

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, ARCADIA LAND PARTNERS 25, LTD., is the owner of land located in the City of North Richland Hills, Tarrant County, Texas, being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being all of Block A of The Hometown Canal District, Phase 5A, an addition to the City of North Richland Hills according to the amending plat as recorded in Document No. D218015083, Tarrant County Plat Records, and being further described as follows:

COMMENCING at a "X" in concrete found at the southwest corner of Lot 1, Block 1, Hometown Canal District, an addition to the City of North Richland Hills as recorded in Document No. D212238536, Tarrant County Plat Records, said point being in the north right-of-way line of Ice House Drive (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE North 89 degrees 14 minutes 39 seconds East, 388.73 feet along the south line of said Lot 1, Block 1 Hometown Canal District to a "X" set in concrete for corner and being the POINT OF BEGINNING of this tract of land;

THENCE North 89 degrees 14 minutes 39 seconds East, 263.45 feet along the south line of said Lot1, Block 1, Hometown Canal District to a "X" set in concrete found at the northwest corner of Alley right-of-way (a variable width right-of-way) as recorded in Document No. D212210657, Tarrant County Plat Records;

THENCE along the west line of said Alley right-of-way as follows:
South 32 degrees 19 minutes 17 seconds West, 28.01 feet to a one-half inch iron rod found for corner;
South 00 degrees 03 minutes 47 seconds East, 252.92 feet to a one-half inch iron rod found at the southwest corner of said Alley right-of-way said point also being in the north right-of-way line of said Ice House Drive;

THENCE along the north right-of-way line of said Ice House Drive as follows:
Northwesterly, 83.62 feet along a curve to the right which has a central angle of 70 degrees 27 minutes 33 seconds, a radius of 68.00 feet, a tangent of 48.02 feet, and whose chord bears North 61 degrees 14 minutes 48 seconds West, 78.45 feet to a one-half inch iron rod found for corner;
North 26 degrees 01 minutes 01 seconds West, 198.21 feet to a one-half inch iron rod found for corner;
Northwesterly, 115.25 feet along a curve to the left which has a central angle of 64 degrees 44 minutes 19 seconds, a radius of 102.00 feet, a tangent of 64.65 feet, and whose chord bears North 58 degrees 23 minutes 11 seconds West, 109.22 feet to the POINT OF BEGINNING and containing 32,904 square feet or 0.755 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HOMETOWN 5 DEVELOPMENT CORP., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **THE HOMETOWN CANAL DISTRICT, PHASE 5A** an addition to the City of North Richland Hills, Tarrant County, Texas and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and other public areas shown on this plat.

By: HOMETOWN 5 DEVELOPMENT CORP.,
a Texas limited liability company,

By: Arcadia Realty Corp.,
a Texas corporation, its sole Manager,

John Hodge, President

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned notary public in and for said county and state on this day personally appeared John Hodge of HOMETOWN 5 DEVELOPMENT CORP., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration expressed, and in the capacity therein stated, and as the act and deed of said limited liability company.

Given under my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas.

Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this, the ____ day of _____, 2018.

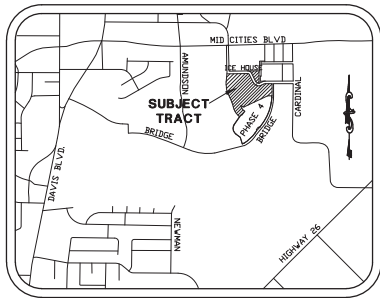
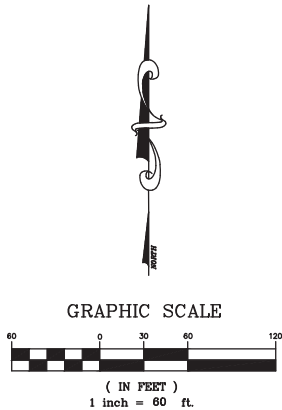
Dan B. Ramsey, R.P.L.S. # 4172



- LEGEND**
- POB POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - IRF IRON ROD SET
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - CA COMMON AREA
 - AE ACCESS EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - 7' X 7' UTILITY EASEMENT
 - STREET NAME CHANGE INDICATOR

GENERAL NOTES:

- 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.
- AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
- NO ELECTRICAL APPURTENANCES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
- COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.
- THIS PLAT DOES NOT INCREASE THE NUMBER OF LOTS IN THE PREVIOUSLY RECORDED SUBDIVISION, NOR ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.



VICINITY MAP
SCALE: 1" = 2,000'

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 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 _____, to recommend approval of this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

REASONS FOR THE AMENDED PLAT:

- TO REMOVE THE FIVE FOOT (5') UTILITY EASEMENT ALONG THE FRONTAGE OF LOTS 1-6, BLOCK A.

NRH Case # AP 2018-03

AMENDED PLAT NO. 2

THE HOMETOWN CANAL DISTRICT, PHASE 5A

BEING 32,904 SQUARE FEET OR 0.755 ACRES
OUT OF THE
LANDON C. WALKER SURVEY, ABSTRACT NO. 1652

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

6 TOWNHOME LOTS AND 1 OPEN SPACE LOT

HOMETOWN 5 DEVELOPMENT CORP. OWNER/DEVELOPER

3500 Maple Avenue, Suite 1165 (972) 774-9110
Dallas, Texas 75219
Contact: William Gietema

JBI PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Josh Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

REVISED: JULY 12, 2018
REVISED: JUNE 15, 2018
SUBMITTED: JUNE 06, 2018

THIS PLAT WAS FILED AS INSTRUMENT NO. D _____
ON _____, 2018.