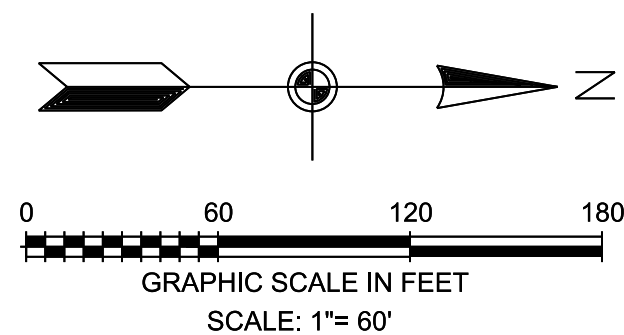


## VICINITY MAP

N.T.S.

SHADY OAKS ADDITION  
CAB. "A" SLIDE 697  
P.R.T.C.T.



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.



Name \_\_\_\_\_

Texas Registration No. 5951

STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, the undersigned authority, on this day personally appeared Edward Khalil, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for Tarrant County

My Printed name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

TAYLOR ESTATES  
CAB. "A" SLIDE 5155  
P.R.T.C.T.

25' R.O.W. DEDICATIONS  
PER THIS PLAT

STATE OF TEXAS  
COUNTY OF TARRANT

### OWNERS' ACKNOWLEDGEMENT AND DEDICATION

WHEREAS SAFEWAY CONSULTING AND CONTRACTING LLC, AND THOMAS ANDREWS AND ELIZABETH ANDREWS AND STEVEN J. OAKLEY AND ANNA D. OAKLEY ARE THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

BEING 16.152 ACRE OF LAND SITUATED IN THOMAS PECK SURVEY, ABSTRACT NUMBER 1210, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING TWO TRACTS OF LAND DESCRIBED AS TRACT ONE AND TWO IN DEED TO SAFEWAY CONSULTING AND CONTRACTING LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER D215213528, DEED RECORDS, TARRANT COUNTY, TEXAS, ALL THAT 0.504 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID SAFEWAY CONSULTING AND CONTRACTING LLC, AS RECORDED IN INSTRUMENT NUMBER D215219254, OF SAID DEED RECORDS, ALL THAT CALLED 4.897 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAFEWAY CONSULTING AND CONTRACTING LLC, AS RECORDED IN INSTRUMENT NUMBER D216030609, OF SAID DEED RECORDS, AND 0.189 ACRE OF LAND DESCRIBED IN DEED TO SAID SAFEWAY CONSULTING AND CONTRACTING LLC, AS RECORDED IN INSTRUMENT NUMBER D216109450, OF SAID DEED RECORDS AND ALL OF LOT 2, BLOCK 1, OF BARRETT-ANDREWS ADDITION AS RECORDED IN INSTRUMENT NUMBER D210232526, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO SAID SAFEWAY CONSULTING AND CONTRACTING LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D216141702, DEED RECORDS, TARRANT COUNTY, TEXAS, AND LOT 1, OF SAID BLOCK 1, AS CONVEYED TO THOMAS ANDREWS AND ELIZABETH ANDREWS, BY DEED RECORDED IN INSTRUMENT NUMBER D210233446, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT ONE AND THE SOUTHEAST CORNER OF SAID 0.504 ACRE TRACT, IN THE NORTH RIGHT OF WAY LINE OF SHADY GROVE ROAD (60 FOOT RIGHT-OF-WAY) AS RECORDED IN INSTRUMENTS NUMBER D209309720 AND D210008371, OF SAID DEED RECORDS;

THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS WEST, 115.01 FEET WITH THE NORTH LINE OF SAID SHADY GROVE ROAD;

THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 191.71 FEET TO THE NORTHWEST CORNER OF SAID 0.504 ACRE TRACT;

THENCE NORTH 89 DEGREES 42 MINUTES 17 SECONDS EAST, 115.00 FEET TO THE NORTHEAST CORNER OF SAID 0.504 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO STEVEN OAKLEY AND ANNA OAKLEY BY DEED RECORDED IN INSTRUMENT NUMBER D212241751, OF SAID DEED RECORDS, IN THE WEST LINE OF SAID TRACT ONE;

THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 50.00 FEET WITH THE WEST LINE OF SAID TRACT ONE TO A 1/2 INCH IRON ROD FOUND;

THENCE DEPARTING WEST LINE OF SAID TRACT ONE, SOUTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, 125.00 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 180.19 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID 4.897 ACRE TRACT AND THE NORTH LINE OF SAID OAKLEY TRACT;

THENCE SOUTH 89 DEGREES 44 MINUTES 07 SECONDS WEST, 219.02 FEET WITH THE COMMON LINE OF SAID 4.897 ACRE TRACT AND SAID OAKLEY TRACT TO THE EAST RIGHT OF WAY LINE OF SHADY GROVE ROAD (60 FOOT RIGHT-OF-WAY) AS RECORDED IN INSTRUMENTS NUMBER D209305061, OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST, 279.63 FEET WITH THE EAST LINE OF SAID SHADY GROVE ROAD;

THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, 33.31 FEET WITH THE WEST LINE OF SAID 4.897 ACRE TRACT;

THENCE NORTH 00 DEGREES 42 MINUTES 38 SECONDS WEST, 310.95 FEET WITH THE WEST LINE OF SAID 4.897 ACRE TRACT AND THE CENTERLINE OF CLAY HIBBINS ROAD (50 FOOT RIGHT-OF-WAY) TO THE NORTHWEST CORNER OF SAID 4.897 ACRE TRACT;

THENCE NORTH 89 DEGREES 50 MINUTES 36 SECONDS EAST, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, BARRETT-ANDREWS ADDITION AS RECORDED IN INSTRUMENT NUMBER D210232526, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 08 MINUTES 55 SECONDS WEST, 531.09 FEET WITH THE WEST LINE OF SAID BLOCK 1, TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PEARL PLACE ADDITION, AS RECORDED IN INSTRUMENT NUMBER D211170087, OF SAID PLAT RECORDS;

THENCE NORTH 86 DEGREES 57 MINUTES 02 SECONDS EAST, 514.96 FEET WITH THE COMMON LINE OF SAID LOT 1, BARRETT-ANDREWS ADDITION AND SAID LOT 1, PEARL PLACE ADDITION TO THE COMMON CORNER OF THE SAME IN THE WEST LINE OF BLOCK 2, STEEPLE RIDGE ADDITION, AS RECORDED IN CABINET A, SLIDE 1368, OF SAID PLAT RECORDS;

THENCE SOUTH 01 DEGREES 04 MINUTES 03 SECONDS EAST, 51.96 FEET WITH THE WEST LINE OF SAID BLOCK 2;

THENCE SOUTH 01 DEGREES 04 MINUTES 41 SECONDS EAST, 50.00 FEET WITH THE WEST LINE OF SAID BLOCK 2;

THENCE SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, AT 170.60 FEET PASSED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 49, OF SAID BLOCK 2, AND THE NORTHWEST CORNER OF LOT 18, BLOCK 2, STEEPLE RIDGE ADDITION AS RECORDED IN CABINET A, SLIDE 596, OF SAID PLAT RECORDS, IN ALL 1462.30 FEET WITH THE WEST LINE OF BLOCK 2, STEEPLE RIDGE ADDITION AS RECORDED IN CABINET A, SLIDE 596, OF SAID PLAT RECORDS TO THE NORTH RIGHT OF WAY LINE OF SAID SHADY GROVE ROAD;

THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS WEST, 161.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 703,588 SQUARE FEET OR 16.152 ACRES OF LAND MORE OR LESS, INCLUDING 7,771 SQUARE FEET OF RIGHT-OF-WAY DEDICATION.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, SAFEWAY CONSULTING AND CONTRACTING LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1 through 19, Block 1, Lots 1 and 2, Block 2, Lots 1 through 15, Block 3, Lots 1 through 9, Block 4 and Lots 1 through 9, Block 5, Fresh Meadows Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and the do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent \_\_\_\_\_

Title \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said individual.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and fore Tarrant County

My Printed Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## PRELIMINARY PLAT

## FRESH MEADOWS ESTATES

LOTS 1-19, BLOCK 1,

LOTS 1-2, BLOCK 2,

LOTS 1-15, BLOCK 3,

LOTS 1-9, BLOCK 4,

AND LOTS 1-9, BLOCK 5,

BEING 16.152 ACRES OF LAND

LOCATED IN THE THOMAS PACK, SURVEY

ABSTRACT NO. 1210,

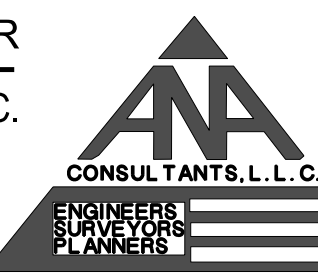
AN ADDITION TO THE CITY OF

NORTH RICHLAND HILLS

TARRANT COUNTY, TEXAS,

PREPARED MARCH 2016

PREPARED MARCH 2016



### ENGINEER / SURVEYOR

A.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE

COLLEEVILLE, TEXAS 76034

TEL. (817) 335-9900

FAX (817) 335-9955

### OWNER / DEVELOPER

SAFEWAY CONSULTING

AND CONTRACTING, LLC

1521 WAGONWHEEL TRL.

KELLER, TX. 76448

TEL. (347) 615-1999

### OWNER / DEVELOPER

THOMAS ANDREWS AND

ELIZABETH ANDREWS

8600 CLAY HIBBINS RD.

NORTH RICHLAND HILLS, TX. 76182

TEL. (347) 615-1999

### OWNER

STEVEN J. AND

ANNA D. OAKLEY

8459 SHADY GROVE RD.

NORTH RICHLAND HILLS, TX. 76182-8259

### NOTES:

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 3 and Lot 1, Block 2, Lots 4 & 5 Block 4 and Lot 4 Block 5.
7. HOA maintenance agreement will be provided to the City 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.

### CITY COUNCIL CERTIFICATE OF APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

### PLANNING AND ZONING CERTIFICATE OF APPROVAL

WHEREAS THE PLANING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

### 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. 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.

By graphic scale the subject property appears to lie in Zone X, not shaded, (area determined to outside 500-year floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No.48439C0090K, Eff September 25, 2009.