

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

LEGAL DESCRIPTION

WHEREAS, CB Jeni Homes, LLC is the owner of a tract of land located in the City of North Richland Hills, Tarrant County, Texas, and being a part of the Landon C. Walker Survey, Abstract Number 1652, and being all of Lots 4 & 5, Block A, Amended Plat The Hometown Canal District, Phase 5B...

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said Lot 5, said point also being in the south right-of-way line of Ice House Drive, a 65' right-of-way;

THENCE North 89 degrees 56 minutes 13 seconds East, 55.30 feet along the south right-of-way line of said Ice House Drive to a one-half inch iron rod with yellow cap stamped "JBI" found at the Northeast corner of said Lot 4;

THENCE South 00 degrees 03 degrees 47 minutes East, 119.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said Lot 4, said point also being in the north right-of-way line of a 15' alley dedicated by said Amended Plat The Hometown Canal District, Phase 5B;

THENCE South 89 degrees 56 minutes 13 seconds West, 55.50 feet along north right-of-way line of said 15' alley to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said Lot 5;

THENCE North 00 degrees 03 minutes 47 seconds West, 119.86 feet along the west line of said Lot 5, Block A to the POINT OF BEGINNING and containing 6,652 square feet or 0.152 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CB JENI HOMES, LLC, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as AMENDED PLAT THE HOMETOWN CANAL DISTRICT, PHASE 5B an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and other public areas shown on this plat.

WITNESS, my hand, this the ____ day of _____, 2020.

CB Jeni Homes, LLC, a Texas Limited Liability Corporation

BY: Steve Schermerhorn, President

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned notary public in and for said county and state on this day personally appeared Steve Schermerhorn of CB Jeni Homes, LLC, 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 consideration expressed, and in the capacity therein stated, and as the act and deed of said limited liability company.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this, the ____ day of _____, 2020.

Mark W. Harp, R.P.L.S. # 6425



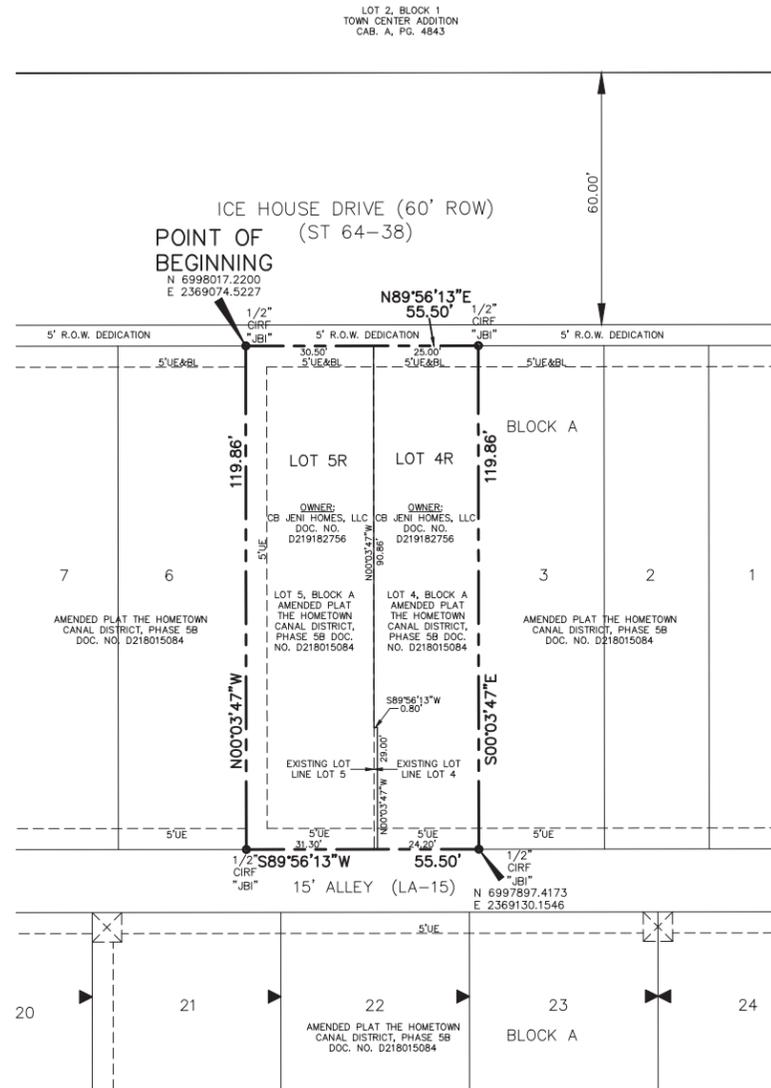
STATE OF TEXAS §

COUNTY OF DALLAS §

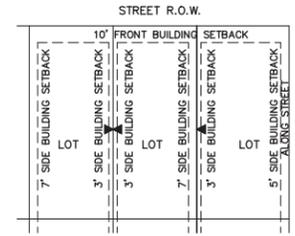
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

Notary Public, State of Texas



LOT AREA TABLE with columns: BLOCK-LOT, SQUARE FEET, ACRES. Rows: A-4R (2,973, 0.068), A-5R (3,679, 0.084).



TYPICAL SINGLE FAMILY LOT DETAIL

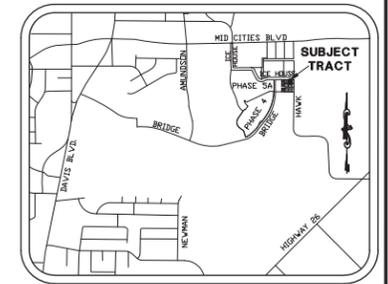
N.T.S. NOTE: NO OVERHEAD STRUCTURES WITHIN 5' OF ADJACENT STRUCTURES.

GENERAL NOTES:

- 1. 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.
2. AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
3. NO ELECTRICAL APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
4. GARAGE DOORS FACING REAR LANES (LA-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
5. COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

LEGEND

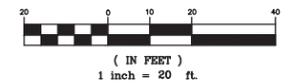
- POB POINT OF BEGINNING
CIRF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
ROW RIGHT-OF-WAY
BL BUILDING LINE
CA COMMON AREA
AE ACCESS EASEMENT
WE WATER EASEMENT
UE UTILITY EASEMENT
SVE SIGHT VISIBILITY EASEMENT
7' X 7' UTILITY EASEMENT
STREET NAME CHANGE INDICATOR
3-FIT BUILDING LINE TO LOT LINE SEE LOT DETAIL, THIS SHEET



VICINITY MAP SCALE: 1" = 2,000'



GRAPHIC SCALE



REASONS FOR THE AMENDED PLAT:

- TO REVISE THE LOT LINE OF LOTS 4 & 5, BLOCK A

NRH Case # AP 2020-__

AMENDED PLAT

THE HOMETOWN CANAL DISTRICT, PHASE 5B LOTS 4R & 5R, BLOCK A

BEING A REPLAT OF LOTS 4 & 5, BLOCK A, AMENDED PLAT THE HOMETOWN CANAL DISTRICT, PHASE 5B AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER D518015084

BEING 6,652 SQUARE FEET OR 0.152 ACRES OUT OF THE LANDON C. WALKER SURVEY, ABSTRACT NUMBER 1652

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

2 TOWNHOME LOTS

CB JENI HOMES, LLC OWNER/DEVELOPER 2805 North Dallas Parkway, Ste 400 Plano, Texas 75093 Contact: Steve Schermerhorn (469) 573-6706

JBI PARTNERS, INC. SURVEYOR/ENGINEER 2121 Midway Road #300 Carrollton, Texas 75006 Contact: Josh Luke, P.E. (972)248-7676

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, to recommend approval of this Plat by 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 _____, to recommend approval of this Plat for filing of record. Mayor, City of North Richland Hills Attest: City Secretary

THIS PLAT WAS FILED AS INSTRUMENT NO. _____ ON _____, 2020.

DATE: JANUARY 22, 2020