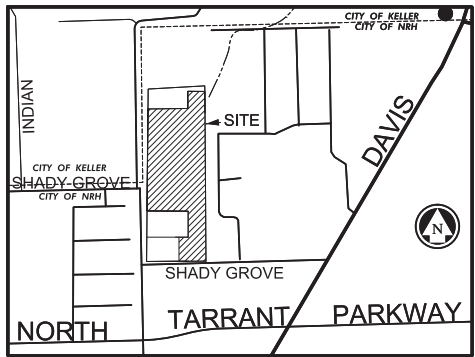
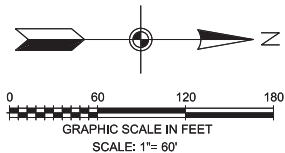




VICINITY MAP

N.T.S.



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.

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS' ACKNOWLEDGEMENT AND DEDICATION

WHEREAS SAFWAY 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 SAFWAY CONSULTING AND CONTRACTING LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER D215219254, OF SAID DEED RECORDS, TARRANT COUNTY, TEXAS, ALL THAT 0.504 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID SAFWAY 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 SAFWAY 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 SAFWAY CONSULTING AND CONTRACTING LLC, AS RECORDED IN INSTRUMENT NUMBER D21609450, OF SAID DEED RECORDS AND ALL OF LOT 2, BLOCK 1, OF BARRETT-ANDREWS ADDITION AS RECORDED IN INSTRUMENT NUMBER 210232526, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO SAID SAFWAY CONSULTING AND CONTRACTING LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D216141102, 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 ANNA D. OAKLEY AND ANNA D. OAKLEY SURVEY, 1/2 INCH IRON ROD FOUND, THE NORTH RIGHT-OF-WAY LINE OF SHADY GROVE ROAD (60 FOOT RIGHT-OF-WAY) AS RECORDED IN INSTRUMENTS NUMBER D20309720 AND D21008371, 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 35 SECONDS WEST, 191.71 FEET TO THE NORTHEAST 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 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 D203095061, 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, PEARL PLACE ADDITION, AS RECORDED IN INSTRUMENT NUMBER D211179087, 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 43 MINUTES 03 SECONDS EAST, 51.96 FEET WITH THE WEST LINE OF SAID BLOCK 2, TO THE SOUTHEAST MOST EASTERLY CORNER OF SAID LOT 1, BARRETT-ANDREWS ADDITION ONE;

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 A 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, SAFWAY 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 do hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for Tarrant County

My Printed Name _____

My Commission Expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, THOMAS & ELIZABETH ANDREWS, 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 do hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for Tarrant County

My Printed Name _____

My Commission Expires: _____

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Notary Public in and for Tarrant County

My Printed Name _____

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Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for Tarrant County

My Printed Name _____

My Commission Expires: _____

FINAL 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 PECK, SURVEY
ABSTRACT NO. 1210,
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS,
PREPARED MARCH 2016
PP 2017-02
FP 2017-03
PREPARED MARCH 2016



ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEEVILLE, TEXAS 76034
TEL (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
SAFWAY CONSULTING
AND CONTRACTING, LLC
1521 WAGONWHEEL TR.
KELLER, TX. 76248
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. IRF = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. ALL LOT CORNERS 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, Block 3 and Lot 1, Block 2, and Lot 1, Block 2, Lots 4 & 5, Block 3.
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 RECOMMEND APPROVAL OF THIS PLAT BY THE 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 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 THIRTY INCHES AND NINE FEET IN HEIGHT.

By graphic scale the subject property appears to be 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.