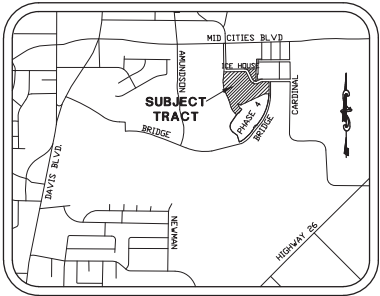


LEGEND

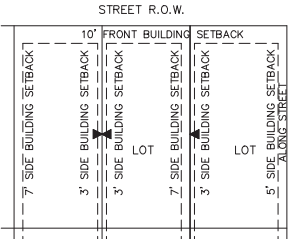
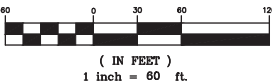
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRF IRON ROD SET
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- CA COMMON AREA
- AE ACCESS EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- 7' x 7' UTILITY EASEMENT
- STREET NAME CHANGE INDICATOR
- 3-FT BUILDING LINE TO LOT LINE SEE LOT DETAIL, THIS SHEET



VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE



TYPICAL SINGLE FAMILY
LOT DETAIL

NOTE: N.T.S.
NO OVERHEAD STRUCTURES WITHIN
5' OF ADJACENT STRUCTURES.

LAND AREA CHART	
OPEN SPACE LOTS	ACRES
CA-A1	0.391
CA-B1	0.263
CA-B2	0.089
CA-C1	0.043
CA-C2	0.050
CA-C3	2.411
CA-C4	0.053
OPEN SPACE LOTS TOTAL ACRES	3.300
% OF OPEN SPACE PER TOTAL ACREAGE	25.5%

GENERAL NOTES:

- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
- LOT CA-C3, BLOCK C IS A DRAINAGE EASEMENT IN ITS ENTIRETY AND SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
- NO ELECTRICAL, TELECOMMUNICATION OR CABLE APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES. ALL SHOULD BE PROVIDED FROM REAR PROPERTY LINES.
- GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
- COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.
- SIGHT VISIBILITY EASEMENTS SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN 30 INCHES AND 9 FEET IN HEIGHT.

NRH Case # PP 2016-11

PRELIMINARY PLAT

THE HOMETOWN CANAL DISTRICT,
PHASE 5A

TRACT 1
BEING 32,904 SQUARE FEET OR 0.755 ACRES
OUT OF THE
LONDON C. WALKER SURVEY, ABSTRACT NO. 1652

TRACT 2
BEING 530,089 SQUARE FEET OR 12.169 ACRES
OUT OF THE
LONDON C. WALKER SURVEY, ABSTRACT NO. 1652

BEING A TOTAL OF 12.924 ACRES
OUT OF THE
LONDON C. WALKER SURVEY, ABSTRACT NO. 727
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

ARCADIA LAND PARTNERS 25, LTD. OWNER/DEVELOPER
3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

ZONED: TC

- 27 SINGLE FAMILY LOTS
- 22 SINGLE FAMILY COTTAGE
- 39 TOWNHOME LOTS
- 07 OPEN SPACE LOTS

REVISED: NOVEMBER 30, 2016
SUBMITTED: OCTOBER 10, 2016

OWNERS’ CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

TRACT 1

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in the City of North Richland Hills, Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk’s Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

COMMENCING at a “X” in concrete found at the southwest corner of Lot 1, Block 1, Hometown Canal District, an addition to the City of North Richland Hills as recorded in Document No. D212238536, Tarrant County Plat Records, said point being in the north right-of-way line of Ice House Drive (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE North 89 degrees 14 minutes 39 seconds East, 388.73 feet along the south line of said Lot 1, Block 1 Hometown Canal District to a “X” set in concrete for corner and being the POINT OF BEGINNING of this tract of land;

THENCE North 84 degrees 14 minutes 39 seconds East, 263.45 feet along the south line of said Lot1, Block 1, Hometown Canal District to a “X” set in concrete found at the northwest corner of Alley right-of-way (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE along the west line of said Alley right-of-way as follows:
South 32 degrees 19 minutes 17 seconds West, 28.01 feet to a one-half inch iron rod found for corner;
South 00 degrees 03 minutes 47 seconds East, 252.92 feet to a one-half inch iron rod found at the southwest corner of said Alley right-of-way said point also being in the north right-of-way line of said Ice House Drive;

THENCE along the north right-of-way line of said Ice House Drive as follows:
Northwesterly, 83.62 feet along a curve to the right which has a central angle of 70 degrees 27 minutes 33 seconds, a radius of 68.00 feet, a tangent of 48.02 feet, and whose chord bears North 61 degrees 14 minutes 48 seconds West, 78.45 feet to a one-half inch iron rod found for corner;
North 26 degrees 01 minutes 01 seconds West, 198.21 feet to a one-half inch iron rod found for corner;
Northwesterly, 115.25 feet along a curve to the left which has a central angle of 64 degrees 44 minutes 19 seconds, a radius of 102.00 feet, a tangent of 64.65 feet, and whose chord bears North 58 degrees 23 minutes 11 seconds West, 109.22 feet to the POINT OF BEGINNING and containing 32,904 square feet or 0.755 acres of land.

TRACT 2

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk’s Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for the southwest corner of Ice House Drive (a variable right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records, and said point being in the east line of Lot 1, Block B, Home Town NRH Lakes Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 8333, Tarrant County Plat Records;

THENCE along the south right-of-way line of said Ice House Drive as follows:
North 89 degrees 14 minutes 39 seconds East, 456.48 feet to a one-half inch iron rod found for corner;
Southeasterly, 42.94 feet along a curve to the right which has a central angle of 64 degrees 44 minutes 20 seconds, a radius of 38.00 feet, a tangent of 24.09 feet, and whose chord bears South 58 degrees 23 minutes 11 seconds East, 40.69 feet to a one-half inch iron rod found for corner;
South 26 degrees 01 minutes 01 seconds East, 194.21 feet to a one-half inch iron rod found for corner;
Southeasterly, 173.41 feet along a curve to the left which has a central angle of 68 degrees 37 minutes 32 seconds, a radius of 144.78 feet, a tangent of 98.81 feet, and whose chord bears South 62 degrees 01 minutes 03 seconds East, 163.23 feet to a one-half inch iron rod found for corner;
North 63 degrees 53 minutes 54 seconds East, 92.71 feet to a one-half inch iron rod found for corner;
Northeasterly, 40.90 feet along a curve to the right which has a central angle of 26 degrees 02 minutes 19 seconds, a radius of 90.00 feet, a tangent of 20.81 feet, and whose chord bears North 76 degrees 55 minutes 04 seconds East, 40.55 feet to a one-half inch iron rod found for corner;
North 89 degrees 56 minutes 13 seconds East, 148.51 feet to a one-half inch iron rod found for corner the west right-of-way line of Bridge Street (a variable width right-of-way);

THENCE along the west right-of-way line of Bridge Street as follows:
South 00 degrees 03 minutes 47 seconds East, 250.56 feet to a one-half inch iron rod found for corner;
South 00 degrees 19 minutes 14 seconds West, 0.45 feet to a one-half inch iron rod found at the northeast corner of the Amended Plat of The Hometown Canal District Phase 4, an addition to the City of North Richland Hills as recorded in Document No. D216015394, Tarrant County Plat Records;

THENCE along the north line of said Amended Plat of The Hometown Canal District Phase 4 as follows:
South 89 degrees 56 minutes 13 seconds West, 60.76 feet to a one-half inch iron rod found for corner;
Southwesterly, 52.52 feet along a curve to the left which has a central angle of 25 degrees 04 minutes 29 seconds, a radius of 120.00 feet, a tangent of 26.69 feet, whose chord bears South 77 degrees 23 minutes 58 seconds West, 52.10 feet to a one-half inch iron rod found for corner;
South 64 degrees 51 minutes 44 seconds West, 552.90 feet to a one-half inch iron rod found for corner;
Northwesterly, 68.01 feet along a curve to the right which has a central angle of 97 degrees 24 minutes 53 seconds, a radius of 40.00 feet, a tangent of 45.54 feet, whose chord bears North 66 degrees 25 minutes 50 seconds West, 60.11 feet to a one-half inch iron rod found for corner;
North 17 degrees 43 minutes 23 seconds West, 7.32 feet to a one-half inch iron rod found for corner;
South 72 degrees 16 minutes 37 seconds West, 20.00 feet to a one-half inch iron rod found for corner;
South 17 degrees 43 minutes 23 seconds East, 17.13 feet to a one-half inch iron rod found for corner;
Southeasterly, 117.99 feet along a curve to the left which has a central angle of 35 degrees 34 minutes 48 seconds, a radius of 190.00 feet, a tangent of 60.97 feet, whose chord bears South 35 degrees 30 minutes 47 seconds East, 116.10 feet to a one-half inch iron rod found for corner;
South 53 degrees 18 minutes 11 seconds East, 21.60 feet to a one-half inch iron rod found for corner;
South 36 degrees 41 minutes 49 seconds West, 110.00 feet to a one-half inch iron rod found for corner;
North 53 degrees 18 minutes 11 seconds West, 17.95 feet to a one-half inch iron rod found for corner;
South 36 degrees 41 minutes 49 seconds West, 59.00 feet to a “X” in concrete found corner in the east line of said Lot 1, Block B, Home Town NRH Lakes Addition;

THENCE along the east line of said Lot 1, Block B, Home Town NRH Lakes Addition Tract I as follows:
North 53 degrees 18 minutes 11 seconds West, 14.78 feet to a one-half inch iron rod found for corner;
Northwesterly, 242.19 feet along a curve to the right which has a central angle of 41 degrees 23 minutes 22 seconds, a radius of 335.27 feet, a tangent of 126.65 feet, whose chord bears North 32 degrees 00 minutes 03 seconds West, 236.96 feet to a one-half inch iron rod found for corner;
Northwesterly, 220.87 feet along a curve to the left which has a central angle of 12 degrees 50 minutes 36 seconds, a radius of 985.32 feet, a tangent of 110.90 feet, whose chord bears North 19 degrees 56 minutes 45 seconds West, 220.40 feet to a one-half inch iron rod found for corner;
North 23 degrees 59 minutes 55 seconds West, 126.25 feet to a one-half inch iron rod found for corner;
Northwesterly, 99.52 feet along a curve to the right which has a central angle of 19 degrees 00 minutes 27 seconds, a radius of 300.00 feet, a tangent of 50.22 feet, whose chord bears North 14 degrees 29 minutes 44 seconds West, 99.07 feet to a one-half inch iron rod found for corner;
North 04 degrees 59 minutes 31 seconds West, 75.65 feet to a one-half inch iron rod found for corner;
Northeasterly, 54.68 feet along a curve to the right which has a central angle of 10 degrees 26 minutes 32 seconds, a radius of 300.00 feet, a tangent of 27.41 feet, whose chord bears North 00 degrees 13 minutes 45 seconds East, 54.60 feet to a one-half inch iron rod found for corner;
North 05 degrees 27 minutes 02 seconds East, 179.82 feet to POINT OF BEGINNING and containing 530,089 square feet or 12.169 acres of land.

Surveyor’s Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this, the ____day of _____, 2016.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dan B. Ramsey, R.P.L.S. # 4172



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____day of _____, 2016.

Notary Public, State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____th day of _____, 2016, to recommend approval of this Preliminary Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

LINE TABLE		
NO.	BEARING	LENGTH
L1	S32°19'17"W	28.01'
L2	N17°43'23"W	7.32'
L3	S72°16'37"W	20.00'
L4	S17°43'23"E	17.13'
L5	S53°18'11"E	21.60'
L6	N53°18'11"W	17.95'
L7	S36°41'49"W	59.00'
L8	N53°18'11"W	14.78'
L9	S45°32'10"W	7.00'
L10	N60°07'29"E	7.00'
L11	N72°16'37"E	7.00'
L12	N25°08'16"W	18.06'
L18	S75°55'08"W	9.67'
L19	N89°14'39"E	7.81'
L20	N67°13'25"W	12.05'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	83.62'	070°27'33"	68.00'	48.02'	N61°14'48"W
C2	115.25'	064°44'19"	102.00'	64.65'	N58°23'11"W
C3	42.94'	064°44'20"	38.00'	24.09'	S58°23'11"E
C4	173.41'	068°37'32"	144.78'	98.81'	S62°01'03"E
C5	40.90'	026°02'19"	90.00'	20.81'	N76°55'04"E
C6	68.01'	097°24'53"	40.00'	45.54'	N66°25'50"W
C7	117.99'	035°34'48"	190.00'	60.97'	S35°30'47"E
C8	201.82'	035°34'48"	325.00'	104.28'	S35°30'47"E
C9	79.21'	008°38'40"	525.00'	39.68'	N22°02'43"W
C10	62.83'	090°00'00"	40.00'	40.00'	S70°08'16"E
C11	62.83'	090°00'00"	40.00'	40.00'	N19°51'44"E
C12	41.07'	023°31'56"	100.00'	20.83'	N78°59'23"W
C13	55.32'	024°22'56"	130.00'	28.09'	S12°56'48"E
C14	63.83'	024°22'56"	150.00'	32.41'	S12°56'48"E
C15	62.83'	090°00'00"	40.00'	40.00'	S44°14'39"W
C16	45.20'	064°44'20"	40.00'	25.35'	N58°23'11"W
C17	17.64'	025°15'40"	40.00'	8.96'	N76°36'49"E
C18	62.83'	090°00'00"	40.00'	40.00'	N70°08'16"W

NRH Case # PP 2016–11

PRELIMINARY PLAT

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PHASE 5A

TRACT 1
BEING 32,904 SQUARE FEET OR 0.755 ACRES
OUT OF THE
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TRACT 2
BEING 530,089 SQUARE FEET OR 12.169 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

BEING A TOTAL OF 12.924 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 727
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

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TBPE No. F–438 TBPLS No. 10076000

ZONED: TC

27 SINGLE FAMILY LOTS
22 SINGLE FAMILY COTTAGE
39 TOWNHOME LOTS
07 OPEN SPACE LOTS

REVISED: NOVEMBER 30, 2016
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