

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

BEING FIVE PARCEL OF LAND SITUATED IN THOMAS PECK SURVEY, ABSTRACT NUMBER 1210, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING TWO TRACT OF LAND DESCRIBED AS TRACT ONE AND TWO IN DEED TO SAFEWAY CONSULTING AND CONTRACTING LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER D215213528, DEED RECORDS, TARRANT COUNTY, TEXAS, ALL THAT 0.504 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAFEWAY CONSULTING AND CONTRACTING LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER D215219254, OF SAID DEED RECORDS, ALL THAT CALLED 4.897 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAFEWAY CONSULTING AND CONTRACTING LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER 210232526, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT ONE AND THE SOUTHWEST CORNER OF SAID 0.504 ACRE TRACT, IN THE NORTH RIGHT OF WAY LINE OF SHADY GROVE ROAD (60 FOOT RIGHT-OF-WAY) TO THE NORTHWEST CORNER OF SAID 4.897 ACRE TRACT;

THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS WEST, 115.01 FEET WITH THE NORTH LINE OF SAID SHADY GROVE ROAD;

THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 191.71 FEET TO THE NORTHWEST CORNER OF SAID 0.504 ACRE TRACT;

THENCE NORTH 89 DEGREES 42 MINUTES 17 SECONDS EAST, 115.00 FEET TO THE NORTHEAST CORNER OF SAID 0.504 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO STEVEN OAKLEY AND ANNA OAKLEY BY DEED RECORDED IN INSTRUMENT NUMBER D212241751, OF SAID DEED RECORDS, IN THE WEST LINE OF SAID TRACT ONE;

THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 230.12 FEET WITH THE WEST LINE OF SAID TRACT ONE TO A 1/2 INCH IRON FOUND FOR THE SOUTHWEST CORNER OF SAID 4.897 ACRE TRACT AND THE NORTHEAST CORNER OF SAID OAKLEY TRACT IN THE WEST LINE OF SAID TRACT ONE;

THENCE SOUTH 89 DEGREES 44 MINUTES 07 SECONDS WEST, 344.03 FEET WITH THE COMMON LINE OF SAID 4.897 ACRE TRACT AND SAID OAKLEY TRACT TO THE EAST RIGHT OF WAY LINE OF SHADY GROVE ROAD (60 FOOT RIGHT-OF-WAY) AS RECORDED IN INSTRUMENTS NUMBER D209305061, OF SAID DEED RECORDS;A

THENCE NORTH 00 DEGREES 41 MINUTES 31 SECONDS WEST, 279.66 FEET WITH THE EAST LINE OF SAID SHADY GROVE ROAD;

THENCE SOUTH 89 DEGREES 18 MINUTES 29 SECONDS WEST, 33.07 FEET WITH THE WEST LINE OF SAID 4.897 ACRE TRACT;

THENCE NORTH 00 DEGREES 21 MINUTES 59 SECONDS WEST, 309.33 FEET WITH THE WEST LINE OF SAID 4.897 ACRE TRACT AND THE CENTERLINE OF CLAY HIBBINS ROAD (50 FOOT RIGHT-OF-WAY) TO THE NORTHWEST CORNER OF SAID 4.897 ACRE TRACT;

THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, BARRETT-ANDREWS ADDITION, AS RECORDED IN INSTRUMENT NUMBER D210232526, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST, 329.08 FEET WITH THE WEST LINE OF SAID LOT 2, TO THE NORTHWEST CORNER OF SAID LOT 1, OF SAID BLOCK 1;

THENCE NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, 351.80 FEET WITH THE COMMON LINE OF SAID LOT 2, AND SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1, AND THE NORTHEAST CORNER OF SAID LOT 2, IN THE WEST LINE OF SAID TRACT TWO;

THENCE NORTH 00 DEGREES 28 MINUTES 39 SECONDS WEST, 124.68 FEET WITH THE COMMON LINE OF SAID LOT 1, AND SAID TRACT TWO TO THE NORTHWEST CORNER OF THE SAME IN THE EAST LINE OF SAID LOT 1, TO THE NORTHWEST CORNER OF SAID TRACT TWO;

THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, 164.81 FEET TO THE WEST LINE OF LOT 50, BLOCK 2 STEEPLE RIDGE ADDITION AS RECORDED IN CABINET A, SLIDE 596, OF SAID PLAT RECORDS IN CABINET A, SLIDE 1368, OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 49 SECONDS WEST, 136.35 FEET WITH THE WEST LINE OF SAID BLOCK 2, TO THE NORTHEAST CORNER OF SAID TRACT ONE;

THENCE SOUTH 00 DEGREES 20 MINUTES 49 SECONDS EAST, 1325.09 FEET WITH THE WEST LINE OF BLOCK 2, STEEPLE RIDGE ADDITION AS RECORDED IN CABINET A, SLIDE 596, OF SAID PLAT RECORDS TO THE NORTH RIGHT OF WAY LINE OF SAID SHADY GROVE ROAD;

THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS WEST, 161.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 589,648 SQUARE FEET OR 13,536 ACRES OF LAND MORE OR LESS, INCLUDING 7,730 SQUARE FEET OF RIGHT-OF-WAY DEDICATION.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT SAFEWAY CONSULTING AND CONTRACTING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HERBY CERTIFY THAT IT IS 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 OF THIS PLAT.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SAFEWAY CONSULTING AND CONTRACTING, (LLC), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HERBY CERTIFY THAT THIS PLAT DESIGNATING THE HEREBY DESCRIBED REAL PROPERTY AS LOTS 1-18, BLOCK 1, LOTS 1-2, BLOCK 2, LOTS 1-13, BLOCK 3, LOTS 1-9, BLOCK 4 AND LOTS 1-4, BLOCK 5 (FRESH MEADOWS), AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DO/DOES HEREBY DEDICATE TO THE PUBLICS' USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

OWNER'S AGENT (ASHRAF SHEHATA) DIRECTOR
STATE OF TEXAS }
COUNTY OF TARRANT }
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ASHRAF SHEHATA, 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____.

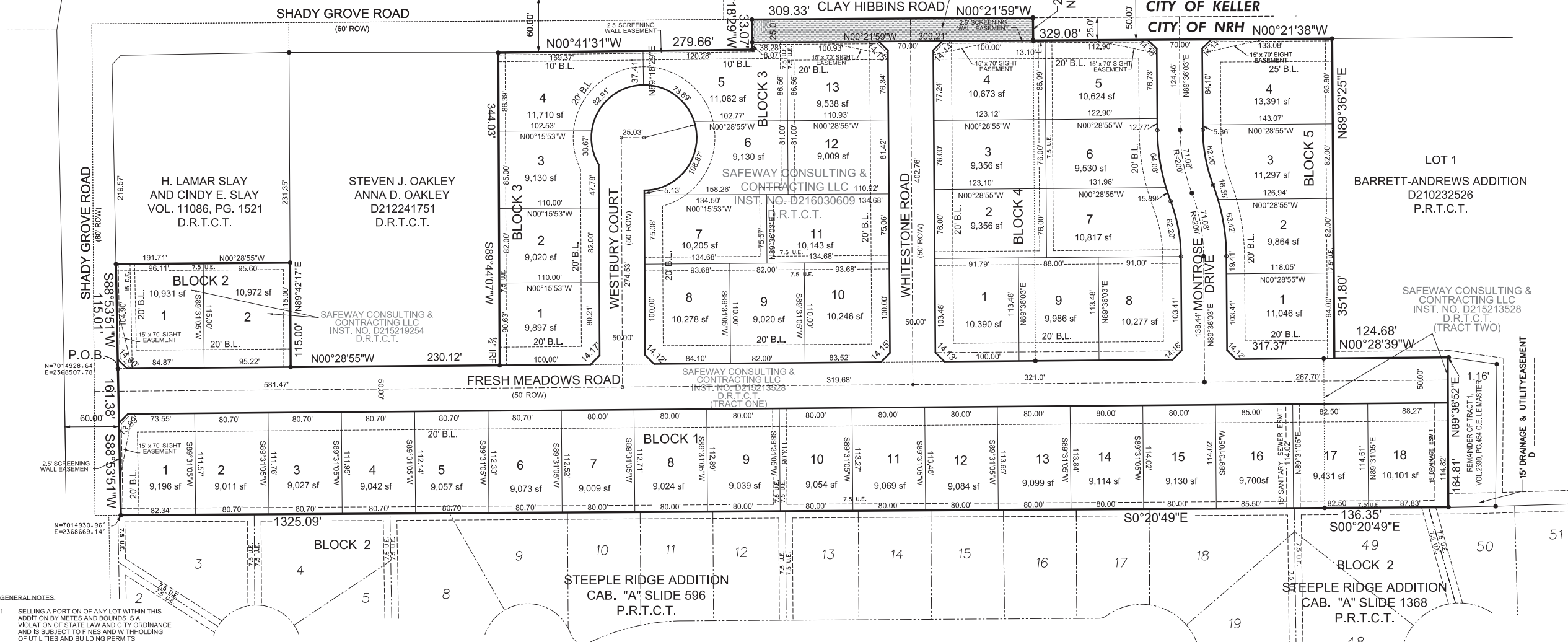
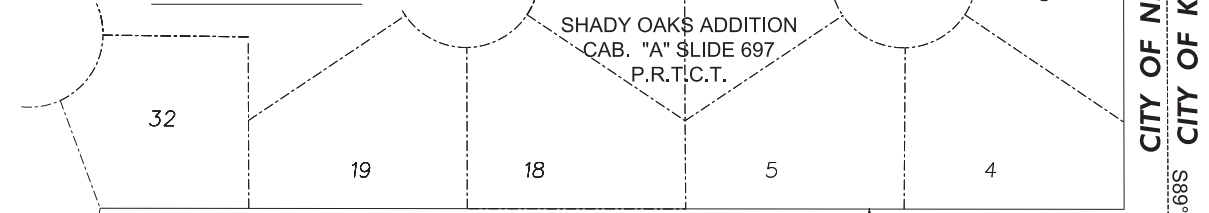
NOTARY PUBLIC IN AND FOR TARRANT COUNTY
MY PRINTED NAME _____
MY COMMISSION EXPIRES: _____

FINAL PLAT
FRESH MEADOWS ESTATES
LOTS 1-18, BLOCK 1,
LOTS 1-2, BLOCK 2
LOTS 1-13, BLOCK 3
LOTS 1-9, BLOCK 4
AND LOTS 1-4, BLOCK 5
BEING 13.536 ACRES TRACT

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS
SITUATED IN THE THOMAS PECK, SURVEY ABSTRACT NO. 1210 CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS

FP 2016-02

VICINITY MAP



- GENERAL NOTES:**
- 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
 - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
 - SIGHT VISIBILITY EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY VISUAL OBSTRUCTIONS BETWEEN THIRTY INCHES AND NINE FEET IN HEIGHT.

By graphic scale the subject property appears to be 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.48439C0090K, Eff September 25, 2009.

- NOTES:**
- CM = CONTROL MONUMENT
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
 - THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.
 - Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.
 - Driveway access is prohibited from Shady Grove Road on Lot 1, Block 1, Lot 1, Block 2, Lots 4, 5 & 13, Block 3 and Lot 1, Block 2, and Lot 1, Block 2, Lots 4 & 5 Block 4 and Lot 4 Block 5
 - HOA maintenance agreement will be provided to the City for the maintenance of the detention pond.

KNOW ALL MEN BY THESE PRESENTS: THAT I, Edward K. Hill, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

SIGNATURE _____
DATE _____

PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHERE THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS DAY OF _____, 2016
TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION _____

CITY COUNCIL CERTIFICATE OF APPROVAL

WHERE THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS DAY OF _____, 2016
TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS _____
ATTEST: CITY SECRETARY _____

OWNER / DEVELOPER
SAFEWAY CONSULTING AND CONTRACTING, LLC
1521 WAGONWHEEL TRL.
KELLER, TX, 76248
TEL. (347) 615-1999

OWNER
BRENT BARRETT
179 GRAND HBR
CHICO TX 76431
TEL. (817) 475-5443

ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

