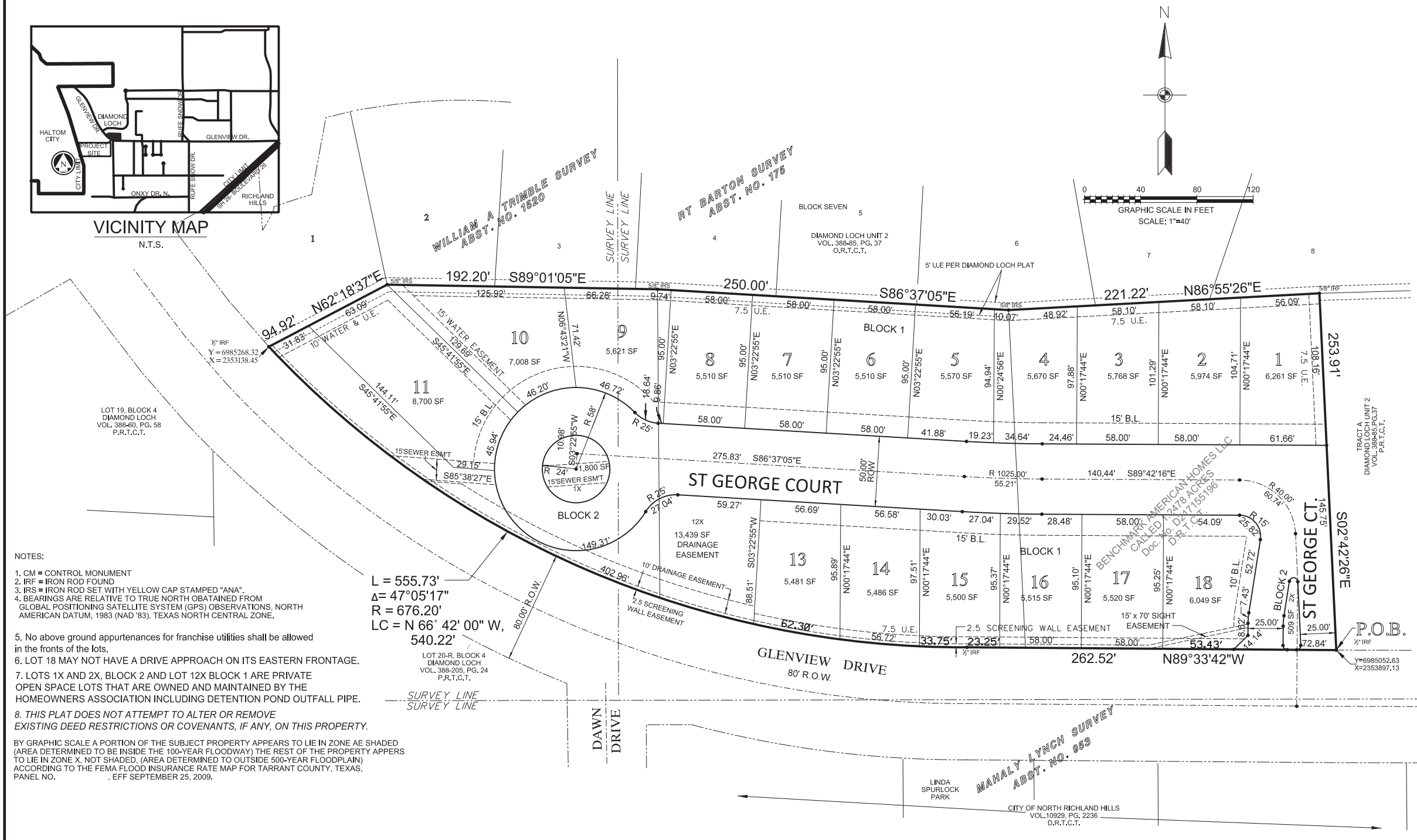


VICINITY MAP
N.T.S.



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. No above ground appurtenances for franchise utilities shall be allowed in the fronts of the lots.
6. LOT 18 MAY NOT HAVE A DRIVE APPROACH ON ITS EASTERN FRONTAGE.
7. LOTS 1X AND 2X, BLOCK 2 AND LOT 12X BLOCK 1 ARE PRIVATE OPEN SPACE LOTS THAT ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION INCLUDING DETENTION POND OUTFALL PIPE.
8. THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

L = 555.73'
Delta = 47°05'17"
R = 676.20'
LC = N 66° 42' 00" W, 540.22'

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.

PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day of ... 2019 to recommend approval of 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 day of ... 2019 to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

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
BENCHMARK AMERICAN HOMES LLC
BENCHMARK AMERICAN HOMES, LLC
9001 GLENDARA DRIVE
NRH, TX, 76182
TEL.: (817) 875-8631

PLAT FILED AS INSTRUMENT NO. D ... DATE

Owner's Acknowledgment and Dedication

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, Owner's Acknowledgment and Dedication

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, BENCHMARK AMERICAN HOMES LLC, IS THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING TRACT B-1, AND TRACT B, BLOCK SEVEN, DIAMOND LOCH UNIT 2, SUBDIVISION, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-85, PAGE 37, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D216299250, DEED RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 1.248 ACRE TRACT SITUATED IN R.P. BARTON SURVEY, ABSTRACT NUMBER 175, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D217155196, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT A, OF SAID BLOCK SEVEN, IN THE NORTH RIGHT OF WAY LINE OF GLENVIEW DRIVE (80' RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 33 MINUTES 42 SECONDS WEST, 262.52 FEET WITH THE COMMON LINE OF SAID GLENVIEW DRIVE AND SAID HEREIN DESCRIBED TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTH 86 DEGREES 55 MINUTES 26 SECONDS EAST, 221.22 FEET TO 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 89 DEGREES 01 MINUTES 05 SECONDS EAST, 192.20 FEET WITH THE NORTH LINE OF SAID TRACT B-1, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 86 DEGREES 37 MINUTES 05 SECONDS EAST, 250.00 FEET WITH THE NORTH LINE OF SAID TRACT B TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 89 DEGREES 33 MINUTES 42 SECONDS WEST, 262.52 FEET WITH THE COMMON LINE OF SAID GLENVIEW DRIVE AND SAID HEREIN DESCRIBED TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTH 86 DEGREES 55 MINUTES 26 SECONDS EAST, 221.22 FEET TO 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 02 DEGREES 42 MINUTES 26 SECONDS EAST, 253.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 154,181 SQUARE FEET OR 3.539 ACRE OF LAND MORE OR LESS.

Now, therefore, know all men by these presents: that BENCHMARK AMERICAN HOMES LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1-11, 12X AND LOTS 13-18, Block 1, and 1X & 2X Block 2, Diamond Park Estates, An Addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public use; the streets, alleys, rights-of-way, and any other public areas shown of this plat.

BENCHMARK AMERICAN HOMES LLC:
BY: Title

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 ... 2019.

Notary Public in and for the State of Texas

My commission expires: ...

FINAL PLAT
DIAMOND PARK ESTATES

LOTS 1-11, 12X & 13-18
BLOCK 1
AND 1X & 2X BLOCK 2
17 RESIDENTIAL LOTS &
2 PRIVATE OPEN SPACE LOTS
BEING A REPLAT OF LOTS B, AND B-1
DIAMOND LOCH UNIT 2, AS RECORDED
IN VOLUME 388-85, PAGE 37,
PLAT RECORDS, TARRANT COUNTY, TEXAS.
BEING 3.539 ACRES OF LAND
IN THE WILLIAMS TRIMBLE SURVEY
ABSTRACT NO. 1520 AND
R.P. BARTON SURVEY ABSTRACT NO. 175
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

Table with 4 columns: REVISIONS, DATE, DRAWN BY, APPROVED BY, PROJECT NO., DATE.

FINAL PLAT
DIAMOND PARK ESTATES

5000 THOMPSON TERRACE
COLLEYVILLE, TX, 76034
(817) 335-9900
FAX: (817) 335-9955



3:57:36 PM
6/14/2019