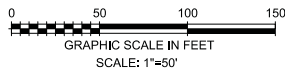
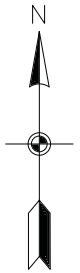


VICINITY MAP  
N.T.S.

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.



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

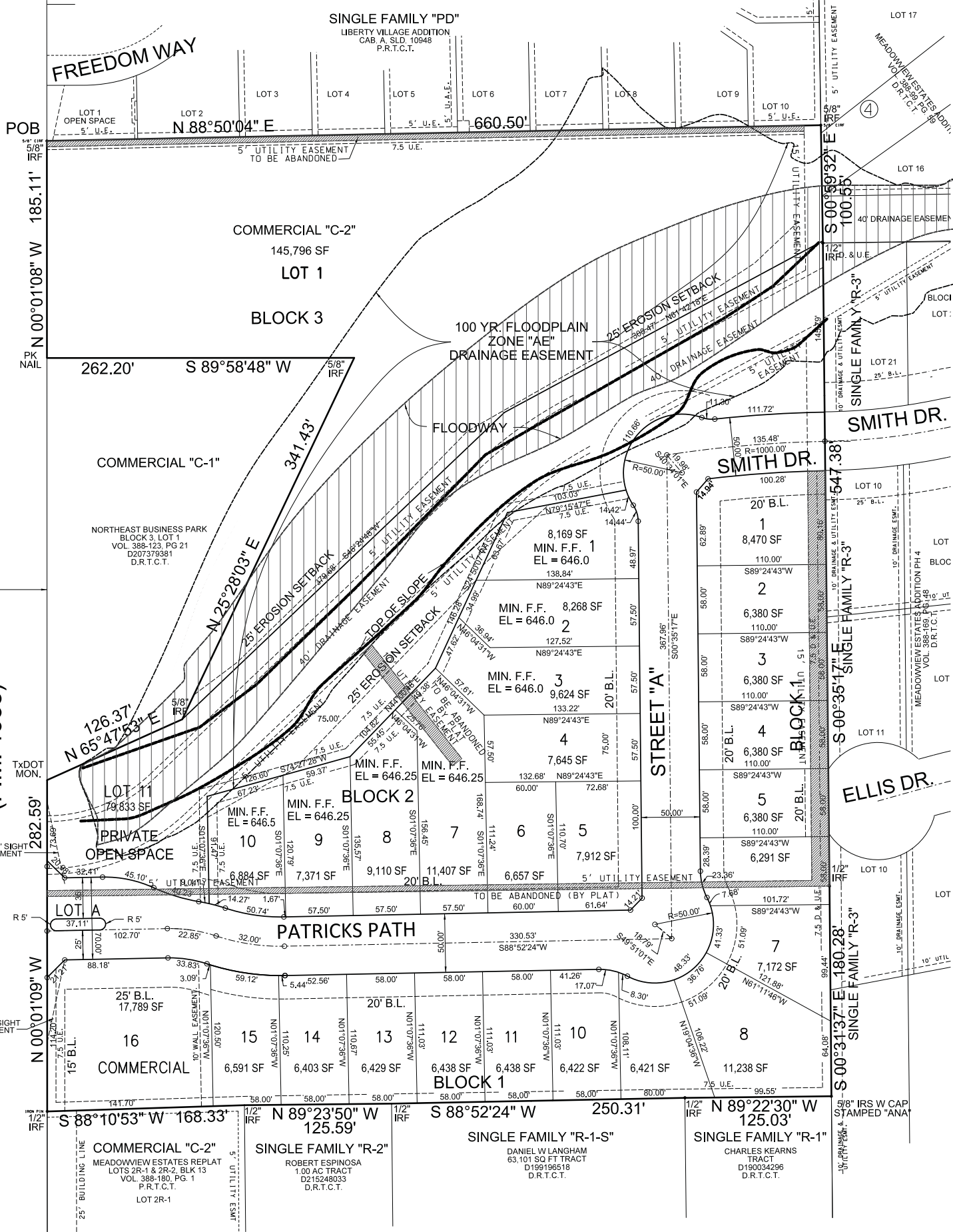
WHERE THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_ DAY OF \_\_\_, 2016, TO APPROVE THIS PRELIMINARY PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

DAVIS BLVD.  
(F.M. 1938)

DRIVEWAY



LEGAL DESCRIPTION

BEING 11.223 ACRE TRACT OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING ALL BLOCK 1, AND 2, 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 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 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF BLOCK 1, OF SAID NORTHEAST BUSINESS PARK AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF LIBERTY VILLAGE ADDITION AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AS RECORDED IN CABINET A, SLIDE 10948, OF SAID PLAT RECORDS, ALSO BEING IN EAST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD F. M. 1938 (120' RIGHT-OF-WAY);

**THENCE** NORTH 88 DEGREES, 50 MINUTES, 04 SECONDS EAST, 660.50 FEET WITH THE COMMON LINE OF SAID NORTHEAST BUSINESS PARK AND SAID LIBERTY VILLAGE ADDITION TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF SAID NORTHEAST BUSINESS PARK AND THE SOUTHEAST CORNER OF SAID LIBERTY VILLAGE ADDITION IN THE WEST LINE OF BLOCK 4, OF MEADOWVIEW ESTATES ADDITION, TO THE CITY OF NORTH RICHLAND HILLS AS RECORDED IN VOLUME 388-99, PAGE 59, OF SAID PLAT RECORDS;

**THENCE** SOUTH 00 DEGREES, 59 MINUTES, 32 SECONDS EAST, 100.55 FEET WITH THE WEST LINE OF SAID BLOCK 4, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BLOCK 4, AND THE NORTHWEST CORNER OF LOT 21, BLOCK 4, OF MEADOWVIEW ESTATES PHASE 4, AS RECORDED IN VOLUME 388-169, PAGE 48, OF SAID PLAT RECORDS;

**THENCE** SOUTH 00 DEGREES, 35 MINUTES, 17 SECONDS EAST, 547.38 FEET WITH THE WEST LINE OF SAID MEADOWVIEW ESTATES PHASE 4 AND THE EAST LINE OF SAID NORTHEAST BUSINESS PARK TO A 1/2 INCH IRON ROD FOUND;

**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 ZEON PROPERTIES, L.L.C., 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 COMMON LINE OF SAID CHARLES KEARNS TRACT AND SAID ZEON PROPERTIES, L.L.C., 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 ZEON PROPERTIES, L.L.C.;

**THENCE** SOUTH 88 DEGREES, 52 MINUTES, 24 SECONDS WEST, 250.31 FEET TO A 1/2 INCH IRON ROD 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 ZEON PROPERTIES, L.L.C., 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 ZEON PROPERTIES, L.L.C., TRACT;

**THENCE** SOUTH 88 DEGREES 10 MINUTES, 53 SECONDS WEST, 168.33 FEET WITH THE COMMON LINE OF SAID LOT 2R-1 AND SAID ZEON PROPERTIES, L.L.C., TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2R-1, AND THE SOUTHWEST CORNER OF SAID ZEON PROPERTIES, L.L.C., TRACT IN THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD;

**THENCE** NORTH 00 DEGREES 01 MINUTES, 09 SECONDS WEST, 282.59 FEET WITH THE COMMON LINE OF SAID ZEON PROPERTIES, L.L.C., TRACT, BLOCK 2, OF NORTHEAST BUSINESS PARK AND THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, SECOND FILING OF 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 COMMON LINE OF SAID BLOCK 2, OF NORTHEAST BUSINESS PARK AND SAID LOT 1, TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1;

**THENCE** NORTH 25 DEGREES 28 MINUTES, 03 SECONDS EAST, 341.43 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, IN THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL COURT (50 FOOT RIGHT-OF-WAY);

**THENCE** SOUTH 89 DEGREES 58 MINUTES, 48 SECONDS WEST, 262.20 FEET WITH THE NORTH LINE OF SAID LOT 1, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, IN THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD;

**THENCE** NORTH 00 DEGREES 01 MINUTES, 08 SECONDS WEST, 185.11 FEET WITH THE COMMON LINE OF SAID NORTHEAST BUSINESS PARK AND SAID DAVIS BOULEVARD TO THE **PLACE OF BEGINNING** AND CONTAINING 488,882 SQUARE FEET OR 11.223 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT  
ST JOSEPH ESTATES

LOTS 1-16 BLOCK 1, LOTS 1-11 BLOCK 2  
LOT 1, BLOCK 3 & LOT "A" BLOCK 100  
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 OCTOBER, 2016

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.  
5000 THOMPSON TERRACE  
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

PRELIMINARY PLAT  
ST JOSEPH ESTATES

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



SHEET 1 OF 1

PP - 2016 -