190205781) of the Map Records of Tarrant County, Texas, and being on the west line of Davis Boulevard (called 120' right-of-way as evidenced by that certain called 0.487 acre tract of land described as Tract No. 2 in deed in favor of Tarrant County, recorded in Volume 3021, Page 155 of the Deed Records of Tarrant County, Texas);

THENCE S 89°13'40" W, 437.97 feet with the south line of said 8.925 acre tract and the north line of said of said L. C. Tubb Jr. Addition to a 1/2" capped rebar found (LBS 3946) at the southwest corner of said 8.925 acre tract, being the southeast corner of Lot 17, Block 1, Saddlebrook Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof, recorded in Instrument Number D213255875 of the Official Public Records of Tarrant County, Texas, being a re-entrant corner in the west line of said 20.8 acre tract from which a "4" found at the northwest corner of said L. C. Tubb Jr. Addition and the westerly northwest corner of said 20.8 acre tract bears S 89°13'40" W, 332.1 feet;

THENCE N 00°25'55" W, with the west line of said 20.8 acre tract, the west line of said 8.925 acre tract and the east line of said Saddlebrook Estates, passing at 152.0 feet a 1/2" capped rebar found (LBS 3946) at the northeast corner of said Lot 17, Block 1 and the south line of Bridge Path Lane (called 50' right-of-way), passing at 202.0 feet a 1/2" capped rebar found (LBS 3946) at the southeast corner of Lot 3, Block 3 of said Saddlebrook Estates and the north line of said Bridge Path Lane, continuing for a total distance of 283.45 feet to a magnetic nail with MCADAMS shiner set at the southwest corner of said REE Holdings tract and being the POINT OF BEGINNING;

THENCE N 00°25'55" W, continuing with the west line of said 20.8 acre tract, the west line of said 8.925 acre tract, the west line of said REE Holdings tract and the east line of said Saddlebrook Estates, passing at 436.5 feet a 1/2" capped rebar found (LBS 3946) at the northeast corner of said Lot 3, Block 3 and the southeast corner of Lot 2, Block 3 of said Saddlebrook Estates, continuing with the east line of said Lot 2, Block 3, passing at 168.6 feet a magnetic nail with shiner found at the northeast corner of said Lot 2, Block 3 and the south line of Clara Drive (called 50' right-of-way), continuing a total distance of 343.61 feet to a "V" found in the concrete base of a screening wall column at the northerly northeast corner of said 20.8 acre tract and the northeast corner of said Lot 2, Block 3 and the south line of Clara Drive (called 50' right-of-way), continuing a total distance of 343.61 feet to a "V" found in the concrete base of a screening wall column at the northerly northeast corner of said 20.8 acre tract and the northeast corner of said REE Holdings tract, being the northeast corner of Lot 9, Block 2 of said Saddlebrook Estates, the southeast corner of Lot 7, Block 2 of said Saddlebrook Estates and the southwest corner of Lot 2R1, Block 4, Brentwood Estates an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof, recorded in Instrument Number D19242392 of the Official Public Records of Tarrant County, Texas, from which a magnetic nail found in concrete at the northeast corner of said Saddlebrook Estates and the northwest corner of said Brentwood Estates bears N 00°27'00" W, 562.63 feet;

THENCE N 88°55'50" E, with the north line of said 20.8 acre tract, the north line of said 8.925 acre tract, the north line of said REE Holdings tract and the south line of said Brentwood Estates, passing at 436.5 feet (0.4' north of line) a 1/2" capped rebar found (Landes) at the southeast corner of said Lot 2R1 and the southeast corner of Lot 3R, Block 4 of said Brentwood Estates, continuing with the south line thereof for a total distance of 538.35 feet to a 1/2" capped rebar set (McAdams) at the northeast corner of said REE Holdings tract, from which a 1/2" capped rebar set (Bury Pitman) at the southeast corner of said Lot 3R bears N 88°55'50" E, 190.16 feet and a 1/2" capped rebar set (McAdams) at the northeast corner of said 8.925 acre tract bears N 89°55'50" E, 269.92 feet;

THENCE S 29°52'30" W, 369.65 feet with the east line of said REE Holdings tract to a 1/2" capped rebar set (McAdams) at a point of curvature, being the easterly southeast corner of said REE Holdings tract;

THENCE southwesterly continuing with the east line of said REE Holdings tract with the arc of a curve to the right having a radius of 61.50 feet, a central angle of 59°41'35" and an arc length of 64.07 feet, whose chord bears S 59°43'17" W, 61.21 feet to a 1/2" capped rebar set (McAdams) at a point of tangency, being the southerly southeast corner of said REE Holdings tract;

THENCE S 89°34'05" W, 286.68 feet with the south line of said REE Holdings tract to the POINT OF BEGINNING and containing 3.459 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, REE HOLDINGS-NORTH RICHLAND HILLS, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Century Hills Addition an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

WITNESS MY HAND this day of _____, 2021.

AUTHORIZED REPRESENTATIVE

STATE OF TEXAS:
COUNTY OF _____, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____, 2021.

Notary Public State of Texas

My commission expires the day of _____, _____.

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 6078 10/16/21

Mark Paine, RPLS
Texas Registration No. 5078