

Notes

1. Basis of Bearings is the plat of Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas.
2. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
3. The coordinate values shown hereon are in reference to the Texas Coordinate System, North American Datum of 1983, North Central Zone 4202.
4. The sole purpose of this plat is to replat Lot 1, Block C, Hometown - Dolce Addition, an addition to the city of North Richland Hills Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas, and abandon Lot 1X Block B, and the Drainage Easement lying therein, Hometown - Dolce Addition, an addition to the city of North Richland Hills Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D216174053, Plat Records, Tarrant County, Texas.
5. Coordinate Values shown here on are in reference to the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.

Flood Statement

According to Community Panel Number 48439C0205K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this the ____ day of _____, 2017, to approve this Plat by the City Council.

Chairman, Planning and Zoning Commission

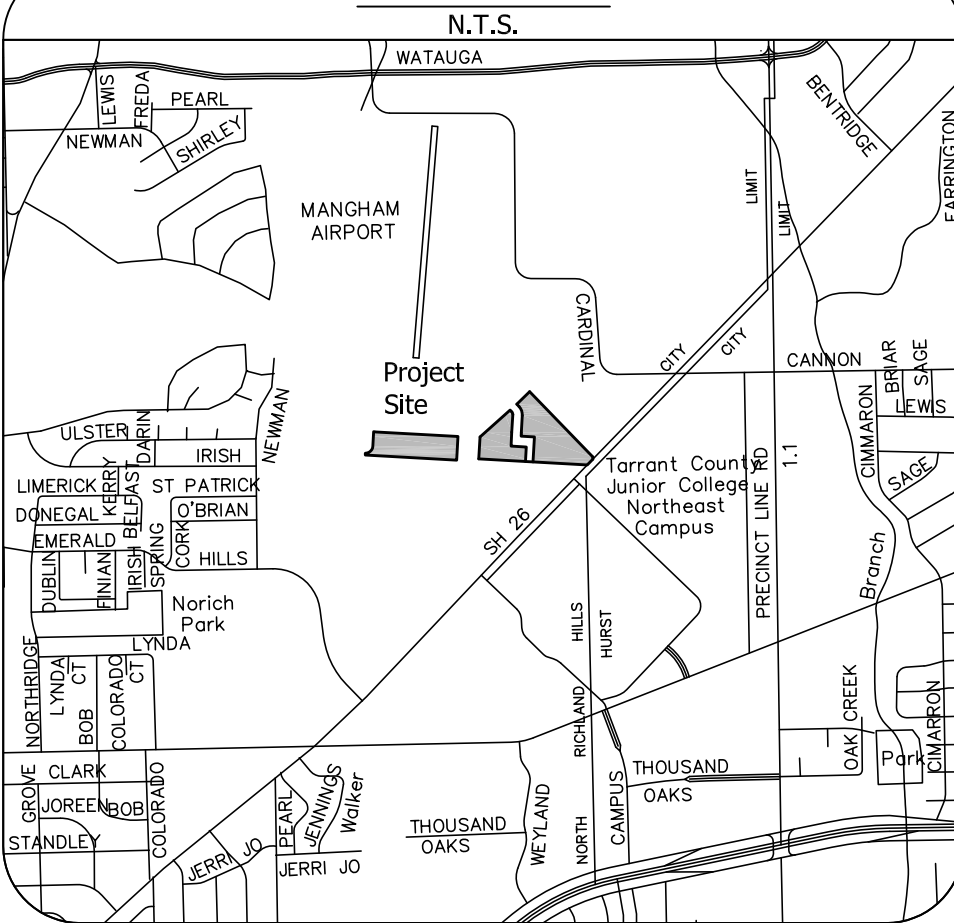
Attest: Secretary, Planning and Zoning Commission

WHEREAS The City Council of the City of North Richland Hills, Texas voted affirmatively on this the ____ day of _____, 2017, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

VICINITY MAP



Owner's Dedication

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Hometown Tract 1, LLC and Dolce Living Hometown, LLC, do hereby certify that we are the legal owner of the above described tract of land and so hereby dedicate to the public use, the streets, alleys, rights-of-way and other public areas shown on this plat.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2017.

BY: DOLCE LIVING HOMETOWN, LLC,
A Texas limited liability company

By: _____

Its: _____

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2017.

STATE OF TEXAS *

COUNTY OF TARRANT *

BEFORE ME, the undersigned, a 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 the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017

Notary Public in and for the State of Texas

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2017.

BY: Hometown Tract 1 LLC

By: _____

Its: _____

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2017.

STATE OF TEXAS *

COUNTY OF TARRANT *

BEFORE ME, the undersigned, a 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 the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017

Notary Public in and for the State of Texas

Owner's Certification

WHEREAS, Dolce Living Hometown, LLC is the sole owner of a tract of land situated in the city of North Richland Hills, Tarrant County, Texas, out of the Landon C. Walker Survey, Abstract Number 1652 and being all of Lot 1, Block C, Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "Realsearch" at the northeast corner of said Lot 1, Block C, being at the intersection of the South right-of-way line of Vermillion Street, and the West right-of-way line of Vermillion Street, a 64' public right-of-way, from which a 5/8" capped iron rod found stamped "Realsearch" for reference bears North 48 Degrees 09 Minutes 11 Seconds East, a distance of 90.51 feet; THENCE South 03 Degrees 09 Minutes 11 Seconds West, along said West right-of-way line, a distance of 128.01 feet, to a capped iron rod found stamped "Realsearch" at the southeast corner of said Lot 1, Block C;

THENCE North 86 Degrees 50 Minutes 49 Seconds West, departing said West right-of-way line and along the South line of said Lot 1, Block C, a distance of 496.65 feet, to a capped iron rod found stamped "Realsearch" at the southwest corner of said Lot 1, Block C, same being the southeast Addition corner of Villas at Hometown, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D215104316, Plat Records, Tarrant County, Texas, from which a 1/2" iron rod found for reference bears North 86 Degrees 50 Minutes 49 Seconds West, a distance of 276.22 feet;

THENCE North 03 Degrees 09 Minutes 11 Seconds East, departing said South line and along the West line of said Lot 1, Block C, being common with the East line of said Villas at Hometown, a distance of 10.06 feet, to a capped iron rod found stamped "Realsearch", being on the South right-of-way line of a 15' public alley, and being at the beginning of a curve to the left;

THENCE 60.84 feet, along the West line of said Lot 1, Block C, being common with said South right-of-way line and said curve to the right, having a radius of 40.00 feet, through a central angle of 87 Degrees 08 Minutes 55 Seconds, whose long chord bears North 46 Degrees 43 Minutes 38 Seconds East, 55.14 feet, to a capped iron rod found stamped "Realsearch";

THENCE North 03 Degrees 09 Minutes 11 Seconds East, continuing along said common line, a distance of 79.62 feet, to a 5/8" capped iron rod found stamped "Realsearch" at the northwest corner of said Lot 1, Block C, being on the South right-of-way line of said Vermillion Street;

THENCE South 86 Degrees 50 Minutes 49 Seconds East, departing said common line and along said South right-of-way line, a distance of 444.17 feet, to the POINT OF BEGINNING, and containing 59,443 square feet or 1.365 acres of land, more or less.

WHEREAS, Hometown Tract 1 LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Deillah C. Manning Survey, Abstract Number 1046 and the Landon C. Walker Survey, Abstract Number 1652, City of North Richland Hills, Tarrant County, Texas and being all of Lot 2, Block A, Hometown - Dolce Addition, an addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D216174053, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the southwest corner of said Lot 2, Block A, same being the southeast corner of Lot 1, Block A, Hometown - Dolce Addition, an addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas, and being in the north line of that certain tract of land described by deed to Texas Electric Service Company (TESCO) recorded in Volume 2844, Page 281, Deed Records, Tarrant County, Texas;

THENCE along the West line of said Lot 2, Block A, the following bearings and distances:

North 03 degrees 09 minutes 11 seconds East, 198.48 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 48 degrees 09 minutes 12 seconds East, 365.82 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 41 degrees 50 minutes 49 seconds East, 23.81 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

23.56 feet, with said curve to the right, having a radius of 30.00 feet, through a central angle of 44 degrees 59 minutes 53 seconds, whose long chord bears South 19 degrees 20 minutes 49 seconds East, 22.96 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 03 degrees 09 minutes 11 seconds West, 160.61 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 86 degrees 50 minutes 49 seconds East, 86.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found, being on the West line of said Lot 1, Block B;

THENCE along the West line of said Lot 1, Block B, the following bearings and distances:

North 03 degrees 09 minutes 11 seconds East, along the West line of said Lot 1, Block B, 155.61 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

87.18 feet, with said curve to the left, having a radius of 111.00 feet, through a central angle of 45 degrees 00 minutes 09 seconds, whose long chord bears North 19 degrees 20 minutes 49 seconds West, 84.96 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 41 degrees 50 minutes 49 seconds West, 29.97 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 45 degrees 47 minutes 59 seconds East, 162.38 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the south right-of-way line of Parker Boulevard (88' Right-of-Way);

THENCE South 44 degrees 09 minutes 59 seconds East, 819.06 feet along said south right-of-way line of Parker Boulevard to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the north end of a corner clip in said south right-of-way line of Parker Boulevard and the west right-of-way line of State Highway 26 (Variable Width Right-of-Way);

THENCE South 00 degrees 46 minutes 13 seconds West, 24.30 feet along said corner clip to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the south end of said corner clip, being the easternmost corner of said Lot 1, Block B;

THENCE South 45 degrees 03 minutes 29 seconds West, 72.09 feet along the east line of said Lot 1, Block B and said west right-of-way line of State Highway 26 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southeast corner of said RCC Hometown tract, said iron rod also being in the north line of said TESCO tract;

THENCE North 86 degrees 50 minutes 58 seconds West, 981.60 feet along the south line of said Lot 1, Block B, Lot 2, Block A and said north line of the TESCO tract to the POINT OF BEGINNING and containing 368,471 square feet, 8.459 acres of land, more or less.

REPLAT

HOMETOWN - DOLCE ADDITION
LOT 1R, BLOCK C
LOT 2R, BLOCK A and
LOT 1R, BLOCK B

BEING A REVISION OF LOT 1 AND 1X, BLOCK B AND LOT 2, BLOCK A, HOMETOWN-DOLCE ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D216174053, AND BEING A REVISION OF LOT 1, BLOCK C, HOMETOWN-DOLCE ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D214009589, PLAT RECORDS, TARRANT COUNTY, TEXAS

Case: RP-2017-09

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.84'	40.00'	87°08'55"	N 46°43'38" E	55.14'
C2	37.28'	25.00'	85°26'05"	N 45°52'14" E	33.92'

LINE	BEARING	DISTANCE
L1	N 80°27'24" W	14.56'
L2	N 03°09'11" E	10.06'
L3	S 86°50'58" E	14.56'
L4	S 86°50'58" E	10.00'
L5	S 03°35'44" W	13.66'
L6	S 48°35'44" W	10.47'
L7	S 86°50'58" E	14.25'
L8	N 48°35'44" E	14.45'
L9	S 03°35'44" W	23.88'
L10	N 48°09'11" E	84.91'
L11	N 41°50'49" W	67.13'
L12	N 41°50'49" W	73.40'
L13	N 03°09'02" E	33.46'
L14	N 03°09'02" E	123.20'

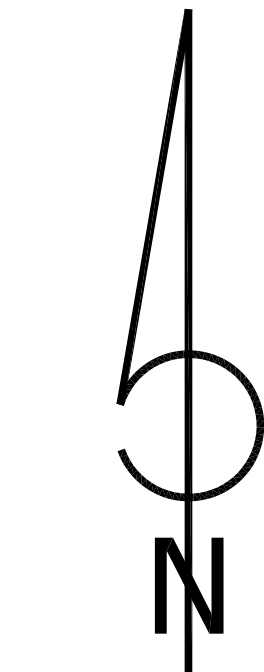
Engineer:
HP Civil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
972-701-9636

Owner/Developer:
Dolce Living Hometown, LLC
1920 Hallendale Beach Blvd.
Suite 505
Hallendale Beach, Florida 33009
954-455-0336

Owner/Developer:
Hometown Tract 1, LLC
1920 Hallendale Beach Blvd.
Suite 505
Hallendale Beach, Florida 33009
954-455-0336



REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, ldeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
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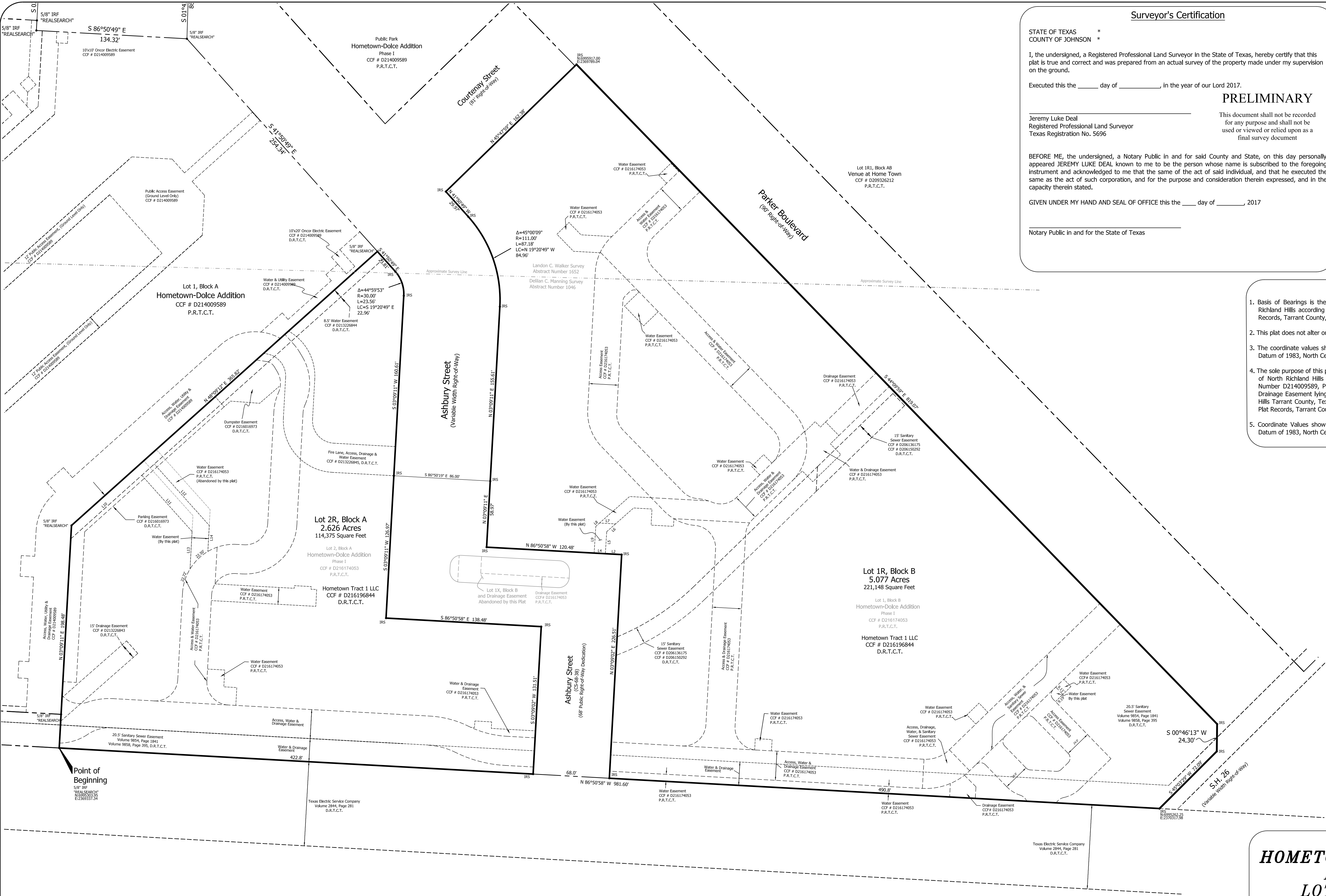


SCALE : 1"= 30'



This Plat filed as Instrument No. D _____
Date _____

Project Number: 150013 Date: July 12, 2017
Revised Date: August 24, 2017
Revision Notes: Addressed City Comments
Sheet 1 of 2



Surveyor's Certification

STATE OF TEXAS *
COUNTY OF JOHNSON *

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Executed this the ____ day of _____, in the year of our Lord 2017.

PRELIMINARY

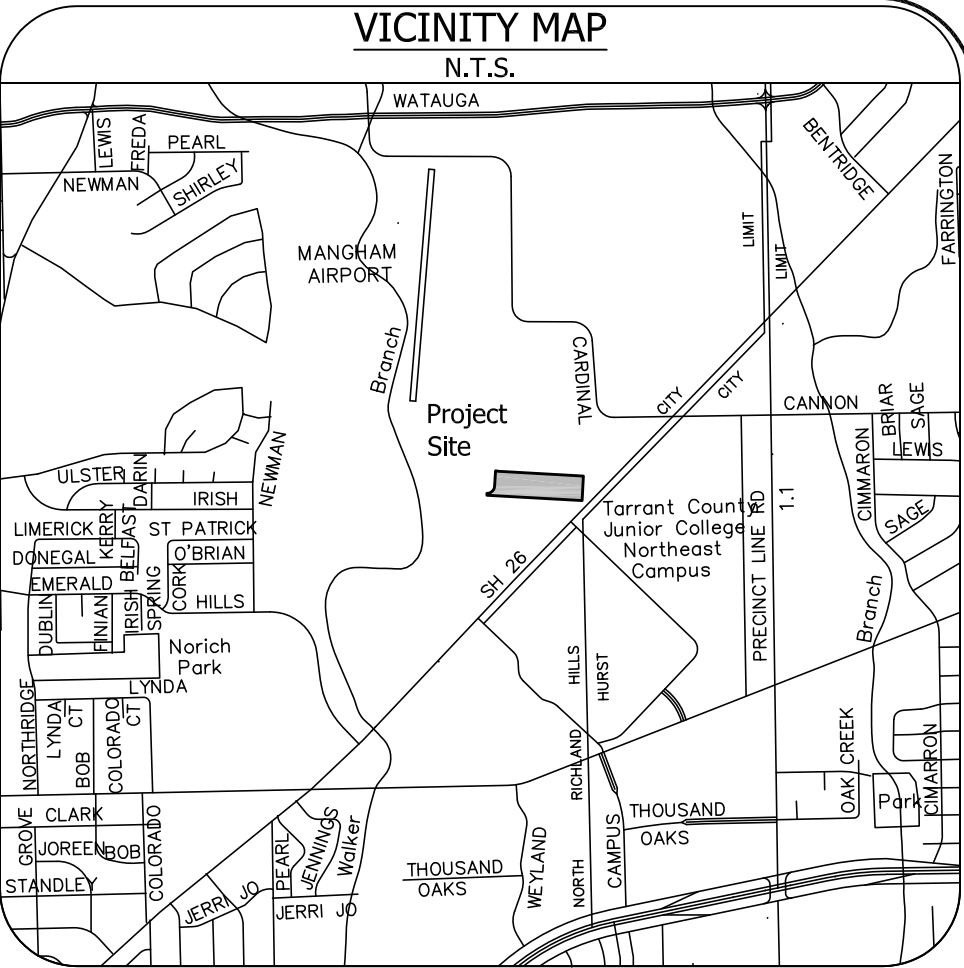
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEREMY LUKE DEAL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017

Notary Public in and for the State of Texas



Notes

1. Basis of Bearings is the plat of Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas.
2. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
3. The coordinate values shown hereon are in reference to the Texas Coordinate System, North American Datum of 1983, North Central Zone 4202.
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Flood Statement

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This Plat filed as Instrument No. D _____
Date _____

Project Number: 150013 Date: July 12, 2017
Revised Date: August 24, 2017
Revision Notes: Addressed city comments
Sheet 2 of 2

REPLAT
HOMETOWN – DOLCE ADDITION
LOT 1R, BLOCK C
LOT 2R, BLOCK A and
LOT 1R, BLOCK B

BEING A REVISION OF LOT 1 AND 1X, BLOCK B AND LOT 2, BLOCK A, HOMETOWN–DOLCE ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D216174053, AND BEING A REVISION OF LOT 1, BLOCK C, HOMETOWN–DOLCE ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D214009589, PLAT RECORDS, TARRANT COUNTY, TEXAS

Case: RP–2017–09



REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, ldeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
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Engineer:
HP Civil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
972-701-9636

Owner/Developer:
Dolce Living Hometown, LLC
1920 Hallendale Beach Blvd.
Suite 505
Hallendale Beach, Florida 33009
954-455-0336

Owner/Developer:
Hometown Tract 1, LLC
1920 Hallendale Beach Blvd.
Suite 505
Hallendale Beach, Florida 33009
954-455-0336