

NOTE: NO OVERHEAD STRUCTURES WITHIN 5' OF ADJACENT STRUCTURES.

1. 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.

2. AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.

3. NO ELECTRICAL APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.

4. GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.

5. COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

NRH Case # FP 2017-02

FINAL PLAT

THE HOMETOWN CANAL DISTRICT,
PHASE 5B

BEING 173,534 SQUARE FEET OR
3.984 ACRES OUT OF THE
LONDON C. WALKER SURVEY, ABSTRACT NUMBER 1652

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

12 SINGLE FAMILY LOTS
23 TOWNHOME LOTS

ARCADIA LAND PARTNERS 25, LTD. OWNER/DEVELOPER

3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972)248-7676

Addison, Texas 75001

Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Table Ref	Table Ref
Table 1	Table 2

REVISED: FEBRUARY 6, 2017

REVISOR: FEBRUARY 16, 2017
SUBMITTED: JANUARY 17, 2017 1 OF 2

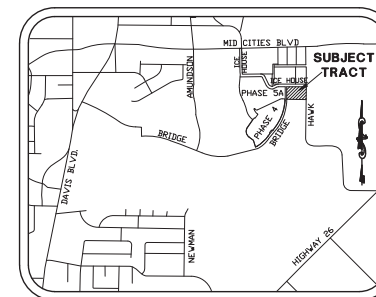
THIS PLAT WAS FILED AS INSTRUMENT NO. _____

ON _____, 2017.

REVISÉ: FEBRUARY 6, 2017

SUBMITTED: JANUARY 17, 2017

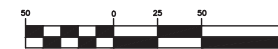
1 OF 2



VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in the City of North Richland Hills, Tarrant County, Texas, and being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of a street right-of-way conveyance to the City of North Richland Hills as recorded in County Clerk's Document No. D206244999, Tarrant County Deed Records, and said point being the intersection of the south right-of-way line of Ice House Drive (a 60 foot right-of-way) with the west right-of-way line of Hawk Avenue (a variable width right-of-way);

THENCE South 00 degrees 05 minutes 37 seconds East, 424.86 feet along the west right-of-way line of Hawk Avenue to a one-half inch iron found at the southwest corner of said Street right-of-way conveyance;

THENCE South 89 degrees 51 minutes 07 seconds West, 404.03 feet to a one-half inch iron rod found at the northwest corner of Lot 1, Block KK, Home Town NRH Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 9514, Tarrant County Plat Records, said point being in the east right-of-way line of Bridge Street (a variable width right-of-way);

THENCE along the east right-of-way of Bridge Street as follows:
North 80 degrees 42 minutes 56 seconds West, 15.00 feet to a one-half inch iron rod found for corner;
Northeasterly, 148.19 feet, along a curve to the left which has a central angle of 09 degrees 25 minutes 52 seconds, a radius of 900.27 feet, a tangent of 74.26 feet, and whose chord bears North 04 degrees 34 minutes 08 seconds East, 148.02 feet to a one-half inch iron rod found for corner;
North 00 degrees 03 minutes 47 seconds West, 275.49 feet to a one-half inch iron rod found for corner in the south right-of-way line of Ice House Drive;

THENCE North 89 degrees 56 minutes 13 seconds East, 406.65 feet along the south right-of-way line of Ice House Drive to the POINT OF BEGINNING and containing 173,534 square feet or 3.984 acres of land.

NOW THEREFOR, KNOW ALL MEN BY THESE PRESENTS:

That, ARCADIA LAND PARTNERS 25, LTD., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **THE HOMETOWN CANAL DISTRICT, PHASE 5B** an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and other public areas shown on this plat.

By: ARCADIA LAND PARTNERS 25, LTD.,
a Texas limited liability company,

By: Arcadia Realty Corp.,
a Texas corporation, its sole Manager,

John Hodge, President

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned notary public in and for said county and state on this day personally appeared John Hodge of ARADIA LAND PARTNERS 25, LTD., 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 consideration expressed, and in the capacity therein stated, and as the act and deed of said limited liability company.

Given under my hand and seal of office this ____ day of _____, 2017.

Notary Public in and for the State of Texas.

Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of North Richland Hills, Texas.

Dated this, the ____th day of _____, 2017.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dan B. Ramsey, R.P.L.S. # 4172



LOT AREA TABLE		
BLOCK/LOT	SQUARE FEET	ACRES
A-1	4,857	0.112
A-2	2,997	0.069
A-3	3,596	0.083
A-4	2,997	0.069
A-5	3,656	0.084
A-6	3,656	0.084
A-7	2,997	0.069
A-8	3,596	0.083
A-9	2,996	0.069
A-10	3,872	0.089
A-11	3,308	0.076
A-12	2,250	0.052
A-13	2,250	0.052
A-14	3,195	0.073
A-15	2,745	0.063
A-16	2,250	0.052
A-17	2,250	0.052
A-18	2,927	0.067
A-19	6,464	0.148
A-20	4,950	0.114
A-21	4,950	0.114
A-22	4,950	0.114
A-23	4,950	0.114
A-24	5,833	0.134
B-1	3,354	0.077
B-2	2,396	0.055
B-3	2,334	0.054
B-4	2,289	0.053
B-5	2,769	0.064
B-6	6,899	0.158
B-7	4,964	0.114
B-8	4,961	0.114
B-9	4,958	0.114
B-10	4,955	0.114
B-11	5,725	0.131

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2017, to recommend approval of this Plat by 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 _____, 2017, to recommend approval of this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

NRH Case # FP 2017-02

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