

VICINITY MAP
N.T.S.

REAL PROPERTY DESCRIPTION

BEING TRACT B-1, AND TRACT B, BLOCK SEVEN, DIAMOND LOCH UNIT 2, SUBDIVISION, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-85, PAGE 37, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D216299250, DEED RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 1.248 ACRE TRACT SITUATED IN R. P. BARTON SURVEY, ABSTRACT NUMBER 175, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D217155196, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT A, OF SAID BLOCK SEVEN, IN THE NORTH RIGHT OF WAY LINE OF GLENVIEW DRIVE (80' RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 220.40 FEET WITH THE COMMON LINE OF SAID GLENVIEW AND SAID 1.248 ACRE TRACT TO THE SOUTHEAST CORNER OF THE SAME AND THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 43.52 FEET WITH SAID COMMON LONE TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 553.67 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46 DEGREES 54 MINUTES 50 SECONDS WITH A RADIUS OF 676.20 FEET, AND A CHORD WHICH BEARS NORTH 66 DEGREES 28 MINUTES 54 SECONDS WEST, 538.34 FEET TO THE WEST CORNER OF SAID TRACT B-1;

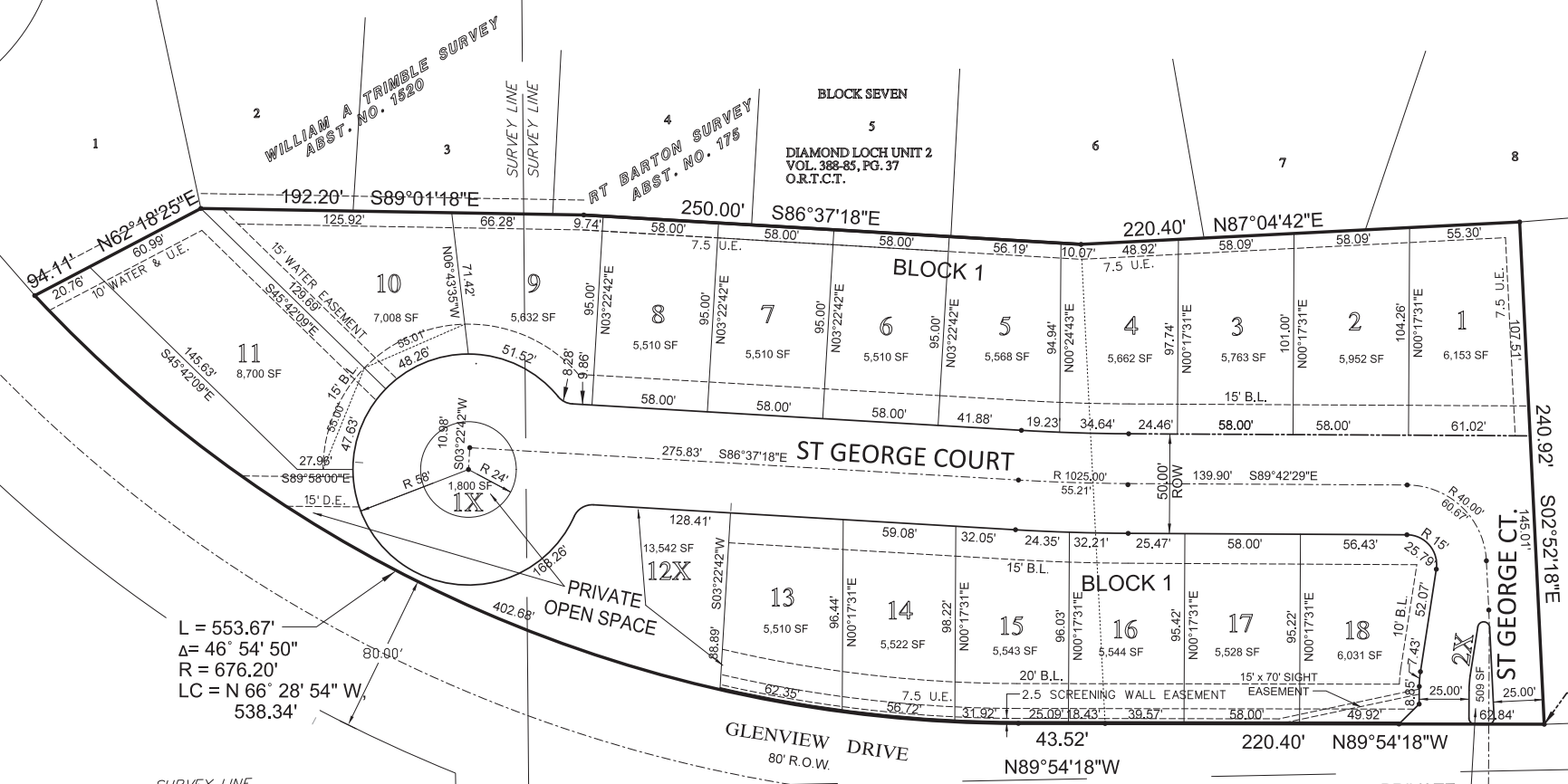
THENCE NORTH 62 DEGREES 18 MINUTES 25 SECONDS EAST, 94.11 FEET WITH THE COMMON LINE OF SAID TRACT B-1, AND LOT 1 OF SAID BLOCK SEVEN;

THENCE SOUTH 89 DEGREES 01 MINUTES 18 SECONDS EAST, 192.20 FEET WITH THE NORTH LINE OF SAID TRACT B-1, TO THE NORTHEAST CORNER OF THE SAME;

THENCE SOUTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, 250.00 FEET WITH THE NORTH LINE OF SAID TRACT B TO THE NORTHEAST CORNER OF THE SAME;

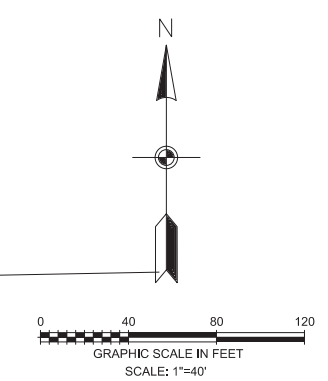
THENCE NORTH 87 DEGREES 04 MINUTES 42 SECONDS EAST, 220.40 FEET TO THE NORTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 02 DEGREES 52 MINUTES 18 SECONDS EAST, 240.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 153,988 SQUARE FEET OR 3.535 ACRE OF LAND MORE OR LESS.



L = 553.67'
Δ = 46° 54' 50"
R = 676.20'
LC = N 66° 28' 54" W,
538.34'

DIAMOND LOCH ADDITION
LOT A
D216272426
D.R.T.C.T



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 _____



PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHERE THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2017, TO APPROVE THIS PRELIMINARY PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION _____

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 OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO. _____, EFF. SEPTEMBER 26, 2009.

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

OWNER / DEVELOPER
BENCHMARK AMERICAN HOMES LLC
BENCHMARK AMERICAN HOMES, LLC
9001 GLENDA RA DRIVE
NRH, TX, 7182
TEL.: (817) 875-8631

PRELIMINARY PLAT
DIAMOND PARK ESTATES
LOTS 1-2 BLOCK 1, LOTS 1-11, 12X & 13-18
BLOCK 1
AND 1X & 2X BLOCK 100

BEING 3.535 ACRES OF LAND
17 RESIDENTIAL LOTS &
2 PRIVATE OPEN SPACE LOT
IN THE WILLIAMS TRIMBLE SURVEY
ABSTRACT NO. 1520 AND
R.P. BARTON SURVEY ABSTRACT NO. 175
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PROJECT NO.	DATE	REVISIONS
170670	JSW	
	EKK	
	DATE	08-18-2017

PRELIMINARY PLAT
DIAMOND PARK ESTATES

5000 THOMPSON TERRACE
COLLEEVILLE, TX 76034
(817) 335-9900
FAX: (817) 335-9955



SHEET 1 OF 1

CASE ZC 2017-11
PP 2017-____

PREPARED OCTOBER 2017