

NOTES:

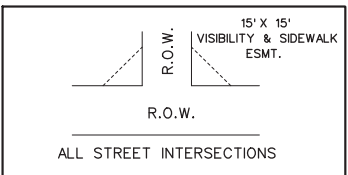
- Bearings are referenced to a 9.413 acre tract, as described in Doc. No., in the Deed Records of Tarrant County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." yellow cap set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted
- D.E. - Drainage Easements.  
B.L. - Building Line.  
U.E. - Utility Easements.  
W.E. - Water Easements.  
IRS - Iron Rod Set  
C.M. - Controlling Monument  
IRF - Iron Rod Found  
— Street Name Change  
VAM - Visibility, Maintenance & Sidewalk Easements
- All open space lots to be owned and maintained by the HOA.
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- The sight visibility easements shall have no fence, screening wall, billboard, sign, structure, hedge, tree, or shrub shall be erected, planted or maintained in such a manner so as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles within a visibility sight triangle. Within this triangle, vision shall be clear at elevations between 30 inches and nine feet above the average curb grade. The placement of utility poles or traffic control devices shall be regulated by the public works director.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°19'00" E	23.38'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	90°07'00"	28.00'	44.04'	39.64'	N44°44'30"W
2.	83°53'00"	28.00'	43.93'	39.56'	N45°15'30"E
3.	90°01'14"	28.00'	43.99'	39.61'	N44°41'37"W
4.	90°08'14"	28.00'	44.05'	39.65'	S44°38'07"E
5.	89°51'46"	28.00'	43.92'	39.55'	N45°21'53"E
6.	90°14'00"	28.00'	44.10'	39.68'	S44°41'00"E
7.	89°46'00"	28.00'	43.87'	39.52'	N45°19'00"E
8.	90°14'00"	41.50'	65.36'	58.81'	S44°41'00"E



VISIBILITY & SIDEWALK EASEMENT DETAIL

N.T.S.

LEGAL DESCRIPTION

WHEREAS, LENNAR HOMES, LTD., is the owner of a tract of land situated in the W.W. Wallace Survey, Abstract No. 1606, being all of Block 11 out of Snow Heights North, an addition to the City of North Richland Hills, as described in Vol. 388-159, Pg. 75, in the Plat Records of Tarrant County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said Block 11, being the northeast intersection of Kilmer Drive (50' R.O.W.) and Dick Lewis Drive (60' R.O.W.);

THENCE, North 00°26'00" East, along the west line of said Block 11 and with the east line of said Kilmer Drive, for a distance of 621.96 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being the northwest corner of said Block 11, being the southeast intersection of said Kilmer Drive and Meadow Crest Drive (50' R.O.W.);

THENCE, South 89°42'14" East, along the north line of said Block 11 and with the south line of said Meadow Crest Drive, for a distance of 659.26 feet, to a 3/4 inch iron rod found at the northeast corner of said Block 11 being the northwest corner of Lot 7 of the Snow Heights North Addition Block 7R, an addition to the City of North Richland Hills, as described in Vol. 388-165, Pg. 44, in said Plat Records;

THENCE, South 00°19'00" West, departing said Meadow Crest Drive and along the east line of said Block 11 and with the west line of said Snow Heights North Addition Block 7R, for a distance 620.85 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southeast corner of said Block 11 being in the north line of said Dick Lewis Drive same being the southwest corner of Lot 1 out of said Snow Heights North Addition Block 7R;

THENCE, North 89°48'00" West, along the south line of said Block 11 and with the north line of said Dick Lewis Drive, for a distance 660.53 feet, to the POINT OF BEGINNING and containing 9.413 acres of land.

SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, 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.

Warren L. Corwin  
RPLS No. 4621

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as MEADOW CREST, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, rights-of-way, and any other public areas shown on this plat.

Lennar Homes, Ltd.

Title

STATE OF TEXAS  
COUNTY OF

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 he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this day of \_\_\_\_\_ 2018, 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 \_\_\_\_\_ 2018, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

FINAL PLAT  
OF  
MEADOW CREST

LOTS 1-46 BLOCK A  
LOTS 1-18 BLOCK B  
LOTS 1-15 BLOCK C  
LOTS 1-30 BLOCK D  
LOT 1 BLOCK E  
9.413 ACRES

BEING A REPLAT OF BLOCK 11 OUT OF  
SNOW HEIGHTS NORTH  
RECORDED IN VOL. 388-159, PG. 75  
OUT OF THE

W.W. WALLACE SURVEY, ABSTRACT NO. 1606

IN THE

CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS

OWNER

LENNAR HOMES, LTD.

1707 MARKET PLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
817-944-8534

PREPARED BY

CORWIN ENGINEERING, INC.

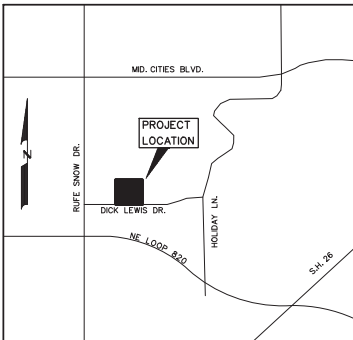
TBPLS #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-596-1200

WARREN CORWIN



LOCATION MAP  
N.T.S.

THIS PLAT FILED AS INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_

APRIL 2018 SCALE: 1"=50'

CASE FP 2018-02