

Notes

1. Basis of Bearings is the plat of Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas.
2. All "Public Access Easements" shown hereon are to be privately held and maintained, but open for public access and use.
3. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
4. The coordinate values shown hereon are in reference to the Texas Coordinate System, North American Datum of 1983, North Central Zone 4202.

Flood Statement

According to Community Panel Number 48439C0205K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

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

Chairman, Planning and Zoning Commission

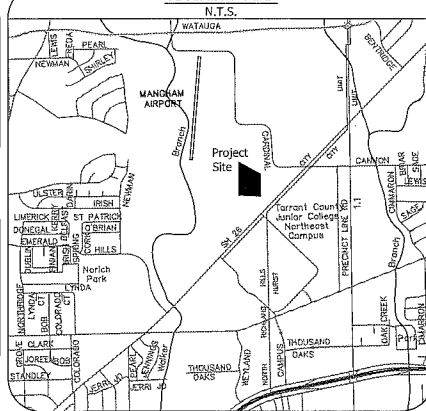
Attest: Secretary, Planning and Zoning Commission

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

Mayor, City of North Richland Hills

Attest: City Secretary

VICINITY MAP



Owner's Dedication

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, Hometown Tract I, LLC and Arcadia Land Partners 25, Ltd., do hereby certify that we are the legal owner of the above described tract of land and so hereby dedicate to the public use, the streets, alleys, rights-of-way and other public areas shown on this plat.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2017.

By: HOMETOWN TRACT I, LLC,
A Texas limited liability company

By: ARCADIA LAND PARTNERS 25, LTD.,

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2017.

By: _____

By: _____

By: _____

STATE OF FLORIDA *

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017

Notary Public in and for the State of Texas

STATE OF TEXAS *

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017

Notary Public in and for the State of Texas

Owner's Certification

WHEREAS, Hometown Tract I, LLC and Arcadia Land Partners 25, Ltd. are the owners of a tract of land situated in the city of North Richland Hills, Tarrant County, Texas, out of the Landon C. Walker Survey, Abstract Number 1652 and being all of Lot 1, Block E, Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas and a portion of that certain tract of land described by deed to Arcadia Land Partners 25, Ltd. recorded in County Clerk's File Number D203472402, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "JBI" found at the southwest corner of said Lot 1, said iron rod also being in the north right-of-way line of Grand Avenue (Variable Width Right-of-Way);

THENCE North 45 degrees 47 minutes 59 seconds East, 111.52 feet along the west line of said Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 03 degrees 09 minutes 11 seconds East, 45.90 feet, departing said west line of Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the beginning of a curve to the right;

THENCE 32.30 feet, with said curve to the right, having a radius of 45.50 feet, through a central angle of 40 degrees 40 minutes 45 seconds, whose long chord bears North 23 degrees 29 minutes 40 seconds East, 31.63 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 43 degrees 50 minutes 08 seconds East, 90.14 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Parker Boulevard (70' Right-of-Way);

THENCE South 46 degrees 07 minutes 50 seconds East, 200.15 feet along said south right-of-way line of Parker Boulevard and the north line of said Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the easternmost corner of said Lot 1, said iron rod also being in the west right-of-way line of said Grand Avenue;

THENCE South 43 degrees 50 minutes 08 seconds West, 113.90 feet along the east line of said Lot 1 and said west right-of-way line of Grand Avenue to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southeast corner of said Lot 1, said iron rod also being in the north right-of-way line of said Grand Avenue;

THENCE along the south line of said Lot 1 and said north right-of-way line of Grand Avenue the following bearings and distances:

North 86 degrees 50 minutes 49 seconds West, 132.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 03 degrees 09 minutes 11 seconds West, 9.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 86 degrees 50 minutes 49 seconds West, 90.37 feet to the POINT OF BEGINNING and containing 35,301 square feet or 0.810 acres of land, more or less.



Surveyor's Certification

STATE OF TEXAS *

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Executed this the ____ day of _____, In the year of our Lord 2017.

PRELIMINARY

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEREMY LUKE DEAL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017

Notary Public in and for the State of Texas

REPLAT HOMETOWN - DOLCE ADDITION PHASE I LOTS 1R1 & 1R2, BLOCK E 0.810 ACRES

being a replat of Lot 1, Block E, Hometown - Dolce Addition recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas and situated in the Landon C. Walker Survey, Abstract 1652, Tarrant County, Texas

Case RP 2017-07

Arcadia Land Partners 25, Ltd.
(Remainder)
CCF # D203472402
D.R.T.C.T.

City of North Richland Hills
CCF # D211092942
D.R.T.C.T.

Lot 1, Block E
Hometown-Dolce Addition
Phase I
CCF # D214009589
P.R.T.C.T.

Public Park
Hometown-Dolce Addition
Phase I
CCF # D214009589
P.R.T.C.T.

Lot 1R1, Block A
Hometown-Dolce Addition
CCF # D215134584
P.R.T.C.T.

10'x10' Oncor Electric Esmt.
CCF # D214009589

10' Utility Easement,
CCF # D214009589

Water & Utility Esmt.
CCF # D214009589

Grand Avenue
(Variable Width Right-of-Way)

Lot 1R1
Block E
27,385 Square Feet
0.629 Acres

Lot 1R2
Block E
3,099 Square Feet
0.071 Acres

Parker Boulevard
(70' Right-of-Way)

Grand Avenue
(Variable Width Right-of-Way)

Courtenay Street
(81' Right-of-Way)

LINE BEARING	DISTANCE
L1 S 45°07'50" E 19.23'	
L2 S 44°05'19" W 15.38'	
L3 N 42°54'41" W 18.23'	
L4 N 44°05'19" E 15.82'	

Point of Beginning
5/8" IRF "JBI"
N:6996023.46
E:2369221.93

5/8" IRF
"REALSEARCH"

10'x10' Oncor Electric Esmt.
CCF # D214009589

15' Water Easement
CCF # D214009589

Public Access Easement
(Ground Level Only)
CCF # D214009589



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, Jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
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Engineer:
HP Civil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
972-701-9636

Owner/Developer:
Dolce Living Hometown, LLC
1920 Hallendale Beach Blvd.
Suite 505
Hallendale Beach, Florida 33009
954-455-0336

Owner/Developer:
Arcadia Land Partners, Ltd.
3500 Maple Avenue
Suite 1165
Dallas, Texas 75219

This Plat filed as Instrument No. D _____
Date _____

Project Number: 150013 Date: April 09, 2017
Revised Date:
Revision Notes:

Sheet 1 of 1