

1 OF 2

WHEREAS, HOMETOWN 5 DEVELOPMENT CORP., is the owner of land located in the City of North Richland Hills, Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1852, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. os recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

COMMENCING at a "X" in concrete found at the southwest corner of Lot 1, Block 1, Hometown Canal District, an addition to the City of North Richland Hills as recorded in Document No. D212238536, Tarrant County Plat Records, said point being in the north right-of-way line of Ice House Drive (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE North 89 degrees 14 minutes 39 seconds East, 388.73 feet along the south line of said Lot 1, Block 1 Hometown Canal District to a "X" set in concrete for corner and being the POINT OF BEGINNING of this tract of land;

THENCE North 89 degrees 14 minutes 39 seconds East, 263.45 feet along the south line of said Lot1, Block 1, Hometown Canal District to a "X" set in concrete found at the northwest corner of Alley right-of-way (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE along the west line of said Alley right-of-way as follows:

South 32 degrees 19 minutes 17 seconds West, 28.01 feet to a one-half inch iron rod found for corner;

South 00 degrees 03 minutes 47 seconds East, 252.92 feet to a one-half inch iron rod found at the southwest corner

of said Alley right-of-way said point also being in the north right-of-way line of said Ice House Drive;

THENCE along the north right—of—way line of said Ice House Drive as follows:

Northwesterly, 83.62 feet along a curve to the right which has a central angle of 70 degrees 27 minutes 33 seconds, a radius of 68.00 feet, a tangent of 48.02 feet, and whose chord bears North 61 degrees 14 minutes 48 seconds West, 78.45 feet to a one—half inch iron rod found for corner;

North 26 degrees 01 minutes 01 seconds West, 198.21 feet to a one—half inch iron rod found for corner;

Northwesterly, 115.25 feet along a curve to the left which has a central angle of 64 degrees 44 minutes 19 seconds, a radius of 102.00 feet, a tangent of 64.65 feet, and whose chord bears North 58 degrees 23 minutes 11 seconds West, 109.22 feet to the POINT OF BEGINNING and containing 32,904 square feet or 0.755 acres of land.

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in Tarrant County, Texas, 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 for the southwest corner of Ice House Drive (a variable right-of-way) as recorded in Document No. D212210557, Tarrant County Plat Records, and sold point being in the east line of Lot 1, Block B, Home Town NRH Lakes Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 8333, Tarrant County Plat Records;

THENCE along the south right-of-way line of said Ice House Drive as follows:

North 89 degrees 14 minutes 39 seconds East, 458.48 feet to a one-half inch iron rod found for corner;

Southeasterly, 42.94 feet along a curve to the right which has a central angle of 64 degrees 44 minutes 20 seconds, a radius of 38.00 feet, a tangent of 24.09 feet, and whose chord bears South 58 degrees 25 minutes 11 seconds East, 40.69 feet to a one-half inch iron rod found for corner;

Southeasterly, 173.41 feet along a curve to the left which has a central angle of 68 degrees 37 minutes 32 seconds, a radius of 144.78 feet, a tangent of 98.81 feet, and whose chord bears South 62 degrees 01 minutes 03 seconds East, 163.23 feet to a one-half inch iron rod found for corner;

North 63 degrees 53 minutes 54 seconds East, 92.71 feet to a one-half inch iron rod found for corner;

Northeasterly, 40.90 feet along a curve to the right which has a central angle of 26 degrees 02 minutes 19 seconds, a radius of 90.00 feet, a tangent of 20.81 feet, and whose chord bears North 76 degrees 55 minutes 19 seconds, a radius of 90.00 feet, a tangent of 20.81 feet, and whose chord bears North 76 degrees 55 minutes 04 seconds East, 40.55 feet to a one-half inch iron rod found for corner;

North 89 degrees 56 minutes 13 seconds East, 148.51 feet to a one-half inch iron rod found for corner the west right-to-f-way);

right-of-way line of Bridge Street (a variable width right-of-way);

THENCE along the west right—of—way line of Bridge Street as follows:

South 00 degrees 03 minutes 47 seconds East, 250.56 feet to a one—half inch iron rod found for corner;

South 00 degrees 19 minutes 14 seconds West, 0.45 feet to a one—half inch iron rod found at the northeast corner of the Amended Plat of The Hometown Conal District Phase 4, an addition to the City of North Richland Hills as recorded in Document No. D216015394, Tarrant County Plat Records;

THENCE along the north line of said Amended Plat of The Hometown Canal District Phase 4 as follows:

South 89 degrees 36 minutes 13 seconds West, 60.76 feet to a one-half inch iron rad found for corner;

South 89 degrees 36 minutes 13 seconds West, 60.76 feet to a one-half inch iron rad found for corner;

South 89 degrees 36 minutes 13 seconds West, 50.76 feet to a one-half inch iron rad found for corner;

South 64 degrees 51 minutes 44 seconds West, 552.90 feet to a one-half inch iron rad found for corner;

South 64 degrees 51 minutes 44 seconds West, 552.90 feet to a one-half inch iron rad found for corner;

Northwesterly, 68.01 feet along a curve to the right which has a central angle of 97 degrees 24 minutes 53 seconds, a radius of 40.00 feet, a tangent of 45.54 feet, whose chard bears North 66 degrees 25 minutes 50 seconds West, 60.11 feet to a one-half inch iron rad found for corner;

North 17 degrees 43 minutes 23 seconds West, 7.32 feet to a one-half inch iron rad found for corner;

South 72 degrees 16 minutes 37 seconds West, 20.00 feet to a one-half inch iron rad found for corner;

South 17 degrees 43 minutes 23 seconds East, 17.13 feet to a one-half inch iron rad found for corner;

South 17 degrees 43 minutes 23 seconds East, 17.13 feet to a one-half inch iron rad found for corner;

South 17 degrees 43 minutes 37 seconds West, 50.00 feet to a one-half inch iron rad found for corner;

South 17 degrees 18 minutes 19 seconds East, 21.60 feet to a one-half inch iron rad found for corner;

South 35 degrees 18 minutes 11 seconds East, 21.60 feet to a one-half inch iron rad found for corner;

South 36 degrees 41 minutes 49 seconds West, 17.95 feet to a one-half inch iron rad found for corner;

South 36 degrees 18 minutes 11 seconds West, 17.95 feet to a one-half inch iron rad found for corner;

South 36 degrees 18 minutes 11 seconds West, 17.95 feet to a one-half inch iron rad found for corner;

South 36 degrees 18 minutes 19 seconds West, 17.95 feet to a one-half inch iron rad found for corner;

South 36 d

THENCE along the east line of sold Lot 1, Block B, Home Town NRH Lakes Addition Tract I as follows:

North 53 degrees 18 minutes 11 seconds West, 14.78 feet to a one-half inch iron rod found for corner;

Northwesterly, 242.19 feet along a curve to the right which has a central angle of 41 degrees 23 minutes 22 seconds, a radius of 335.27 feet, a tangent of 126.65 feet, whose chord bears North 32 degrees 00 minutes 03 seconds West, 236.96 feet to a one-half inch iron rod found for corner;

Northwesterly, 220.87 feet along a curve to the left which has a central angle of 12 degrees 50 minutes 36 seconds, a radius of 985.32 feet, a tangent of 110.90 feet, whose chord bears North 19 degrees 56 minutes 45 seconds West, 220.40 feet to a one-half inch iron rod found for corner;

North 23 degrees 59 minutes 55 seconds West, 126.25 feet to a one-half inch iron rod found for corner;

Northwesterly, 99.52 feet along a curve to the right which has a central angle of 19 degrees 00 minutes 27 seconds, a radius of 300.00 feet, a tangent of 50.22 feet, whose chord bears North 14 degrees 29 minutes 44 seconds West, 99.07 feet to a one-half inch iron rod found for corner;

Northwesterly, 94.68 feet along a curve to the right which has a central angle of 10 degrees 26 minutes 32 seconds, a radius of 300.00 feet, a tangent of 127.41 feet, whose chord bears North 00 degrees 13 minutes 45 seconds East, 54.60 feet to a one-half inch iron rod found for corner;

Northeasterly, 54.68 feet along a curve to the right which has a central angle of 10 degrees 26 minutes 32 seconds, a radius of 300.00 feet, a tangent of 27.41 feet, whose chord bears North 00 degrees 13 minutes 45 seconds East, 54.60 feet to a one-half inch iron rod found for corner;

North 05 degrees 27 minutes 02 seconds East, 179.83 feet to POINT OF BEGINNING and containing 530,089 square feet or 12.169 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HOMETOWN 5 DEVELOPMENT CORP., 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 5A 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: HOMETOWN 5 DEVELOPMENT CORP., a Texas limited liability company,

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

John Hodge, President

STATE OF TEXAS §

COUNTY OF DALLAS §

LOT AREA TABLE

BLOCK/LOT SQUARE FEET ACRES

2,250

2,250

3,195

3,956

2,750

2,745 2,745

2,250

2,250

2,745 2,745

2,250

6,489

2,261

2,261

2,261

4,849

3,150

3,150

3,150

3,150

4,205

3,263

4,779

5,451

5,206 4,783

3,329

3,150

3,150

3,150

3,850

5,432

C-9 5,280 0.121

4,950

2,250

A-2

A-4

A-6

B-1

B-3

B-5

B-6

B-7

B-8

B-10

B-11

B-12 B-13

B-15

B-17

B-18

B-19

B-20

B-21

B-22 B-23

B-24

B-25

B-27

B-28

B-30

B-31

B-33

B-32

B-34

C-1 C-2

C-3 C-4

C-5

C-6

C-7 C-8

B-16

3,218

0.074

0.052

0.052

0.052

0.091

0.063

0.055

0.063

0.063

0.052

0.063

0.052

0.149

0.052

0.052

0.052

0.111

0.072

0.072

0.072

0.075

0.125

0.148

0.120

0.110

0.076

0.072

0.088

0.114

Before me, the undersigned notary public in and for said county and state on this day personally appeared John Hodge of HOMETOWN 5 DEVELOPMENT CORP., 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.

LOT AREA TABLE

BLOCK/LOT SQUARE FEET ACRES

6,050

5,766

5,316

5,008

4,638

2.375

2,375

2,375

2,897

2,375

2,375

3,457

2,250

2,890

CA-A1 17,041 0.391

CA-B1 11,473 0.263

3,892

1,893

2,192

CA-C3 105,078 2.412

0.050

C-12

C-13

C-14

C-15

C-16

C-17

C-18

C-19

C-20

C-21

C-22

C-23

C-24

C-25

C-27

C-28

C-29

C-30

C-31 C-32

C-33 C-34

C-35

C-36 C-37

C-38 C-39

C-40

C-41 C-42

C-43

C-46

C-44

CA-B2

CA-C2

CA-C1

4,950

0.114

0.139

0.132

0.122

0.106

0.055

0.055

0.055

0.067

0.067

0.055

0.055

0.079

0.052

0.052

0.066

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Surveyor's Certificate

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 Frisco, Texas.

Dated this, the ____ day of ____

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



	LINE TABLE		
NO.	BEARING	LENGTH	
L38	S3219'17"W	28.01	
L39	N17"43"23"W	7.32	
L40	S7276'37"W	20.00	
L41	S17'43'23"E	17.13	
L42	S53"18'11"E	21.60'	
L43	N5378'11"W	17.95	
L44	S36'41'49"W	59.00	
L45	N5318'11"W	14.78	
L46	S45'52'10"W	7.00	
L47	N60'07'29"E 7.00'		
L48	N7216'37"E	7.00	
L49	N25'08'16"W	18.06	
L50	\$75"55"08"W	9.67	
L51	N8974'39"E	7.81	
L52	N6713'25"W	12.05	
L53	N77"34'29"W	65.21	

			CURVE	TABLE		
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C37	83.62	070"27"33"	68.00'	48.02	N61"14"48"W	78.45
C38	115.25	064'44'19"	102.00	64.65	N58"23"11"W	109.22
C39	42.94	064'44'20"	38.00'	24.09"	S58'23'11"E	40.69
C40	173.41	068'37'32"	144.78	98.81*	S62"01"03"E	163.23
C41	40.90	026'02'19"	90.00'	20.81	N76*55'04*E	40.55
C42	68.01*	097"24"53"	40.00'	45.54	N66"25"50"W	60.11
C43	117.99'	035'34'48"	190.00'	60.97	S35*30'47*E	116.10
C44	201.82	035'34'48"	325.00	104.28	S35'30'47*E	198.59
C45	79.21	008'38'40"	525.00	39.68	N22'02'43"W	79.13
C46	62.83	090'00'00"	40.00*	40.00'	S70"08"16"E	56.57
C47	62.83	090'00'00"	40.00	40.00'	N19'51'44"E	56.57
C48	41.07*	023'31'56"	100.00	20.83	N78'59'23"W	40.78
C49	55.32	024"22"56"	130.00	28.09'	S12'56'49"E	54.91
C50	63.83	024"22"56"	150.00'	32.41	S12'56'48"E	63.35
C51	62.83*	090'00'00"	40.00	40.00'	S44'14'39"W	56.57
C52	45.20	064'44'20"	40.00	25.35'	N58'23'11"W	42.83
C53	11.02'	02515'40"	25.00'	5.60'	N76"36"49"E	10.93
C54	62.83*	090'00'00"	40.00	40,00'	N70"08"16"W	56.57

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 B

NRH Case # AP 2017-05

AMENDED PLAT

THE HOMETOWN CANAL DISTRICT, PHASE 5A

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

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 Dallas, Texas 75219 Contact: William Gietema JBI PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Josh Luke, P.E. TBPE No. F-438 TBPLS No. 1007

REVISED: DECEMBER 7, 2017

SUBMITTED: NOVEMBER 13, 2017

(972)248-7676 Sheet 2 of 2

(972) 774-9110

Chairman, Planning and Zoning Commission Attest: Secretary, Planning and Zoning Commissio WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this day of ________ 2018, to recommend approval of this Plat for filling of Mayor, City of North Richland Hills Attest: City Secretary

0.072 3,150 3,150 0.072 3,150 0.072 3.150 0.072 0.072 3,150 4,950 0.114 4,950 0.114 4,950 4.950 0.114 5,280 0.121 4,950 7,007 0.161 C-45 0.182 0.153 0.161 6,684 C-47 7,005 C-48 5,836 0.134

THIS PLAT WAS FILED AS INSTRUMENT NO. D.