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TARRANT COUNTY, TEXAS
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SUZANNE HENDERSON
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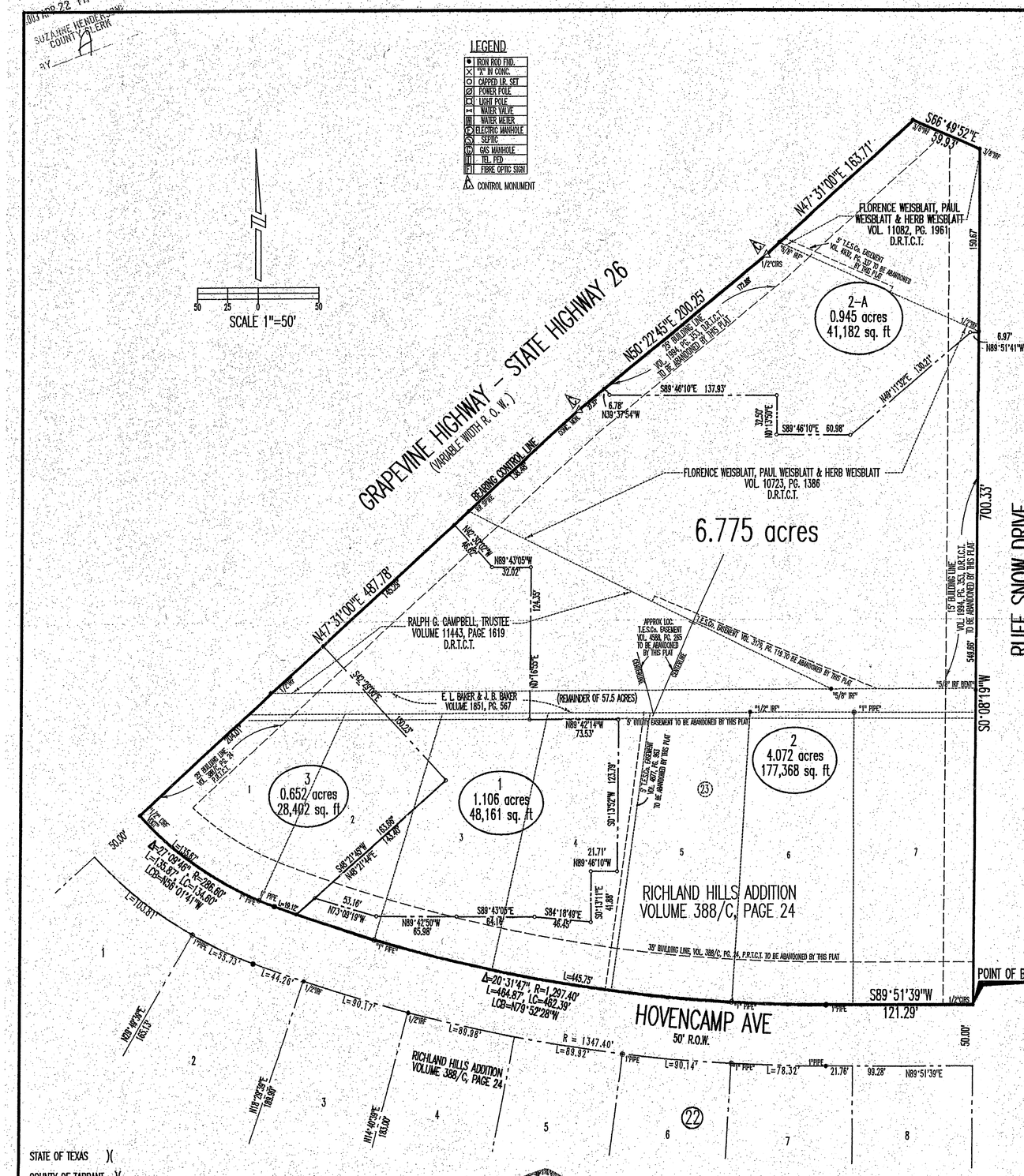

STATE OF TEXAS)(

COUNTY OF TARRANT)(

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Being a 6.775 acre tract of land in the Mahala Lynch Survey, Abstract No. 953, situated in the City of Richland Hills, Tarrant County, Texas, and being all of two tracts of land described in deeds to Florence Weisblatt, Paul Weisblatt and Herb Weisblatt, recorded in Volume 10723, Page 1386 and Volume 11082, Page 1961, Deed Records, Tarrant County, Texas, and being all of that certain tract of land described in deed to Ralph G. Campbell, recorded in Volume 11443, Page 1619, Deed Records, Tarrant County, Texas and being a portion of that certain tract of land described in deed to E.L. Baker and J. B. Baker, recorded in Volume 1851, Page 567, Deed Records, Tarrant County, Texas, and being all of Lots 1–6, Block 23 and a portion of Lot 7, Block 23, Richland Hills Addition, Recorded in Volume 388/C, Page 24, Plat Records, Tarrant County, Texas. The bearings for this plat are based on the bearings of the south easterly right–of–way line of State Highway No. 26, (Grapevine Highway), as shown on the right–of–way map and right–of–way deeds. Said 6.775 acre tract being described by metes and bounds as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "RPLS 4818", set at the intersection of the north right–of–way line of Hovencamp Avenue, a 50' public right–of–way and the west right–of–way line of Rufe Snow, a 120' public right–of–way described in Volume 1974, Page 220, Deed Records, Tarrant County, Texas, same being the southeast corner of Lot 7, Block 23, Richland Hills Addition, recorded in Volume 388/C, Page 24, Plat Records, Tarrant County, Texas;

THENCE South 89°51'39" West, along the north right–of–way line of said Hovencamp Avenue, a distance of 121.29 Feet to the beginning of a curve, concave to the north, having a radius of 1297.40 Feet , a central angle of 20°31'47" and a chord which bears North 79°52'28" West, a distance of 462.39 Feet, a 1" iron pipe found bears South 19°34'19" East, a distance of 0.19 Feet;

THENCE westerly continuing along the said north right–of–way line of Hovencamp Avenue, and along the arc of the said curve, a distance of 464.87 Feet to the beginning of a compound curve having a radius of 286.60 Feet , a central angle of 27°09'46" and a chord which bears North 56°01'41" West, a distance of 134.60 Feet, a 1" iron pipe found bears South 75°07'46" West, a distance of 0.33 Feet;

THENCE westerly continuing along the said north right–of–way line of Hovencamp Avenue, and along the arc of the said curve, a distance of 135.87 Feet, to the intersection of the north right–of–way line of said Hovencamp Avenue and the easterly right–of–way line of State Highway No. 26, (Grapevine Highway), a variable width public right–of–way, a 1/2" iron rod with plastic cap stamped "VOGT", found bears South 71°29'25" East, a distance of 0.20 Feet;

THENCE North 47°31'00" East, along the said easterly right–of–way line of State Highway No. 26, a distance of 487.78 Feet to concrete monument found;

THENCE North 50°22'45" East, continuing along the said easterly right–of–way line of State Highway No. 26, a distance of 200.25 Feet to a 1/2" iron rod with a plastic cap stamped "RPLS 4818" set;

THENCE North 47°31'00" East, continuing along the said easterly right–of–way line of State Highway No. 26, a distance of 163.71 Feet, a 3/8" iron rod found bears North 60°21'35" West, a distance of 0.66 Feet;

THENCE South 66°49'52" East, continuing along the said easterly right–of–way line of State Highway No. 26, a distance of 59.93 Feet to the intersection of right–of–way line of the said State Highway No. 26, and the said west right–of–way line of the said Rufe Snow Drive, a 3/8" iron rod found bears North 58°09'21" West, a distance of 0.30 Feet;

THENCE South 0°08'19" West, along the west right–of–way line of said Rufe Snow Drive, a distance of 700.33 Feet to the POINT OF BEGINNING; and containing a computed area of 6.775 Acres, more or less.

and designated herein as the Barclay Addition to the City of Richland Hills, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights–of–way and public places thereon shown for the purpose and consideration therein expressed.

Barclay/Texas Holdings III, L.P.,
a Texas limited partnership

By: Barclay Holdings XXII-A ,LLC,

an Arizona limited liability company

By: _____
Scott T. Archer, Manager

Date: April 18, 2003

COUNTY OF TARRANT)
STATE OF TX)
I hereby certify that this instrument was FILED on this
Date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the Named Records
of Tarrant County, Texas as stamped hereon by me.

COUNTY CLERK
TARRANT COUNTY, TEXAS

04-22-03 15:52

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF ~~TEXAS~~ Arizona)(
COUNTY OF ~~TARRANT~~ Maricopa)(

BEFORE ME, the undersigned authority, on this day personally appeared Scott T. Archer, Manager of Barclay Holdings XXII-A LLC on Arizona limited liability company, general partner of Barclay/Texas Holdings III, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated and in the capacity therein stated.

Given under my hand and seal of office this 18th day of April, 2003.

NOTARY PUBLIC

Maricopa County, ~~Texas~~ Arizona

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Richland Hills, Texas, and is hereby approved by such Commission.

Date this 17th day of April, 2003.

By: _____
Chairman

ATTEST:

Secretary

THE CITY COUNCIL OF RICHLAND HILLS, TEXAS, ON February 26 2003, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

THIS PLAT RECORDED IN CABINET A, SLIDE 8282 DATE _____ 2003

STATE OF TEXAS)(

COUNTY OF TARRANT)(

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property, made under my supervision, on the ground.

Registered Professional Land Surveyor No. 4818 1/30/2003
Date

STATE OF TEXAS REGISTERED JOHNNY D.L. WILLIAMS 4818 PROFESSIONAL LAND SURVEYOR

FINAL PLAT
6.775 ACRES
LOTS 1, 2, 2–A AND 3, BLOCK 1
BARCLAY ADDITION

AN ADDITION TO THE CITY OF RICHLAND HILLS,
TARRANT COUNTY, TEXAS
BEING 3.651 ACRES OF LAND IN FOUR TRACTS OUT OF THE MAHALA LYNCH SURVEY, ABSTRACT NO. 953, AND A REPLAT OF LOTS 1–7, BLOCK 23, RICHLAND HILLS ADDITION, RECORDED IN VOLUME 388/C, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS

APRIL 17, 2003

OWNER
BARCLAY / TEXAS HOLDINGS III, L.P.
8145 NORTH 86th PLACE
SCOTTSDALE ARIZONA 85258
214–366–0235
CONTACT: JACK STEWART

ENGINEER:
WELCH ENGINEERING, INC.
4109 CAGLE DRIVE, SUITE D
NORTH RICHLAND HILLS, TEXAS 76180
(817) 589– 2900
CONTACE: BRUCE DUNNE

SURVEYOR:
WHITFIELD – HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560–2916
CONTACT: JOHNNY D.L. WILLIAMS

JOB # 03-011