

### 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 28, 2009.

#### PLANNED DEVELOPMENT RESTRICTIONS

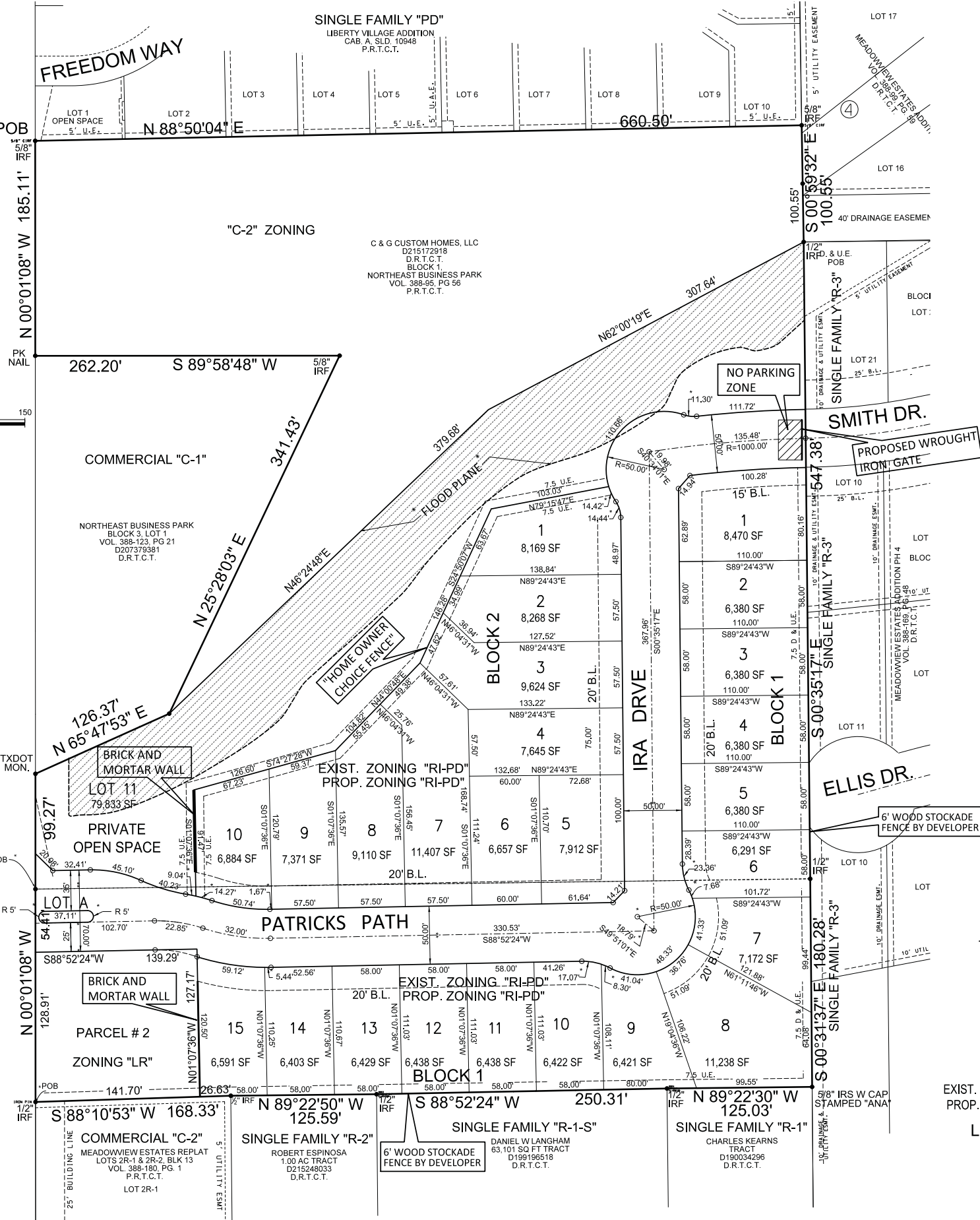
1. DWELLINGS TO BE 2,300 S. F. MINIMUM.
2. ELEVATIONS OF EACH UNITS WILL BE 85% MASONRY WITH DECORATIVE ELEMENTS AND AT LEAST 3 ARCHITECTURAL ENHANCEMENTS SUCH AS SHUTTERS, CUT BRICK "HAUNCH", LOUVERED VENTS, METAL OVERHANGS, DECORATIVE WOOD GARAGE DOORS, WINDOW AND DOOR DRESSINGS, ENHANCED DRIVEWAY PAVEMENT, ETC.
3. ROOF PITCH SHALL BE AT A MINIMUM OF 8:12 PITCH WITH A MINIMUM 35 YEAR ROOFING MATERIALS "NO 3-TAB SHINGLES".
4. ALL DRIVEWAYS TO BE SALT-FINISH, OR STAINED OR BRICK PAVERS OR BROOMED FINISHED WITH SMOOTHED BORDERS/EDGES.
5. ALL PERIMETER FENCING SHALL BE AS SHOWN ON THE PLAN. WOOD STOCKADE FENCING SHALL BE 6' TALL AND SHALL HAVE METAL POSTS. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF WALLS WITHIN OPEN SPACE LOTS AND WITHIN DEDICATED WALL EASEMENTS.
6. SIDEWALKS SHALL BE CONSTRUCTED BY THE HOME BUILDER AND/OR THE DEVELOPER AND SHALL BE INSTALLED PER THIS PLAN AND BE FOUR FEET IN WIDTH.
7. MAILBOXES TO BE MASONARY OR ANTIQUE LOCATED AT EACH PROPERTY.
8. EACH LOT SHALL HAVE A FULL AREA IRRIGATION SPRINKLER SYSTEM WITH FREEZE AND RAIN DETECTORS.
9. ELECTRIC AND TELEPHONE SERVICE SHALL BE UNDERGROUND.
10. COMMON AMENITIES, COMMON AREAS AND ALL COMMON AREAS NOT SPECIFIED IN INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. SIDE YARD SEPARATIONS SHALL BE A MINIMUM OF 10' BETWEEN STRUCTURES (5 FT AND 5 FT).
12. PROJECT SIGNS TO BE IN ACCORDANCE WITH THE CITY OF NRH SIGN ORDINANCE.
13. EACH LOT OWNER WILL BE A MANDATORY MEMBER OF THE HOMEOWNERS ASSOCIATION (HOA) WILL PROVIDE MAINTENANCE AND LIABILITY COVERAGE FOR COMMON AREAS AND EMERGENCY ACCESS GATE".
14. ALL BUILDINGS SHALL HAVE 20 MINIMUM FEET SETBACK FROM FRONT PROPERTY LINE.
15. FRONT ENTRY GARAGES SHALL BE LIMITED TO 18 OF THE 25 LOTS. HALF (9) MUST HAVE INDIVIDUAL DOORS SEPARATED BY A MINIMUM 12" COLUMN.
16. FRONT ENTRY GARAGE DOORS MUST BE DECORATIVE WOOD. FRONT BUILDING ELEVATIONS NEXT TO GARAGE DOORS SHALL BE ENHANCED MASONRY USING A COMBINATION OF BRICK AND STONE WITH DECORATIVE ELEMENTS.
17. EACH LOT SHALL BE LANDSCAPED BY THE BUILDER WITH A MINIMUM OF FIFTEEN ONE - GALLON SHRUBS, THREE TREES (3 INCH CALIPER MEASURED 12 INCHES ABOVE THE ROOT BALL) WITH A MINIMUM OF ONE TREE IN THE FRONT YARD.
18. LOT 5, BLOCK 1 SHALL NOT HAVE REAR DRIVEWAY ACCESS FROM ELLIS DRIVE.
19. 6' WOOD FENCE TO BE PRE-STAINED CEDAR BOARD-ON-BOARD WITH TOP SIDE STRIP, TOP CAP, AND PRESSURE-TREATED KICKBOARD BASE ON METAL POLES.
20. STREET LIGHTS SHALL BE SELECTED FROM ONCOR'S "DECORATIVE STREET LIGHTING" OPTIONS, EXCLUDING THE TEXAN LUMINAIRE

#### GATE REQUIREMENTS

1. THE GATE WILL NEED TO HAVE AN OPTICAL SYSTEM INSTALLED WITH DUAL SENSORS. BOTH FOR INGRESS AND EGRESS. WHEN TRIGGERED BY THE OPTICAL SYSTEM THE GATE MOTOR SYSTEM WILL OPEN THE FULL APPROVED WIDTH.
2. THE GATE WILL ALSO BE REQUIRED TO HAVE A MANUAL RELEASE WITH FIRE DEPARTMENT ACCESS PROVIDED.
3. AT ANY TIME THE OPTICAL SYSTEM IS NOT FUNCTIONING, THE GATE MUST BE LEFT OPEN.
4. OPTICAL SENSORS MUST FUNCTION WITH THE INSTALLED EQUIPMENT / EMITTERS USED BY THE NRH FIRE DEPARTMENT.
5. OPTICAL SENSORS MUST BE INSTALLED AND DIRECTED TO RECEIVE THE TRANSMITTED SIGNAL FROM THE FIRE APPARATUS TO FUNCTION FOR THE DESIGNED PURPOSE. THIS IS TO BE BI-DIRECTIONAL.
6. A MANUAL SYSTEM OF OPENING THE GATES MUST BE INSTALLED AND FUNCTION-ABLE BY THE FIRE DEPARTMENT. IF LOCKS ARE INSTALLED ON THE MANUAL OPENING SYSTEM THEY SHALL BE OF THE KNOX SYSTEM.
7. NO OVERHEAD OBSTRUCTIONS ARE ALLOWED.
8. THE OPTICAL SYSTEM IS THE PRIMARY REQUIRED OPENING SYSTEM. IF THIS SYSTEM MALFUNCTIONS OR DURING LOSS OF POWER, THE GATES MUST BE LEFT IN THE OPEN POSITION.
9. IF GATES ARE NOT MAINTAINED AND OPERATING AS APPROVED, THE FIRE CHIEF SHALL HAVE THE AUTHORITY TO ORDER THE GATE TO BE REPAIRED.
10. GATE TO SWEING INTO THE ST JOSEPH ESTATES SUBDIVISION WHEN OPENED. UPON CONSTRUCTION, 15' "NO PARKING" AREA WILL BE DESIGNATED IN THE SWING ZONE OF THE GATE.

DAVIS BLVD.  
(F.M. 1938)

GRAPHIC SCALE IN FEET  
SCALE: 1"=50'



#### ENGINEER / SURVEYOR

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#### OWNER / DEVELOPER

ZEON PROPERTIES, L.L.C.  
75 MAIN STREET, STE 100  
COLLEYVILLE, TX. 76034  
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#### OWNER

C & G CUSTOM HOMES  
75 MAIN STREET, STE 100  
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#### REAL PROPERTY DESCRIPTION

BEING 7.456 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 D218118843, 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 65 DEGREES 47 MINUTES, 53 SECONDS EAST, 126.37 FEET WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 3;

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 SOUTHWEST 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 ROBERT ESPINOSA TRACT AND THE NORTHEAST CORNER OF LOT 2R-1, BLOCK 13, MEADOWVIEW ESTATES AS RECORDED IN INSTRUMENT NUMBER D215248033, 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 FOR THE NORTHWEST CORNER OF SAID ROBERT ESPINOSA TRACT AND THE NORTHEAST CORNER OF LOT 2R-1, BLOCK 13, MEADOWVIEW ESTATES AS RECORDED IN INSTRUMENT NUMBER D215248033, OF SAID DEED RECORDS 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, 127.17 FEET;

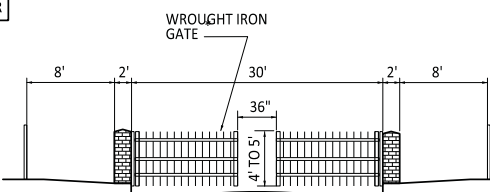
THENCE SOUTH 88 DEGREES, 52 MINUTES, 24 SECONDS WEST, 139.29 FEET TO THE WEST LINE OF SAID 2.775 ACRE TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES, 08 SECONDS WEST, 54.41 FEET WITH THE WEST LINE OF SAID 2.775 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 324,792 SQUARE FEET OR 7.456 ACRES OF LAND, MORE OR LESS.

#### LAND USE TABLE

ITEM	R-2	RI-PO (7.456 AC) 25 UNITS
MIN. LOT AREA	9,000 SF	6,183 SF
AVG. LOT AREA	-	6,600 SF
MIN FRONT YARD	20 FT	20 FT
MINN REAR YARD	10 FT AND 20%	10 FT
MIN. LOT WIDTH	72.5 FT	56 FT (60 FT AVG.)
MIN. SIDE YARD	10 FT & 6 FT	6 FT AND 4 FT
TOTAL OPEN SPACE	-	79,833 SF (24.58%)
USEABLE OPEN SPACE	-	31,951 SF (9.84 %)
DENSITY	4 UNITS/AC	3.35 UNITS/AC

AREA CALCULATIONS  
AREA OF DEVELOPMENT = 7.456 ACRES (324,792 SF)  
NUMBER OF UNITS = 25  
OPENSACE (79,833 S.F.) 24.6 %



#### GATE DETAIL

N.T.S.

#### ZONING EXHIBIT

### ST JOSEPH ESTATES

EXIST. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"  
PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"

LOTS 1-15 BLOCK 1, LOTS 1-11 BLOCK 2

BEING 7.456 ACRES OF LAND  
25 RESIDENTIAL LOTS &  
1 NONRESIDENTIAL LOTS  
IN THE STEPHEN RICHARDSON SURVEY

ABSTRACT NO. 1266,  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS.

PREPARED SEPTEMBER 2016

ZONING EXHIBIT  
ST JOSEPH ESTATES

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