

VICINITY MAP

N.T.S.

I, EDWARD KHALIL, 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.

NAME _____
 TEXAS REGISTRATION NO. 5951



STATE OF TEXAS §
 COUNTY OF TARRANT §

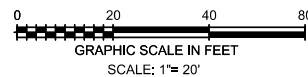
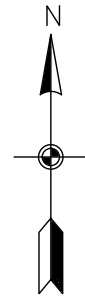
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD KHALIL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____



GENERAL NOTES:

- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
- THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
- SIGHT VISIBILITY EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY VISUAL OBSTRUCTIONS BETWEEN THIRTY INCHES AND NINE FEET IN HEIGHT.

PURPOSE OF REPLAT
 THE PURPOSE FOR THIS AMENDED PLAT IS TO REMOVE THE 20' BUILDING LINE IN THE NORTH SIDE OF THE LOT AND TO REVERT BACK TO THE STANDARD 6' / 10' BUILDING LINE PER THE "R-2" ZONING.

BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO.48439C0090K, EFF SEPTEMBER 25, 2009.

PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2022 TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL CERTIFICATE OF APPROVAL

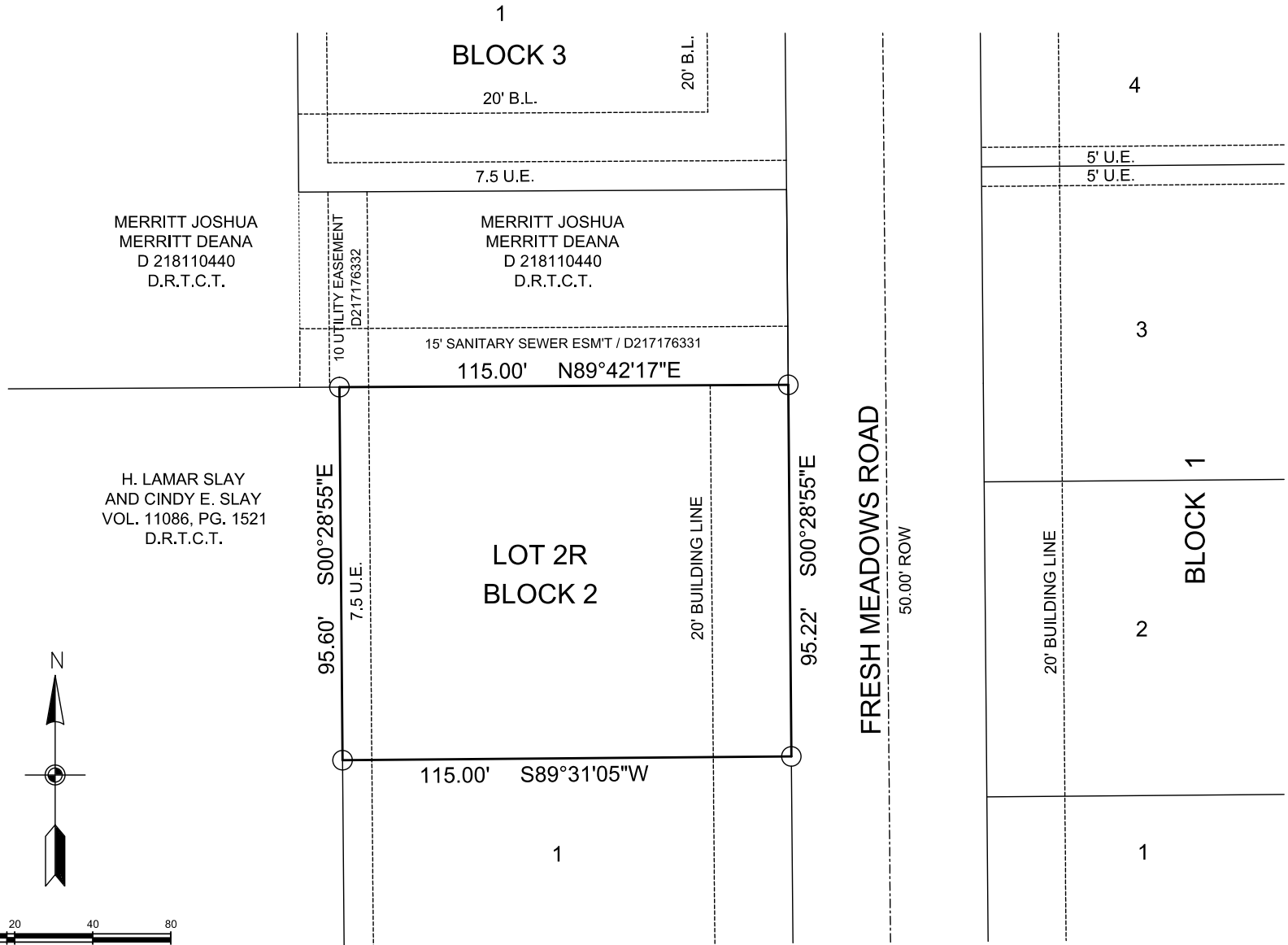
WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2022 TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

NOTES:

- CM = CONTROL MONUMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
- ALL LOT CORNERS MONUMENTS WILL BE SET AFTER CONSTRUCTION.
- BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM, 1983 (NAD '83), TEXAS NORTH CENTRAL ZONE.
- THE CITY LIMIT BOUNDARY DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF THE CITY LIMIT BOUNDARY USING VARIOUS OFFICIAL AND UNOFFICIAL SOURCES.



STATE OF TEXAS §
 COUNTY OF TARRANT §

OWNERS' ACKNOWLEDGEMENT AND DEDICATION

WHEREAS KARMA ASSOCIATE, LLC, THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

BEING LOT 2, BLOCK 2, FRESH MEADOWS ESTATES AS RECORDED IN INSTRUMENT NUMBER D217184325 PLAT RECORDS; TARRANT COUNTY, TEXAS,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, KARMA ASSOCIATE, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY LOT 2R, BLOCK 2 FRESH MEADOWS ESTATES, 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.

OWNER'S AGENT _____

TITLE _____

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FORE TARRANT COUNTY

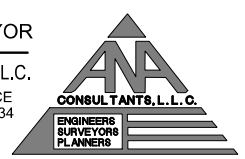
MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

AMENDED PLAT
FRESH MEADOWS ESTATES
 LOT 2R, BLOCK 2
 BEING AN AMENDED PLAT TO LOT 2, BLOCK 2
 FRESH MEADOWS ESTATES AN
 ADDITION TO THE CITY OF
 NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS,
 AS RECORDED IN INSTRUMENT
 NUMBER D217184325
 PLAT RECORDS, TARRANT COUNTY, TEXAS

OWNER / DEVELOPER
 KARMA ASSOCIATE, LLC
 5412 CARIBOU RIDGE DR.
 WATAUGA, TX. 76137
 TEL. (817) 401-2689

ENGINEER / SURVEYOR
 A.N.A. CONSULTANTS, L.L.C.
 5000 THOMPSON TERRACE
 COLLEVILLE, TEXAS 76034
 TEL. (817) 335-9900
 FAX (817) 335-9955



THIS PLAT FILED AS INSTRUMENT NO. D _____, DATE _____

PREPARED JANUARY 2022

CASE AP 2022-0X
 SHEET 1 OF 1

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 1/27/2022
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