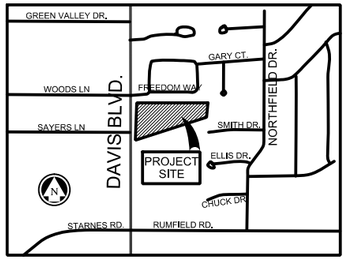


VICINITY MAP

N.T.S.

NOTES:

A. NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES EXCEPT FOR LOTS 10-13 WHERE 7.5' UTILITY EASEMENT IS PROVIDED.

B. 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.

C. WITHIN THE TREE PRESERVATION EASEMENT ON LOT 13 BLOCK 3, NO 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.

D. BUILDING PERMITS WILL NOT BE ISSUES FOR LOT 10, 11 & 13, UNTIL A LOMR HAS BEEN SUBMITTED TO FEMA SUPPORTING REMOVAL OF FLOODWAY / FLOODPLAIN FROM THE PROPERTIES.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

BEING 3.353 ACRE TRACT OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 12, BLOCK 2, OF ST JOSEPH ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER D218015082, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO G & H GROUP, LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D222029899, DEED RECORDS, TARRANT COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, G& H GROUP, LLC (WAGUIH GUIRGUIS) DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND SO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

BY: _____
WAGUIH GUIRGUIS

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 _____, 20_____.

_____
Notary Public in and for Tarrant County

_____
My printed name

_____
My commission expires:

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.

GENERAL NOTE:

1. ALL LOTS THAT HAVE A MINIMUM FFE REQUIREMENT DUE TO THE PRESENCE OF FLOOD PLAIN (LOTS 10 THROUGH 13) OR OTHER FACTORS 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).

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."

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 REGISTERED EDWARD KHALIL 5951 PROFESSIONAL LAND SURVEYOR

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 2023, to recommend approval of this plat by the City Council.

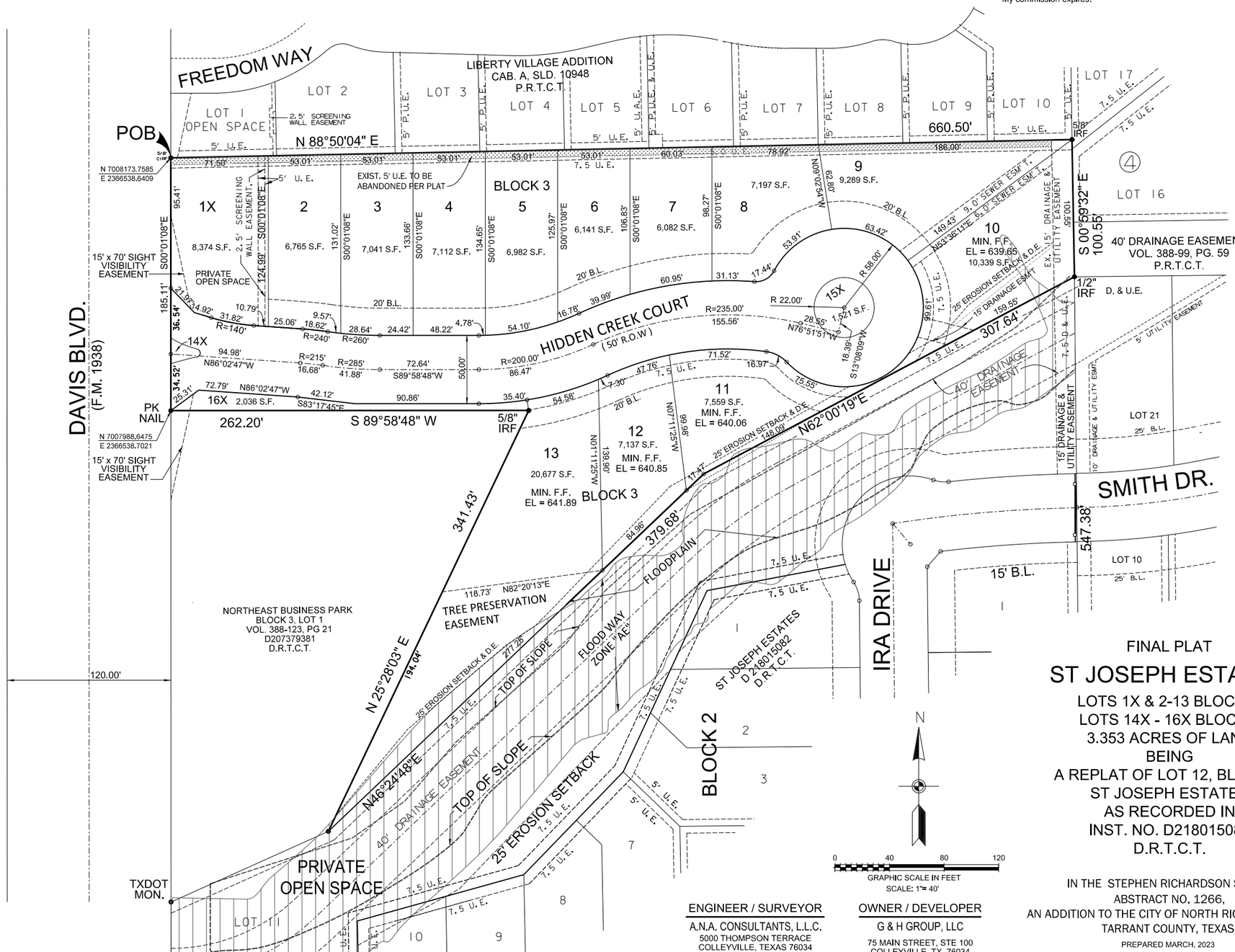
_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this____day of _____, 2023, to approve this plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary



GRAPHIC SCALE IN FEET
SCALE: 1"= 40'

ENGINEER / SURVEYOR	OWNER / DEVELOPER
A.N.A. CONSULTANTS, L.L.C.	G & H GROUP, LLC
5000 THOMPSON TERRACE	75 MAIN STREET, STE 100
COLLEYVILLE, TEXAS 76034	COLLEYVILLE, TX. 76034
TEL. (817) 335-9900	TEL. (817) 300 -1376
FAX (817) 335-9955	

FINAL PLAT

ST JOSEPH ESTATES

LOTS 1X & 2-13 BLOCK 3,
LOTS 14X - 16X BLOCK 3
3.353 ACRES OF LAND
BEING
A REPLAT OF LOT 12, BLOCK 2,
ST JOSEPH ESTATES
AS RECORDED IN
INST. NO. D218015082
D.R.T.C.T.

IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PREPARED MARCH, 2023

REVISIONS	DATE	
PROJECT NO.	210030	
DRAWN BY	APA	
APPROVED BY	EKK	
DATE	01-11-2022	

FINAL PLAT
ST JOSEPH ESTATES

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

SHEET 1 OF 1

(CASE PLAT 23-0034)

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A.N.A. JOB NUMBER 210030