

9.5' PORTION OF BRIDGE STREET R.O.W. TO BE ABANDONED AS RIGHT-OF-WAY AND CONVEYED FROM THE CITY OF NORTH RICHLAND HILLS TO ARCADIA NRH4 HOMETOWN, LLC PER DOC. NO. D216015394

$\Delta=21'52'48''$
 $R=948.50'$
 $L=362.21'$
 $T=183.34'$
 $ChB=N47'10'26''E$
 $CH=360.02'$

$\Delta=27'22'39''$
 $R=486.00'$
 $L=232.23'$
 $T=118.37'$
 $ChB=N13'59'52''W$
 $CH=230.02'$

$\Delta=1'11'50''$
 $R=1,809.24'$
 $L=37.81'$
 $T=18.91'$
 $ChB=N05'14'49''E$
 $CH=37.81'$

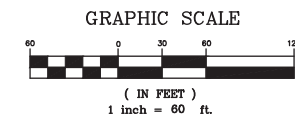
TYPICAL CORNER CLIP
 SIGHT VISIBILITY, PUBLIC ACCESS, &
 UTILITY EASEMENT DETAIL
 N.T.S.

TYPICAL SINGLE FAMILY
 LOT DETAIL
 N.T.S.

ATYPICAL ZERO @ BLOCK CORNER
 SINGLE FAMILY
 LOT DETAIL
 N.T.S.

LAND AREA CHART

OPEN SPACE LOTS	ACRES
CA-A1	0.748
CA-C1	0.630
CA-C2	0.346
CA-D1	0.173
OPEN SPACE LOTS TOTAL ACRES	1.897
% OF OPEN SPACE PER TOTAL ACREAGE	12.3%



- LEGEND**
- POB POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - CM CONTROL MONUMENT
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - CA COMMON AREA
 - AE ACCESS EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - MHST MANHOLE STORM
 - MHSS MANHOLE SANITARY SEWER
 - FH FIRE HYDRANT
 - ICV IRRIGATION CONTROL VALVE
 - UGL UNDER GROUND LINE
 - WV WATER VALVE
 - CMP CORRUGATED METAL PIPE
 - SVPAUE SIGHT VISIBILITY, PUBLIC ACCESS AND UTILITY EASEMENT
 - 7' X 7' UTILITY EASEMENT
 - STREET NAME CHANGE INDICATOR
 - 3'-FT BUILDING LINE TO LOT LINE SEE LOT DETAIL, THIS SHEET

- 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.
 - AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
 - NO FRANCHISE UTILITIES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
 - GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
 - COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

FLOOD STATEMENT: According to Community Panel No. 48439C0205K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood 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.

PRELIMINARY PLAT
THE HOMETOWN CANAL DISTRICT, PHASE 6
 BEING 670,510 SQUARE FEET OR 15.393 ACRES OUT OF THE LONDON C. WALKER SURVEY, ABSTRACT NUMBER 1652
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

56	TOWNHOMES
49	COTTAGE HOMES
24	GARDEN HOMES
129	TOTAL

CITY OF NORTH RICHLAND HILLS OWNER
 4301 City Point Drive (817) 427-6000
 North Richland Hills, Texas 76810

ARCADIA LAND PARTNERS 25, LTD. OWNER
 3500 Maple Avenue, Suite 1165 (972) 774-9110
 Dallas, Texas 75219
 Contact: William Gietema

ARCADIA NRH4 HOMETOWN, LLC OWNER/DEVELOPER
 3500 Maple Avenue, Suite 1165 (972) 774-9110
 Dallas, Texas 75219
 Contact: William Gietema

JB PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Meadow Road, Suite 300 (972)248-7676
 Carrollton, Texas 75006
 Contact: Joshua Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000

LINE TABLE			CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE												
NO.	BEARING	LENGTH	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
L1	S46°17'23"E	15.00'	C1	130.42'	037°21'45"	200.00'	67.62'	N16°14'06"W	128.12'	C7	47.12'	09°00'00"	30.00'	30.00'	N08°45'58"W	42.43'	C14	55.98'	08°10'53"	40.00'	33.67'	N06°44'48"W	51.52'	C20	27.19'	038°56'33"	40.00'	14.14'	N21°55'03"E	26.67'
L2	S02°26'46"W	35.00'	C2	196.22'	056°12'44"	200.00'	106.82'	N64°20'24"E	188.44'	C8	56.99'	108°51'00"	30.00'	41.94'	S89°20'28"E	48.80'	C15	163.07'	03°02'31"	311.00'	83.45'	S18°19'23"W	161.21'	C21	33.98'	038°56'33"	50.00'	17.68'	S21°55'03"W	33.33'
L3	N28°53'55"W	95.08'	C3	218.45'	037°21'45"	335.00'	113.27'	N16°14'06"W	214.60'	C10	47.12'	09°00'00"	30.00'	30.00'	N42°33'14"W	42.43'	C16	206.80'	04°03'00"	291.00'	107.98'	S22°48'16"W	202.47'	C22	21.88'	031°20'41"	40.00'	11.22'	N13°13'34"W	21.61'
L4	S53°45'58"E	49.03'	C4	161.46'	028°25'54"	350.00'	82.19'	N10°46'11"W	160.03'	C11	46.68'	089°08'39"	30.00'	29.56'	N47°52'27"E	42.11'	C17	141.42'	04°03'00"	199.00'	73.84'	S22°48'16"W	138.46'	C23	147.35'	018°17'24"	461.60'	74.31'	N06°41'56"W	146.73'
			C5	42.04'	06°01'30"9"	40.00'	23.20'	S06°07'27"W	40.13'	C12	47.12'	09°00'00"	30.00'	30.00'	S42°33'14"E	42.43'	C18	110.50'	04°03'00"	155.50'	57.70'	S22°48'16"W	108.19'							
			C6	47.12'	09°00'00"	30.00'	30.00'	S81°14'02"W	42.43'	C13	47.12'	09°00'00"	30.00'	30.00'	N47°26'46"E	42.43'	C19	47.12'	09°00'00"	30.00'	30.00'	S47°26'46"W	42.43'							

Drawing: H:\Projects\ARC039-Hometown Phase 6\Surveying\dwg\ARC039-ppt.dwg Saved By: panider Save Time: 8/23/2019 11:27 AM Plotted by: panider Plot Date: 8/23/2019 1:28 PM