



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. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
3. SIGHT VISIBILITY EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY VISUAL OBSTRUCTIONS BETWEEN THIRTY INCHES AND NINE FEET IN HEIGHT.

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

ATTEST: CITY SECRETARY

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. ALL LOT CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION.
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.
6. Driveway access is prohibited from Shady Grove Road on Lot 1, Block 1, Lot 1, Block 2, Lots 4, 5 & 13, Block 2 and Lot 1, Block 2 and Lot 1, Block 2, Lots 4 & 5 Block 4 and Lot 4 Block 5.
7. HOA maintenance easement will be provided to the HOA for the maintenance of the detention pond.
8. The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources.

NORTH RICHLAND HILLS, TX. 76182-0259

8600 CLAY HIBBINS RD.  
NORTH RICHLAND HILLS, TX. 76182  
TEL. (347)615 -1999

1521 WAGONWHEEL TRL.  
KELLER, TX. 76248  
TEL. (347)615 -1999

COLLEYVILLE, TEXAS 76034  
TEL. (817) 335-9900  
FAX (817) 335-9955

LOCATED IN THE THOMAS PACK, SURVEY  
ABSTRACT NO. 1210,  
AN ADDITION TO THE CITY OF  
NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS,  
PREPARED MARCH 2016

THIS PLAT FILED AS INSTRUMENT NO. D\_\_\_\_\_, DATE \_\_\_\_\_

A.N.A. JOB NUMBER 150250