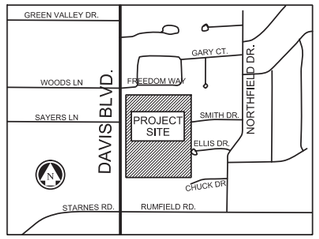
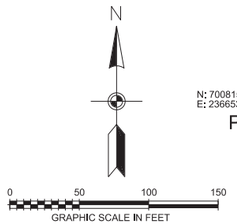


VICINITY MAP

N.T.S.



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	125.00'	42.28'	19°22'51"	21.35'	S 81°26'11" E	42.08'
C2	175.00'	59.20'	19°22'51"	29.88'	S 81°26'11" E	58.91'
C3	1000.00'	135.48'	7°45'45"	67.85'	N 85°07'08" E	135.38'
C4	25.00'	11.30'	25°53'29"	5.75'	N 83°17'37" W	11.20'
C5	25.00'	14.44'	33°05'09"	7.43'	N 17°07'52" W	14.24'
C6	50.00'	23.36'	26°45'53"	11.90'	N 13°58'14" W	23.14'
C7	50.00'	25.37'	29°04'36"	12.97'	N 76°35'18" W	25.10'
C8	150.00'	40.23'	15°22'00"	20.24'	N 72°58'05" W	40.11'
C9	100.00'	45.10'	25°50'31"	22.94'	N 78°12'21" W	44.72'
C10	5.00'	15.71'	180°00'00"	0.00'	S 01°07'36" E	10.00'
C11	5.00'	15.71'	180°00'00"	0.00'	N 01°07'36" W	10.00'

NOTES:

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM, 1983 (NAD '83), TEXAS NORTH CENTRAL ZONE.
5. HOA MAINTENANCE AGREEMENT WILL BE PROVIDED TO THE CITY FOR THE MAINTENANCE OF THE COMMON LOTS AND THE GATE.
6. 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 ANDWITHHOLDING OF UTILITIES AND BUILDING PERMITS
7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
8. SIGHT VISIBILITY EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY VISUAL OBSTRUCTIONS BETWEEN THIRTY INCHES AND NINE FEET IN HEIGHT.
9. FENCING WILL NOT BE ALLOWED WITHIN THE EROSION SETBACK

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. , Eff September 25, 2009.

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

CITY COUNCIL CERTIFICATE OF APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____DAY OF_____2017

TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

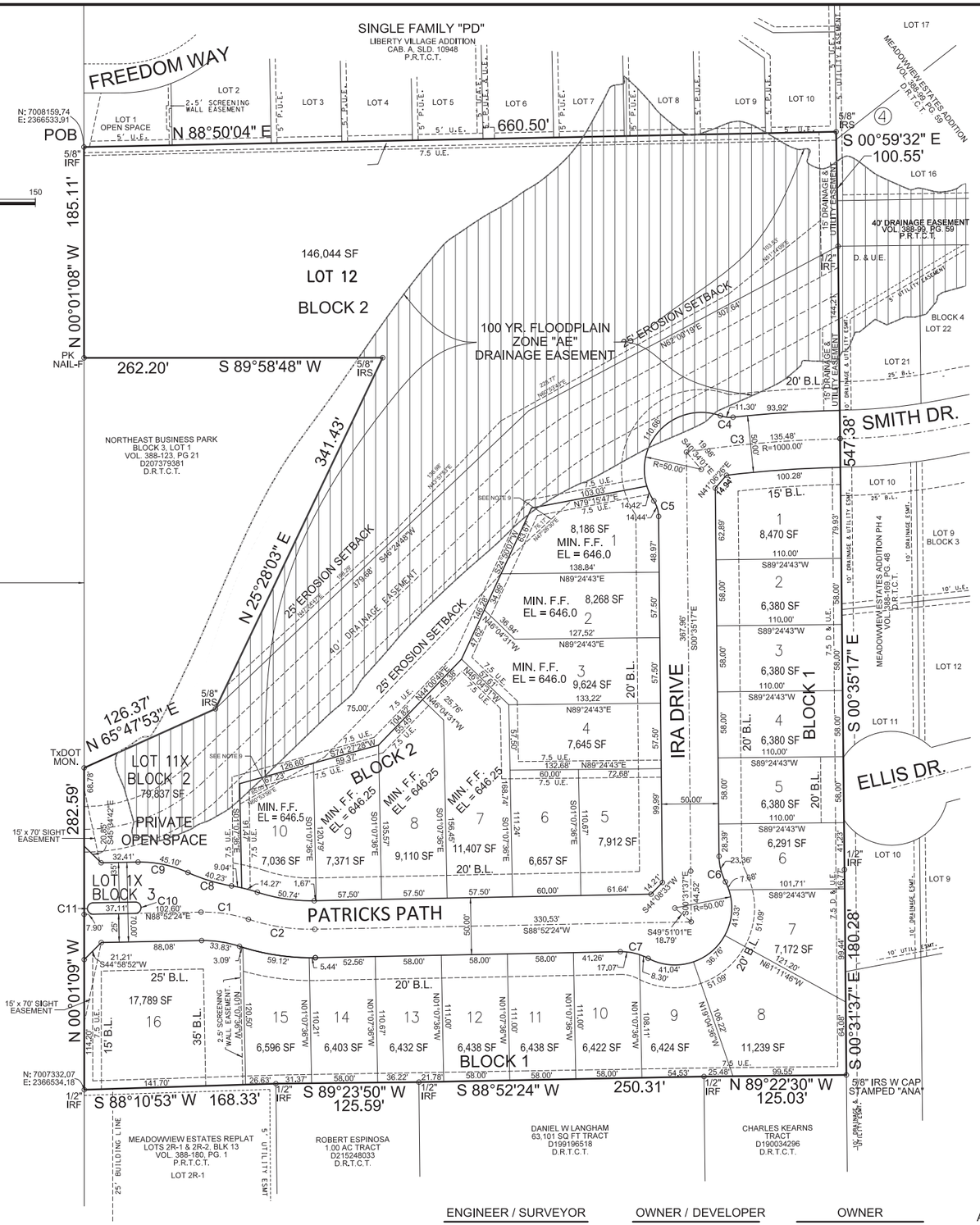
ATTEST: CITY SECRETARY

PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHEREAS THE PLANING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS ___ DAY OF 2017 ,
TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION



REVISIONS	DATE		
PROJECT NO.	150300	DRAWN BY	JSW
APPROVED BY	EKK	DATE	11-18-2016

FINAL PLAT
ST JOSEPH ESTATES

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

SHEET 1 OF 2

FP - 2016 -14

FINAL PLAT

ST JOSEPH ESTATES

LOTS 1-16 BLOCK 1, LOTS 1-11 BLOCK 2
LOT 1 , BLOCK 3 & LOT "A" BLOCK 100
BEING 11.223 ACRES OF LAND
ALSO BEING A REPLAT OF LOTS 1-5, BLOCK 1, AND LOTS 1-6, BLOCK 2, NORTHEAST BUSINESS PARK

IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS.
PREPARED NOVEMBER, 2016

THIS PLAT FILED IN CABINET ___, SLIDE ____, DATED _____

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
ZEON PROPERTIES, L.L.C.
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300 -1376

OWNER
C & G CUSTOM HOMES
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300 -1376

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A.N.A. JOB NUMBER 160300

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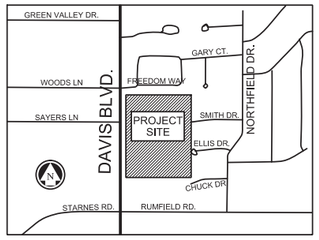


VICINITY MAP

N.T.S.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

BEING 11.223 ACRE TRACT OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING ALL BLOCK 1, AND 2, OF NORTHEAST BUSINESS PARK, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-99, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONVEYED TO C & G CUSTOM HOMES, LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D215172918, AND D215172935, DEED RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 2.775 ACRE IN DEED TO ZEON PROPERTIES, L.L.C., AS RECORDED IN INSTRUMENT NUMBER D216118843, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF BLOCK 1, OF SAID NORTHEAST BUSINESS PARK AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF LIBERTY VILLAGE ADDITION AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AS RECORDED IN CABINET A, SLIDE 10948, OF SAID PLAT RECORDS, ALSO BEING IN EAST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD F. M. 1938 (120' RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST, 660.50 FEET WITH THE COMMON LINE OF SAID NORTHEAST BUSINESS PARK AND SAID LIBERTY VILLAGE ADDITION TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA"SET FOR THE NORTHEAST CORNER OF SAID NORTHEAST BUSINESS PARK AND THE SOUTHEAST CORNER OF SAID LIBERTY VILLAGE ADDITION IN THE WEST LINE OF BLOCK 4, OF MEADOWVIEW ESTATES ADDITION, TO THE CITY OF NORTH RICHLAND HILLS AS RECORDED IN VOLUME 388-99, PAGE 59, OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 59 MINUTES 32 SECONDS EAST, 100.55 FEET WITH THE WEST LINE OF SAID BLOCK 4, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BLOCK 4 AND THE NORTHWEST CORNER OF LOT 21, BLOCK 4 OF MEADOWVIEW ESTATES PHASE 4, AS RECORDED IN VOLUME 388-169, PAGE 48, OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 35 MINUTES 17 SECONDS EAST, 547.38 FEET WITH THE WEST LINE OF SAID MEADOWVIEW ESTATES PHASE 4 AND THE EAST LINE OF SAID NORTHEAST BUSINESS PARK TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 31 MINUTES 37 SECONDS EAST, 180.28 FEET WITH THE WEST LINE OF SAID MEADOWVIEW ESTATES PHASE 4 AND THE EAST LINE OF SAID ZEON PROPERTIES, L.L.C., TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO CHARLES KEARNS AS RECORDED IN INSTRUMENT NUMBER D190034296, OF SAID DEED RECORDS, IN THE WEST LINE OF SAID MEADOWVIEW ESTATES PHASE 4;

THENCE NORTH 89 DEGREES 22 MINUTES 30 SECONDS WEST, 125.03 FEET WITH THE COMMON LINE OF SAID CHARLES KEARNS TRACT AND SAID ZEON PROPERTIES, L.L.C., TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CHARLES KEARNS TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO DANIEL W. LANGHAM AS RECORDED IN INSTRUMENT NUMBER D199196518, OF SAID DEED RECORDS IN THE SOUTH LINE OF SAID ZEON PROPERTIES, L.L.C.;

THENCE SOUTH 88 DEGREES 52 MINUTES 24 SECONDS WEST, 250.31 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "PROLINE"FOUND FOR THE NORTHWEST CORNER OF SAID DANIEL W. LANGHAM TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO ROBERT ESPINOSA AS RECORDED IN INSTRUMENT NUMBER D215248033, OF SAID DEED RECORDS IN THE SOUTH LINE OF SAID ZEON PROPERTIES, L.L.C., TRACT;

THENCE SOUTH 89 DEGREES 23 MINUTES 50 SECONDS WEST, 125.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ROBERT ESPINOSA TRACT AND THE NORTHEAST CORNER OF LOT 2R-1, BLOCK 13, MEADOWVIEW ESTATES AS RECORDED IN VOLUME 388-180, PAGE 1, PLAT RECORDS, TARRANT COUNTY, TEXAS IN THE SOUTH LINE OF SAID ZEON PROPERTIES, L.L.C., TRACT;

THENCE SOUTH 88 DEGREES 10 MINUTES, 53 SECONDS WEST, 168.33 FEET WITH THE COMMON LINE OF SAID LOT 2R-1 AND SAID ZEON PROPERTIES, L.L.C., TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2R-1, AND THE SOUTHWEST CORNER OF SAID ZEON PROPERTIES, L.L.C., TRACT IN THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD;

THENCE NORTH 00 DEGREES 01 MINUTES 09 SECONDS WEST, 282.59 FEET WITH THE COMMON LINE OF SAID ZEON PROPERTIES, L.L.C., TRACT, AND BLOCK 2, OF NORTHEAST BUSINESS PARK AND THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, SECOND FILING OF NORTHEAST BUSINESS PARK AS RECORDED IN VOLUME 388-123, PAGE 21, OF SAID PLAT RECORDS;

THENCE NORTH 65 DEGREES 47 MINUTES, 53 SECONDS EAST, 126.37 FEET WITH THE COMMON LINE OF SAID BLOCK 2, OF NORTHEAST BUSINESS PARK AND SAID LOT 1, TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 25 DEGREES 28 MINUTES 03 SECONDS EAST, 341.43 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA"SET FOR THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 58 MINUTES, 48 SECONDS WEST, 262.20 FEET WITH THE NORTH LINE OF SAID LOT 1, TO A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, IN THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD;

THENCE NORTH 00 DEGREES 01 MINUTES, 08 SECONDS WEST, 185.11 FEET WITH THE COMMON LINE OF SAID NORTHEAST BUSINESS PARK AND SAID DAVIS BOULEVARD TO THE **PLACE OF BEGINNING** AND CONTAINING 488,882 SQUARE FEET OR 11.223 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

That, I, C & G CUSTOM HOMES, 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:

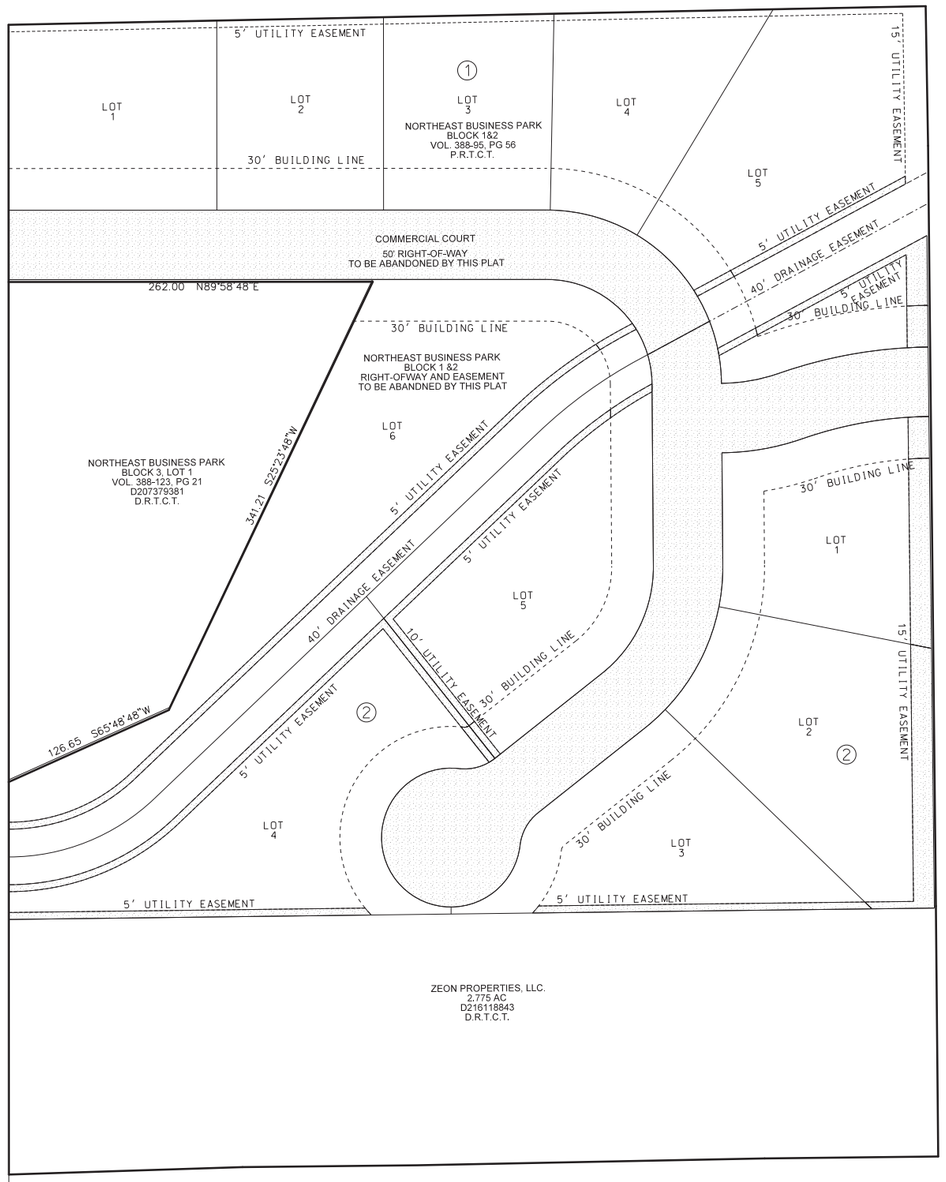
That, I, ZEON PROPERTIES (WAGUIH GUIRGUIS) do hereby certify that I am the legal owner of the above described tract of land and so hereby convey to the public for public use; the streets, alleys, rights-of-way, and any other public areas shown on this plat.

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:



FINAL PLAT

ST JOSEPH ESTATES

LOTS 1-16 BLOCK 1, LOTS 1-11 BLOCK 2
LOT 1 , BLOCK 3 & LOT "A" BLOCK 100
BEING 11.223 ACRES OF LAND
ALSO BEING A REPLAT OF LOTS 1-5,
BLOCK 1, AND LOTS 1-6, BLOCK 2,
NORTHEAST BUSINESS PARK

IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.
PREPARED NOVEMBER, 2016

THIS PLAT FILED IN INSTRUMENT NO. _____

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

PROJECT NO.	150300	DATE	REVISIONS
DRAWN BY	JSW		
APPROVED BY	EKK		
DATE	11-18- 2016		

FINAL PLAT
ST JOSEPH ESTATES

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

SHEET 2 OF 2

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A.N.A. JOB NUMBER 160300

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