STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, SOVEREIGN AT HOMETOWN, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Delilah C. Manning Survey, Abstract Number 1046 and the Landon C. Walker Survey, Abstract Number 1652, City of North Richland Hills, Tarrant County, Texas and being:

all of Lot 1R, Block B, Replat of Hometown – Dolce Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D218095385, Plat Records, Tarrant County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SOVEREIGN AT HOMETOWN, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat dsignating the hereinabove described real property as Lot 1R–1, Block B, Hometown – Dolce Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights–of–way, and any other public areas shown on this plat.

_____
Owner's Agent

_____
Title

WITNESS UNDER MY HAND THIS THE _____ day of _____, 2018.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual..

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022

_____
Notary Public, State of Texas
My Commission expires:

SURVEYOR'S CERTIFICATION

I, JEREMY LUKE DEAL, 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 of the ground made by me or under my direction and supervision.

Executed this the _____ day of _____, in the year of our Lord 2022.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

RELEASED FOR REVIEW
2022/06/07

_____
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

FLOOD STATEMENT

According to Community Panel Number 48439C0205L, revised March 21, 2019, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this the _____ day of _____, 2022, to approve this Plat by the City Council.

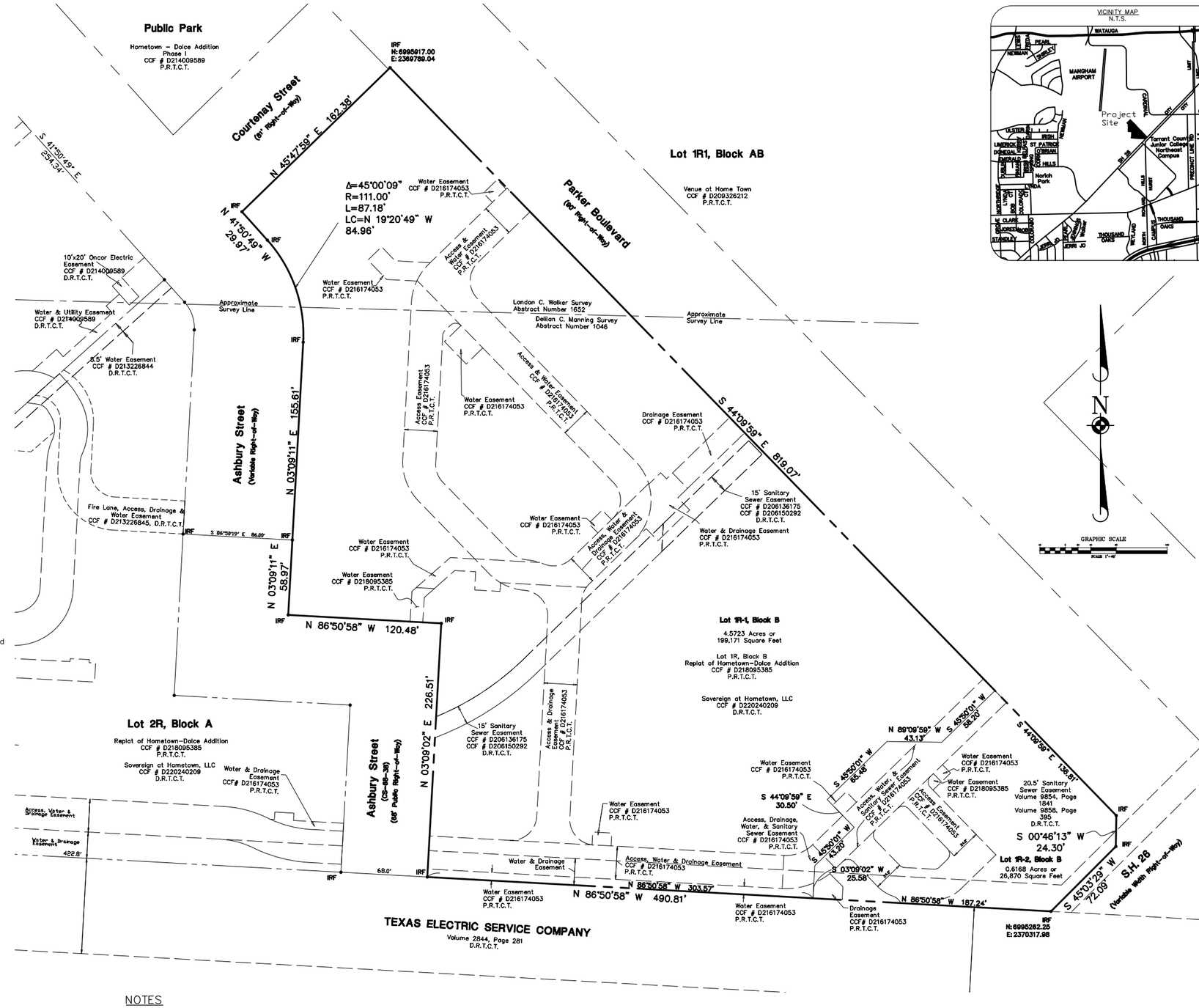
_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

WHEREAS The City Council of the City of North Richland Hills, Texas voted affirmatively on this the _____ day of _____, 2022, to approve this Plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary



NOTES

1. Basis of Bearings is the plat of Hometown–Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas.
2. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
3. The coordinate values shown hereon are in reference to the Texas Coordinate System, North American Datum of 1983, North Central Zone 4202.
4. The sole purpose of this plat is to separate Lot 1R, Block B, Replat of Hometown – Dolce Addition, an addition to the city of North Richland Hills Tarrant County, Texas, according to the plat recorded in County Clerk's File Number D218095385, Plat Records, Tarrant County, Texas into two lots.

Owner:
Sovereign at Hometown, LLC
150 E. 52nd St. 22002
New York, New York 10022
954–455–0336

This Plat filed as Instrument No. D_____,
Date _____

REPLAT
HOMETOWN - DOLCE ADDITION

LOT 1R–1, BLOCK B
BEING A REVISION OF LOT 1R, BLOCK B, HOMETOWN – DOLCE ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER D218095385, PLAT RECORDS, TARRANT COUNTY, TEXAS.

Case: RP–XXXXXX

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
640 Taylor Street, Suite 1200, Fort Worth, Texas 76102 ph:817.897.5008 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

REPLAT: HOMETOWN - DOLCE ADDITION
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

PROJ. MGR: JDL
PROJ. ASSOC.: SC
DRAWN BY: SC
DATE: JUNE 8, 2022

SHEET
1 of 1
PR CODE

© 2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

06/08/22 Dwg Name: C:\Users\scampton\OneDrive – Manhard Consulting, Ltd\Desktop\MPM Plat\Hometown–Dolce Block 1r1R Block B Replat.dwg Updated By: SCampton