- 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.
- 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.
- 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.
- 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:	

STATE OF TEXAS \ COUNTY OF TARRANT }

My commission expires

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 whos 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

Given under my hand and seal of office this _____ day of ___

LOT 16

D. & U.E

LOT 21 NIS

LOT 10

SMITH DR.

FINAL PLAT

LOTS 1X & 2-13 BLOCK 2,

LOTS 14X - 16X BLOCK 3

3.353 ACRES OF LAND **BEING**

ST JOSEPH ESTATES AS RECORDED IN

INST. NO. D218015082 D.R.T.C.T.

IN THE STEPHEN RICHARDSON SURVEY

ABSTRACT NO. 1266.

TARRANT COUNTY, TEXAS.

PREPARED MARCH, 2023

15' DRAINAGE UTILITY EASEME

40' DRAINAGE EASEMENT

VOL. 388-99, PG. 59

PRTCT

Notary Public in and for Tarrant County

LOT

My printed name

FINAL PLAT ST JOSEPH ESTATES

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



SHEET 1 OF 1

(CASE PLAT 23-00_

VICINITY MAP

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.

 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 Farrant County, Texas, Panel No. 48439C0090L, Effective March 21, 2019.

FENCING WILL NOT BE ALLOWED WITHIN THE EROSION SETBACK

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



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

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 approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

FREEDOM WAY LIBERTY VILLAGE ADDITION CAB. A, SLD. 10948 SINGLE FAMILY "PD" PRTCT LOT 3 LOT IO LOT 5 LOT 8 LOT 9 OPEN SPACE 660.50' POB_k N 88°50'04" E EXIST 5' II F TO BE 9.289 S.F BLOCK 3 7.197 S.F 1X 5 7 6 6,082 S.F 6,141 S.F. MIN. F(F) 6,765 S.F. Ĉ 8,374 S.F. 👌 EL = 639.65 0E 10,339 S.F. O 7,112 S.F. 6.982 S.F. HIDDEN CREEK COURT R=235.00' DAVIS BLVD (F.M. 1938) 72.64 S89°58'48"W 72.79' N86°02'47"W 11 16X 2,036 S.F. 7,559 S.F MIN. F.F. NAÌL S 89°58'48" W EL = 640.06 12 7,137 S.F. 13 MIN. F.F. 명 EL = 640.85 15'x 70' SIGHT EASEMENT IVIIN F.F. BLOCK 3 COMMERCIAL "C-1" 15' B.L. DRIVI 118.73' N82°20'13"E TREE PRESERVATION BLOCK 3, LOT 1 VOL. 388-123, PG 21 D207379381 D.R.T.C.T. EASEMENT <u>R</u> ST JOSEPH ESTATES 120.00' A REPLAT OF LOT 12, BLOCK 2, PRIVATE GRAPHIC SCALE IN FEET TXDOT OPEN SPÂCE SCALE: 1"= 40' **ENGINEER / SURVEYOR** OWNER / DEVELOPER AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, A.N.A. CONSULTANTS, L.L.C 5000 THOMPSON TERRACE COLLEYVILLE, TEXAS 76034 75 MAIN STREET, STE 100 COLLEYVILLE, TX. 76034 TEL (817) 335-9900 FAX (817) 335-9955 TEL (817) 300 -1376 This plat filed as instrument No. D

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A. N. A. JOB NUMBER 210030