



VICINITY MAP
SCALE: 1" = 2,000

LAND AREA CHART	
OPEN SPACE LOTS	ACRES
CA-A1	0.748
CA-C1	0.630
CA-C2	0.346
CA-D1	0.173
OPEN SPACE LOTS TOTAL ACRES	1.897
% OF OPEN SPACE PER TOTAL ACREAGE	12.3%

LEGEND

- | | |
|---|--|
| POB | POINT OF BEGINNING |
| CIRF | CAPPED IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| CM | CONTROL MONUMENT |
| ROW | RIGHT-OF-WAY |
| BL | BUILDING LINE |
| CA | COMMON AREA |
| AE | ACCESS EASEMENT |
| WE | WATER EASEMENT |
| UE | UTILITY EASEMENT |
| MHST | MANHOLE STORM |
| MHSS | MANHOLE SANITARY SEWER |
| FH | FIRE HYDRANT |
| ICV | IRRIGATION CONTROL VALVE |
| UGL | UNDER GROUND LINE |
| WV | WATER VALVE |
| CMP | CORRUGATED METAL PIPE |
| SVPAUE | SIGHT VISIBILITY, PUBLIC ACCESS
AND UTILITY EASEMENT |
|  | 7' x 7' UTILITY EASEMENT |
|  | STREET NAME CHANGE INDICATOR |
|  | 3-FT BUILDING LINE TO LOT LINE
SEE LOT DETAIL, THIS SHEET |

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. AREAS SHOWN ON THIS PLAT AS COMMON AREAS (CA) SHALL BE OWNED AND MAINTAINED BY THE TOWN CENTER ASSOCIATION.
3. NO FRANCHISE UTILITIES ARE PERMITTED IN THE FRONT OF THE PROPERTIES.
4. GARAGE DOORS FACING REAR LANES (LA-15 AND LA-20-15) MUST BE AT LEAST 7.5 FEET FROM R.O.W.
5. COORDINATES SHOWN HEREON ARE FROM NAD83 TEXAS STATE PLANE COORDINATE SYSTEM.

FLOOD STATEMENT: According to Community Panel No. 48439C0205K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or 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.

PRELIMINARY PLAT

THE HOMETOWN CANAL DISTRICT,
PHASE 6

BEING 670,510 SQUARE FEET OR
15.393 ACRES OUT OF THE
LONDON C. WALKER SURVEY, ABSTRACT NUMBER 1652

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

56	TOWNHOMES
49	COTTAGE HOMES
<u>24</u>	<u>GARDEN HOMES</u>
129	TOTAL

CITY OF NORTH RICHLAND HILLS	OWNER
4301 City Point Drive	(817) 427-6000
North Richland Hills, Texas 76810	

ARCADIA LAND PARTNERS 25, LTD.	OWNER
3500 Maple Avenue, Suite 1165	(972) 774-9110
Dallas, Texas 75219	
Contact: William Gietema	

ARCADIA NRH4 HOMETOWN, LLC	OWNER/DEVELOPER
3500 Maple Avenue, Suite 1165	(972) 774-9110
Dallas, Texas 75219	
Contact: William Gietema	

JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300	(972)248-7676

Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

REVISED: August 23, 2019
SUBMITTED: May 13, 2019 NRH Case # PP 2019-03 Sheet 1 of 2