

GENERAL NOTES:

- REASON FOR THE REPLAT IS TO CHANGE THE TEN FOOT (10') SIDE BUILDING LINE TO A FIVE FOOT (5') SIDE BUILDING LINE.
- THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY.
- THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

LEGAL DESCRIPTION:

Being all of LOT 5, BLOCK D, HOME TOWN NRH WEST, PHASE 3, according to the final Plat recorded in Cabinet A, Slide 1054-10056 Tarrant County Plat Records.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ARCADIA LAND PARTNERS 16, LTD, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as LOT 5R, Block D, HOME TOWN NRH WEST, PHASE 3 an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and other public areas shown on this plat.

By: ARCADIA LAND PARTNERS 16, LTD.,
a Texas limited liability company,

By: Arcadia Realty Corp.,
a Texas corporation, its sole Manager,

John Hodge, President

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned notary public in and for said county and state on this day personally appeared John Hodge of ARADIA LAND PARTNERS 16, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration expressed, and in the capacity therein stated, and as the act and deed of said limited liability company.

Given under my hand and seal of office this ____ day of _____, 2017.

Notary Public in and for the State of Texas.

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 North Richland Hills, Texas.

Dated this, the ____th day of _____, 2017.

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



WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____th day of _____, 2017, to recommend approval of this Plat by City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

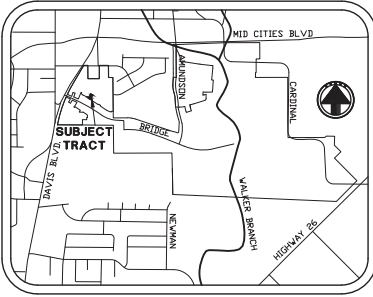
WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this day of _____, 2017, to recommend approval of this Plat for filing of record.

Mayor, City of North Richland Hills

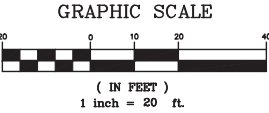
Attest: City Secretary

THIS PLAT WAS FILED AS INSTRUMENT NO. _____

ON _____, 2017.



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- | | |
|-----|------------------|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| ROW | RIGHT-OF-WAY |
| BL | BUILDING LINE |
| UE | UTILITY EASEMENT |

NRH Case # RP 2017-03

REPLAT

LOT 5R, BLOCK D
HOME TOWN NRH WEST, PHASE 3

BEING 5,149 SQUARE FEET OR
0.118 ACRES OUT OF THE
J. BARLOUGH SURVEY, ABSTRACT NUMBER 130

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

1 SINGLE FAMILY LOT

ARCADIA LAND PARTNERS 16, 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

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