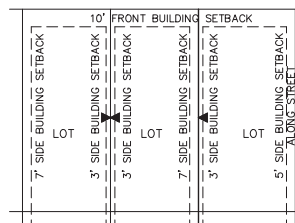


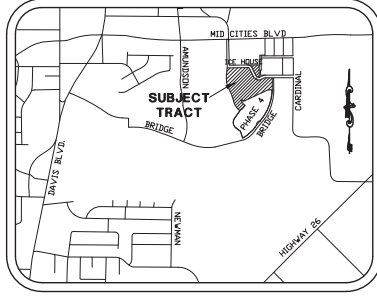
LEGEND

- 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
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- 7' X 7' UTILITY EASEMENT
- STREET NAME CHANGE INDICATOR
- 3-FT BUILDING LINE TO LOT LINE
- SEE LOT DETAIL, THIS SHEET

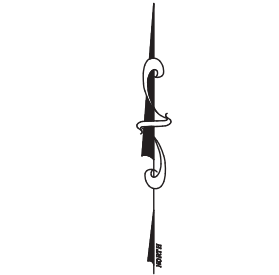


TYPICAL SINGLE FAMILY LOT DETAIL

NOTE: NO OVERHEAD STRUCTURES WITHIN 5' OF ADJACENT STRUCTURES.



VICINITY MAP  
SCALE: 1" = 2,000'



GENERAL NOTES:

1. 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.
2. AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
3. LOTS CA-C2 AND CA-C3, BLOCK C ARE ALSO A DRAINAGE EASEMENT IN ITS ENTIRETY AND SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
4. NO ELECTRICAL APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
5. GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
6. COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

NRH Case # FP 2017-01

FINAL PLAT

THE HOMETOWN CANAL DISTRICT,  
PHASE 5A

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

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

27 SINGLE FAMILY LOTS, 22 SINGLE FAMILY COTTAGE,  
39 TOWNHOME LOTS AND 7 OPEN SPACE LOTS

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

THIS PLAT WAS FILED AS INSTRUMENT NO. D \_\_\_\_\_  
ON \_\_\_\_\_, 2017.

REVISED: FEBRUARY 6, 2017  
SUBMITTED: JANUARY 17, 2017

