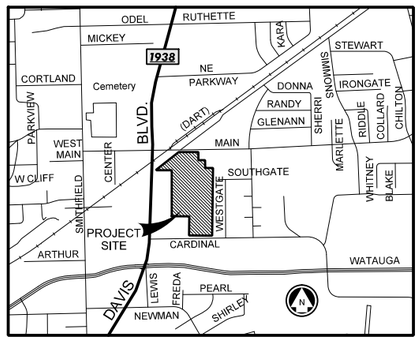


VICINITY MAP

N.T.S.

GENERAL NOTE:

1. ALL LOTS THAT HAVE A MINIMUM FFE REQUIREMENT DUE TO THE PRESENCE OF FLOOD PLAIN (LOTS 10 BK. 2, 4-6 & 8 BK, 3 LOT 1 BK.5) MUST HAVE FEMA ELEVATION CERTIFICATIONS PREPARED AND SUBMITTED BY A LICENSED PROFESSIONAL SURVEYOR FOR REVIEW AND ACCEPTANCE BY THE CITY'S FLOODPLAIN ADMINISTRATOR ON TWO SEPARATE OCCASIONS DURING THE CONSTRUCTION PROCESS. AN ELEVATION CERTIFICATE MUST BE PREPARED, SUBMITTED, AND ACCEPTED PRIOR TO THE SLAB BEING POURED AND PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

2.ELEVATION CERTIFICATE INFORMATION MAY BE FOUND ON FEMA'S WEBSITE (WWW.FEMA.GOV).

NOTES:

A. THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO OPERATE AND MAINTAIN THE PUBLIC UTILITIES.

B. WITHIN THE TREE PRESERVATION EASEMENT ON LOT 7X BK. 3, AND 20X BK.1NO PERSON, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, MOVE OR REMOVE, OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE SITUATED IN THE EASEMENT WITHOUT FIRST OBTAINING A TREE REMOVAL AUTHORIZATION FROM THE CITY OF NORTH RICHLAND HILLS.

By graphic scale a portion of the subject property appears to lie in Zone AE shaded (Area determined to be inside the 100-Year Floodway) the rest of the 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. 48439C0090L, Effective March 21, 2019.

NOTE:

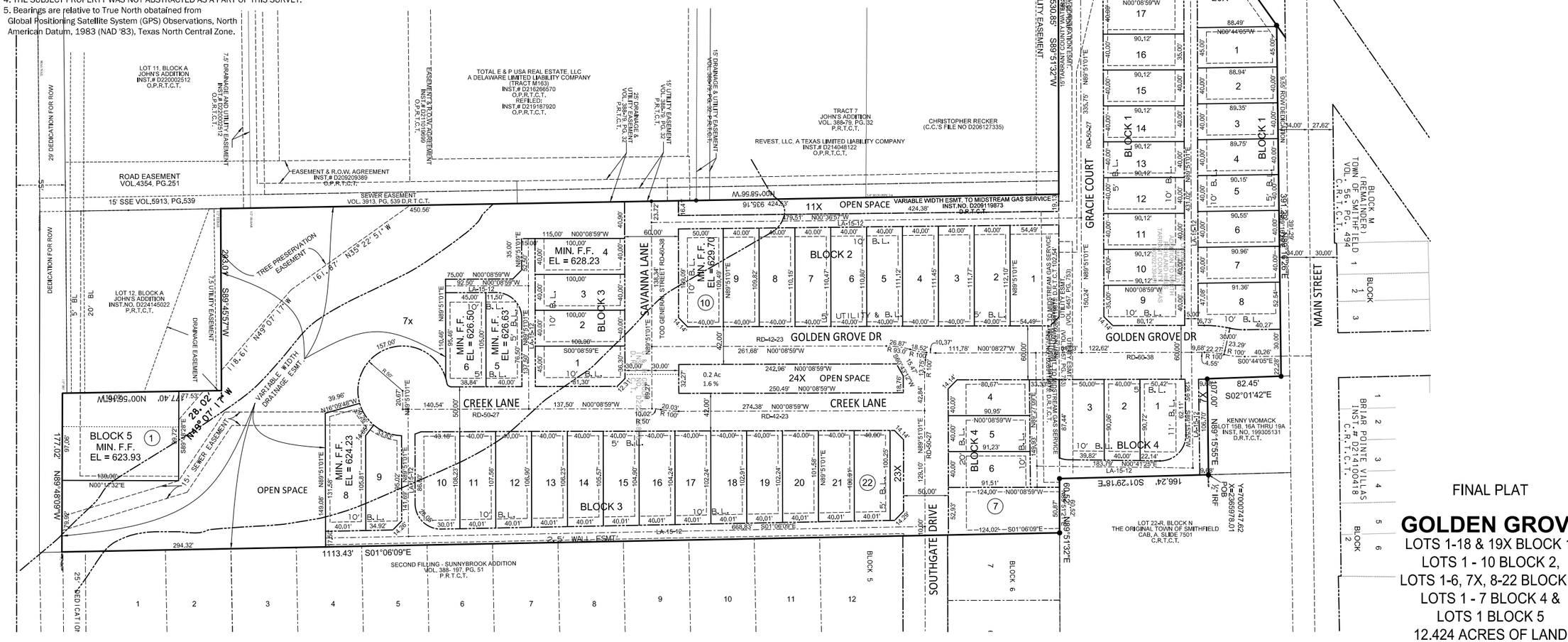
FENCING WILL NOT BE ALLOWED WITHIN THE EROSION SETBACK

NOTE:

"THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY."

NOTES:

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.
5. Bearings are relative to True North obatained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.



KNOW ALL MEN BY THESE PRESENTS:

THAT 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.

SIGNATURE _____

DATE _____

STATE OF TEXAS — EDWARD K. KHALIL — 5951 — REGISTERED PROFESSIONAL LAND SURVEYOR

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).

_____
Chair - Planning and Zoning Commission

_____
Secretary - Planning and Zoning Commission

Approved by the City Council of the City of North Richland Hills, Texas, on _____ (date).

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary

REVISIONS	DATE	PROJECT NO.	240020
		DRAWN BY	APA
		APPROVED BY	EKK
		DATE	9-6-2024

FINAL PLAT
GOLDEN GROVE

5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955

SHEET 1 OF 2

(CASE PLAT 25-00__)

FINAL PLAT

GOLDEN GROVE

LOTS 1-18 & 19X BLOCK 1,
LOTS 1 - 10 BLOCK 2,
LOTS 1-6, 7X, 8-22 BLOCK 3,
LOTS 1 - 7 BLOCK 4 &
LOTS 1 BLOCK 5
12.424 ACRES OF LAND
BEING
A RE-PLAT OF LOT 1R BLOCK N,
THE ORIGINAL TOWN OF SMITHFIELD &
TRACT 2B01
IN THE BARLOUGH, JOHN H SURVEY
ABSTRACT 130
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PREPARED JUNE 2025

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

OWNER / DEVELOPER
G & H GROUP, LLC
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300 -1376

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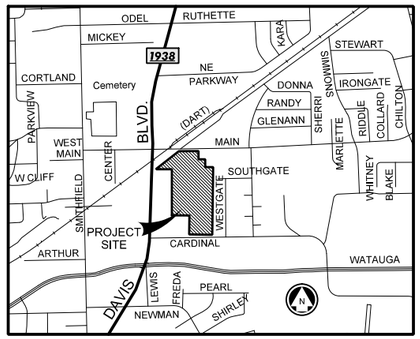

VICINITY MAP

N.T.S.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, G & H GROUP, LLC, IS THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 1-R, BLOCK N, THE ORIGINAL TOWN OF SMITHFIELD AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECODED IN CABINET A, SLIDE 7501, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 8,95 ACRE OF LAND SITUATED IN J.H. BARLOW SURVEY, ABSTRACT NUMBER 130, TARRANT COUNTY, TEXAS, AS CONVEYED TO G & H GROUP, LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D222226898, AND D2222268895, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR THE NORTHEAST MOST EASTERLY CORNER OF SAID LOT 1-R, BLOCK N, AND THE SOUTHEAST CORNER OF CALLED 0.228 ACRE TRACT OF LAND , AS CONVEYED TO KENNY J. WOMACK AND LINDA WOMACK BY DEED RECORDED IN INSTRUMENT NUMBER 199305131, OF SAID DEED RECORDS IN THE WEST LINE OF LOT 22-R, OF SAID BLOCK N;

THENCE SOUTH 01 DEGREES 29 MINUTES 18 SECONDS EAST, 166.24 FEET WITH THE COMMON LINE OF SAID LOT 1-R, AND LOT 22-R, TO A 5/8"INCH IRON ROD WITH YELLOW CAB STAMPED "ANA"SET FOR THE SOUTHEAST CORNER OF SAID LOT 1-R, AND THE SOUTHWEST CORNER OF SAID LOT 22-R, IN THE NORTH LINE OF SAID 8.95 ACRE TRACT ;

THENCE NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST, 60.52 FEET WITH THE COMMON LINE OF SAID 8,95 ACRE TRACT, AND LOT 22-R, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE NORTHEAST CORNER OF SAID 8,95 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 7, BLOCK 6, SUNNYBROOK ADDITION AS RECORDED IN VOLUME 388-197, PAGE 51, OF SAID PLAT RECORDS;

THENCE SOUTH 01 DEGREES 06 MINUTES 09 SECONDS WEST, 1113.43 FEET WITH THE EAST LINE OF SAID 8.95 ACRE TRACT AND THE WEST LINE OF BLOCK 6, AND BLOCK 5, OF SAID SUNNYBROOK ADDITION TO 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "BURNS"FOUND IN THE NORTH RIGH-OF-WAY LINE OF CARDINAL LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 48 MINUTES 28 SECONDS WEST, 176,98 FEET WITH THE NORTH RIGH-OF-WAY LINE OF SAID CARDINAL LANE AND THE SOUTH LINE OF HEREIN DESCRIPED TRACT OF LAND TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE SOUTHEAST MOST SOUTHERLY CORNER OF HEREIN DESCRIPED TRACT ;

THENCE NORTH 00 DEGREES 54 MINUTES 20 SECONDS WEST, 177.40 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 12, BLOCK A, JOHN'S ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AS RECORDED IN INSTRUMENT NUMBER D224145022, OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 45 MINUTES 57 SECONDS WEST, 203.01 FEET WITH THE COMMON LINE OF SAID LOT 12, AND HEREIN DESCRIPED TRACT OF LAND TO ½ INCH IRON ROD FOUND FOR THE SOUTHWEST MOST WESTERLY CORNER OF HEREIN DESCRIPED TRACT AND THE NORTHWEST CORNER OF SAID LOT 12, IN THE EAST LINE OF LOT 11, BLOCK A, JOHN'S ADDITION AS RECORDED IN INSTRUMENT NUMBER D220002512, OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 58 MINUTES 56 SECONDS WEST, 935.16 FEET WITH THE WEST LINE OF SAID 8.95 ACRE TRACT, AND THE EAST LINE OF A TRACT OF LAND DESCRIPED TO TOTAL E & P USA REAL EASTATE AS RECORDED IN INSTRUMENT NUMBER D216266570, OF SAID DEED RECORDS, AND THE WEST LINE OF TRACT 7, JOHN'S ADDITION AS RECORDED IN VOLUME 388-79, PAGE 32, OF SAID PLAT RECORDS AND THAT TRACT OF LAND DESCRIPED IN DEED TO CHRISTOPHER RECKER AS RECORDED IN INSTRUMENT NUMBER D206127335, OF SAID DEED RECORDS TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 8.95 ACRE TRACT IN THE SOUTH LINE OF SAID LOT 1-R;

THENCE SOUTH 89 DEGREES 51 MINUTES 01 SECONDS WEST, 530.85 FEET WITH THE SOUTH LINE OF SAID LOT 1-R, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1-R, AND BEING THE SOUTWEST MOST WESTERLY CORNER OF HEREIN DESCRIPED TRACT;

THENCE NORTH 54 DEGREES 28 MINUTES 43 SECONDS EAST, 420.65 FEET WITH THE WEST LINE OF SAID LOT 1-R, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF SAID LOT 1-R, AND BEING THE NORTHWEST MOST NORTHERLY CORNER OF HEREIN DESCRIPED TRACT IN THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET (VARIABLE WIDTH RIGHT-OF-WAY) ;

THENCE NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, 391.29 FEET WITH THE NORTH LINE OF SAID LOT 1-R, AND THE SOUTH LINE OF SAID MAIN STREET TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF SAID LOT 1-R, IN THE WEST LINE OF SAID KENNY WOMACK TRACT;

THENCE SOUTH 02 DEGREES 01 MINUTES 42 SECONDS WEST, 82.45 FEET WITH THE COMMON LINE OF SAID LOT 1-R, AND SAID KENNY WOMACK TRACT TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF SAID KENNY WOMACK TRACT AND BEING AN INTERNAL CORNER OF HEREIN DESCRIPED TRACT;

THENCE NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST, 107.00 FEET WITH THE COMMON LINE OF SAID LOT 1-R, AND SAID KENNY WOMACK TRACT TO THE POINT OF BEGINNING AND CONTAINING 541,719 SQUARE FEET OR 12.436 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT G & H GROUP, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, DOES HERBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 1-18, AND LOT 19X, 20X, BLOCK 1, AND LOT 1-10, AND LOT 11X BLOCK 2, AND LOTS 1-6, LOT 7X, LOT 23X, AND LOT 8-22, BLOCK 3, AND LOT 1-7, BLOCK 4, AND LOT 1, BLOCK 5, GOLDEN GROVE , 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 OF THIS PLAT.

G & H GROUP, LLC,:

BY:_____
TITLE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE 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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____/_____/_____

FINAL PLAT

GOLDEN GROVE

LOTS 1-18 & 19X BLOCK 1,
LOTS 1 - 10 BLOCK 2,
LOTS 1-6, 7X, 8-22 BLOCK 3,
LOTS 1 - 7 BLOCK 4 &
LOTS 1 BLOCK 5
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PREPARED JUNE 2025

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DATE			
240020	APA	EKK	9-6-2024
PROJECT NO.	DRAWN BY	APPROVED BY	DATE

FINAL PLAT
GOLDEN GROVE

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Colleyville, TX.76034
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SHEET 2 OF 2

(CASE PLAT 25-00__)

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