

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. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.
5. Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.

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 be outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 48439C0090L, Effective March 21, 2019.

NOTE:

FENCING WILL NOT BE ALLOWED WITHIN THE EROSION SETBACK

NOTE:

"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.

SIGNATURE _____

DATE _____



WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2022, 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 _____, 2022, to approve this plat for filing of record.

Mayor, City of North Richland Hills

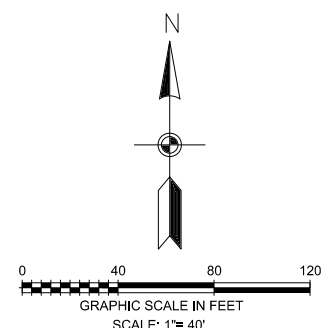
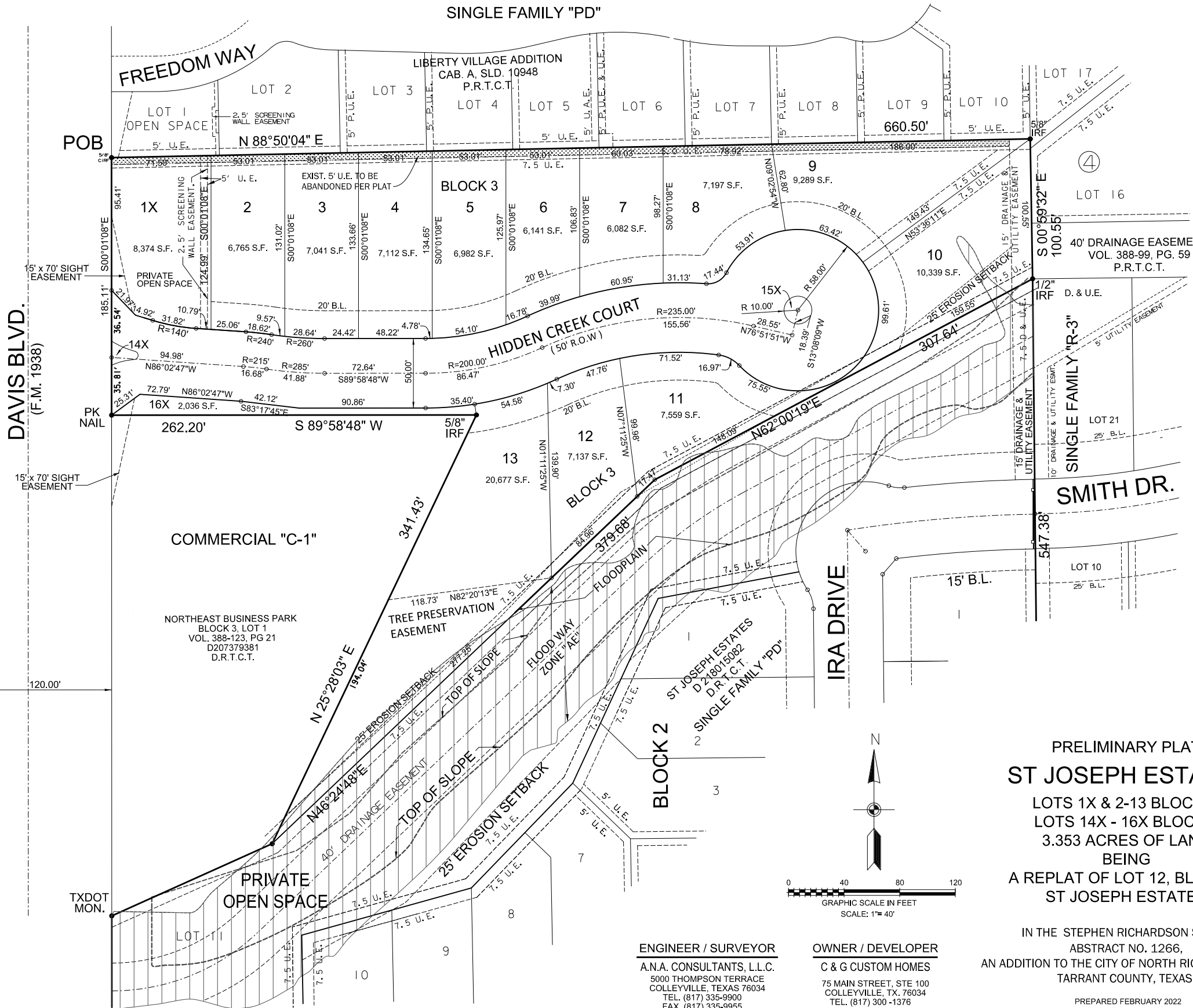
Attest: City Secretary

NOTES:

- NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
- 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.

LEGAL DESCRIPTION

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 C & G CUSTOM HOMES, LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D215172918, AND D215172935, DEED RECORDS, TARRANT COUNTY, TEXAS.



PRELIMINARY PLAT
ST JOSEPH ESTATES
LOTS 1X & 2-13 BLOCK 3,
LOTS 14X - 16X BLOCK 3
3.353 ACRES OF LAND
BEING
A REPLAT OF LOT 12, BLOCK 2,
ST JOSEPH ESTATES

IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PREPARED FEBRUARY 2022

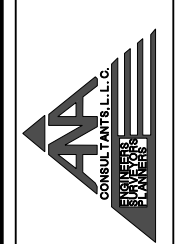
ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
C & G CUSTOM HOMES
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300-1376

PROJECT NO.	DATE	REVISIONS
210030	2/1/2022	1
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PRELIMINARY PLAT
CREEK VIEW ADDITION

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



SHEET 1 OF 1
(CASE PLAT 22-0011)

PLAT