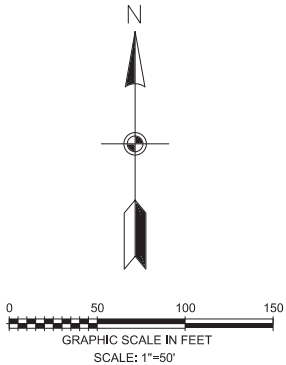


VICINITY MAP
N.T.S.

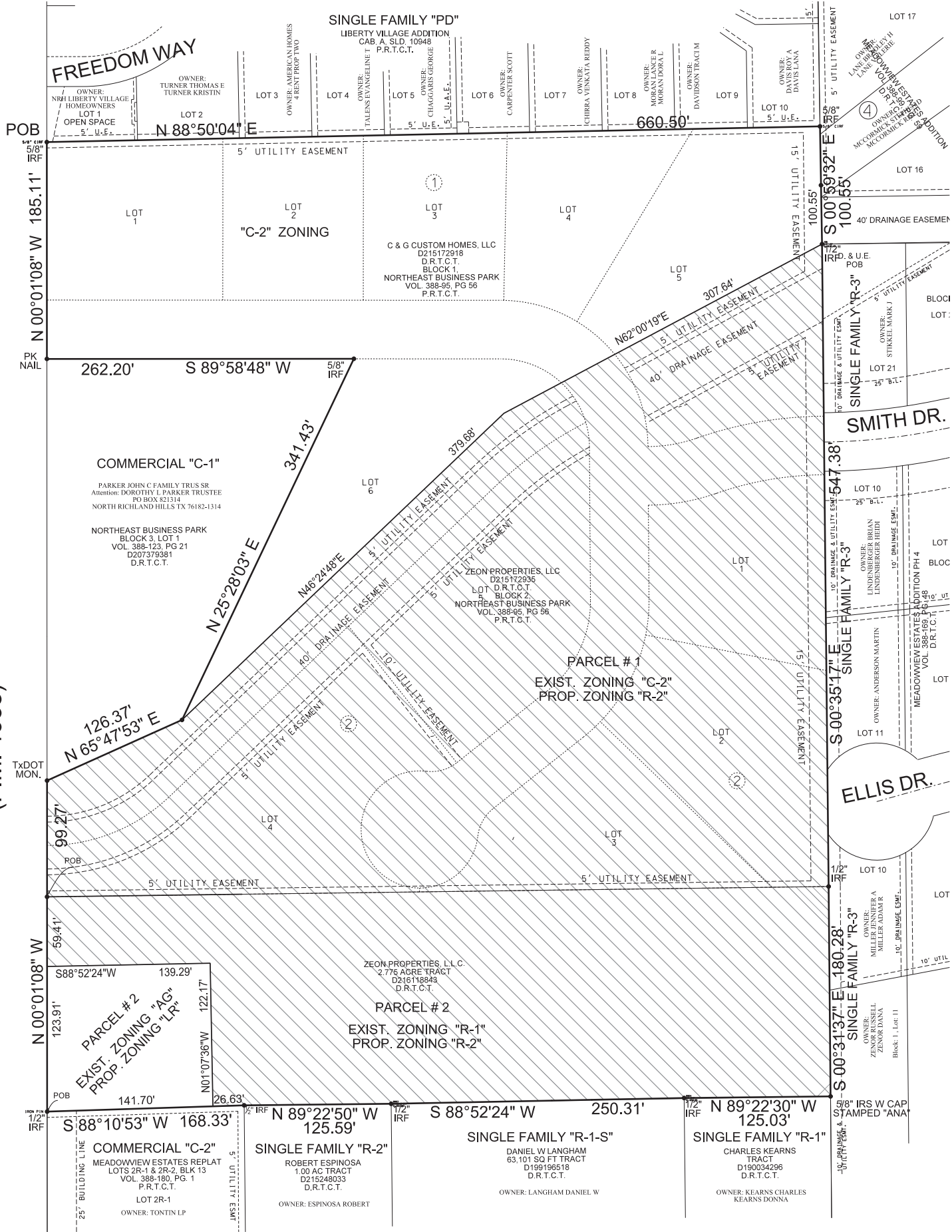
NOTES:

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 be outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. , Eff September 25, 2009.



DAVIS BLVD.
(F.M. 1938)



REAL PROPERTY DESCRIPTION
PARCEL #1
BEING 7.171 ACRE PARCEL OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6, BLOCK 2, AND A PORTION OF LOT 5, BLOCK 1, OF NORTHEAST BUSINESS PARK, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-95, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND A PART OF THAT CERTAIN TRACT OF LAND CALLED 2.775 ACRE IN DEED TO ZEON PROPERTIES, L.L.C., AS RECORDED IN INSTRUMENT NUMBER D216118843, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 2, AND THE NORTHWEST CORNER OF OF SAID 2.775 ACRE TRACT, IN THE EAST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD F. M. 1938 (120' RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 01 MINUTES, 08 SECONDS WEST, 99.27 FEET WITH THE WEST LINE OF SAID BLOCK 2, TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR THE SOUTH CORNER OF LOT 1, BLOCK 3, NORTHEAST BUSINESS PARK, AS RECORDED IN VOLUME 388-123, PAGE 21, OF SAID PLAT RECORDS ;

THENCE NORTH 46 DEGREES 24 MINUTES, 48 SECONDS EAST, 379.68 FEET;

THENCE NORTH 62 DEGREES 00 MINUTES, 19 SECONDS EAST, 307.64 FEET TO 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID NORTHEAST BUSINESS PARK FOR THE NORTHWEST CORNER OF LOT 21, BLOCK 4, MEADOWVIEW ESTATES ADDITION PHASE 4, AS RECORDED IN VOLUME 388-169, PAGE 48, PLAT RECORDS, TARRANT COUNTY, TEXAS ;

THENCE SOUTH 00 DEGREES 35 MINUTES, 17 SECONDS EAST, 547.38 FEET WITH THE COMMON LINE OF SAID NORTHEAST BUSINESS PARK AND MEADOWVIEW ESTATES ADDITION PHASE 4 TO THE SOUTHEAST CORNER OF SAID NORTHEAST BUSINESS PARK AND THE NORTHEAST CORNER OF SAID 2.775 ACRE TRACT ;

THENCE SOUTH 00 DEGREES, 31 MINUTES, 37 SECONDS EAST, 180.28 FEET WITH THE WEST LINE OF SAID MEADOWVIEW ESTATES PHASE 4 AND THE EAST LINE OF SAID 2.775 ACRE TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO CHARLES KEARNS AS RECORDED IN INSTRUMENT NUMBER D190034296, OF SAID DEED RECORDS, IN THE WEST LINE OF SAID MEADOWVIEW ESTATES PHASE 4;

THENCE NORTH 89 DEGREES, 22 MINUTES, 30 SECONDS WEST, 125.03 FEET WITH THE NORTH LINE OF SAID CHARLES KEARNS TRACT AND SAID 2.775 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CHARLES KEARNS TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO DANIEL W. LANGHAM AS RECORDED IN INSTRUMENT NUMBER D199196518, OF SAID DEED RECORDS IN THE SOUTH LINE OF SAID 2.775 ACRE TRACT

THENCE SOUTH 88 DEGREES, 52 MINUTES, 24 SECONDS WEST, 250.31 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "PROLINE" FOUND FOR THE NORTHWEST CORNER OF SAID DANIEL W. LANGHAM TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN DEED TO ROBERT ESPINOSA AS RECORDED IN INSTRUMENT NUMBER D215248033, OF SAID DEED RECORDS IN THE SOUTH LINE OF SAID 2.775 ACRE TRACT;

THENCE NORTH 89 DEGREES, 23 MINUTES, 50 SECONDS WEST, 125.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ROBERT ESPINOSA TRACT AND THE NORTHEAST CORNER OF LOT 2R-1, BLOCK 13, MEADOWVIEW ESTATES , AS RECORDED IN VOLUME 388-180, PAGE 1, PLAT RECORDS, TARRANT COUNTY, TEXAS IN THE SOUTH LINE OF SAID 2.775 ACRE TRACT;

THENCE SOUTH 88 DEGREES, 10 MINUTES, 53 SECONDS WEST, 26.63 FEET WITH THE COMMON LINE OF SAID 2.775 ACRE TRACT AND SAID LOT 2R-1;

THENCE NORTH 01 DEGREES, 07 MINUTES, 36 SECONDS WEST, 122.17 FEET;

THENCE SOUTH 88 DEGREES, 52 MINUTES, 24 SECONDS WEST, 139.29 FEET TO THE WEST LINE OF SAID 2.775 ACRE TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES, 08 SECONDS WEST, 59.41 FEET WITH THE WEST LINE OF SAID 2.775 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 325,494 SQUARE FEET OR 7.472 ACRES OF LAND, MORE OR LESS.

PARCEL #2
BEING 0.397 ACRE PARCEL OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CALLED 2.775 ACRE IN DEED TO ZEON PROPERTIES, L.L.C., AS RECORDED IN DOCUMENTS NUMBER D216118843, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2R-1, BLOCK 13, MEADOWVIEW ESTATES, AS RECORDED IN VOLUME 388-180, PAGE 1, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID 2.775 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD F. M. 1938 (120' RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES, 01 MINUTES, 08 SECONDS WEST, 123.91 FEET;

THENCE NORTH 88 DEGREES, 52 MINUTES, 24 SECONDS WEST, 139.29 FEET;

THENCE SOUTH 00 DEGREES, 07 MINUTES, 36 SECONDS WEST, 122.17 FEET TO THE SOUTH LINE OF SAID 2.775 ACRE TRACT;

THENCE SOUTH 88 DEGREES, 10 MINUTES, 53 SECONDS WEST, 141.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,283 SQUARE FEET OR 0.397 ACRES OF LAND, MORE OR LESS

ZONING EXHIBIT
ST JOSEPH ESTATES
LOTS 1-12 BLOCK 1, LOTS 1-8 BLOCK 2
& LOT 1, BLOCK 3
BEING 11.223 ACRES OF LAND
IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PREPARED JULY 2016

PROJECT NO.	DATE	REVISIONS
140150	JSW	
DRAWN BY	EKK	
APPROVED BY		
DATE	05-02-2014	

ZONING EXHIBIT
ST JOSEPH ESTATES

5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955



SHEET 1 OF 1

CASE ZC 2016-09

ENGINEER / SURVEYOR
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COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
ZEON PROPERTIES, L.L.C.
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300-1376

OWNER
C & G CUSTOM HOMES
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300-1376