



- GENERAL NOTES:
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. LOTS CA-C2 AND CA-C3, BLOCK C ARE ALSO A DRAINAGE EASEMENT IN ITS ENTIRETY AND SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
 4. NO ELECTRICAL APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
 5. GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
 6. COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

- LEGEND
- POB POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRF IRON ROD SET
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - CA COMMON AREA
 - AE ACCESS EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - MFFE MINIMUM FINISHED FLOOR ELEVATION
 - 7' X 7' UTILITY EASEMENT
 - STREET NAME CHANGE INDICATOR
 - 3-FT BUILDING LINE TO LOT LINE SEE LOT DETAIL, THIS SHEET

- REASONS FOR THE AMENDED PLAT:
- REVISED MINIMUM FINISHED FLOOR ELEVATIONS TO LOTS 6-13 AND 36-45, BLOCK C.
 - REVISED LOCATIONS OF VARIOUS 7'x7' UTILITY EASEMENTS.
 - ADDED 5' UTILITY EASEMENTS TO THE FOLLOWING LOTS: LOTS 5 & 32, BLOCK B; LOTS 3, CA-C2 & CA-C4, BLOCK C
 - REVISED LOCATION OF 5' UTILITY EASEMENT IN LOT CA-A1, BLOCK A

NRH Case # AP 2017-05

AMENDED PLAT

THE HOMETOWN CANAL DISTRICT, PHASE 5A

TRACT 1
BEING 32,904 SQUARE FEET OR 0.755 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

TRACT 2
BEING 530,089 SQUARE FEET OR 12.169 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

BEING A TOTAL OF 12.924 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

27 SINGLE FAMILY LOTS, 22 SINGLE FAMILY COTTAGE,
39 TOWNHOME LOTS AND 7 OPEN SPACE LOTS

HOMETOWN 5 DEVELOPMENT CORP. OWNER/DEVELOPER
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JB 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

THIS PLAT WAS FILED AS INSTRUMENT NO. D _____
ON _____, 2018.

REVISED: DECEMBER 7, 2017
SUBMITTED: NOVEMBER 13, 2017

