



LEGAL DESCRIPTION

BEING a parcel of land located in the City of North Richland Hills, Tarrant County, Texas, being a part of the London C. Walker Survey, Abstract Number 1652, and being a part of Tract 1 called 116.797 acre tract of land described in deed to Arcadia Land Partners 25, LTD as recorded in County Clerk's Document No. D203472402, Official Public Records of Tarrant County, Texas, and being all of Lot 1R2, Block E, Hometown-Dolce Addition Phase 1, an addition to the City of North Richland Hills as recorded in County Clerk's Document No. D217201439, Official Public Records of Tarrant County, Texas, and being a part of Grand Avenue described in right-of-way deeds to the City of North Richland Hills as recorded in Document No. D213226836 and in Document No. D215180523, Official Public Records of Tarrant County, Texas, and being part of Grand Avenue right-of-way dedicated by plat Hometown-Dolce Addition Phase 1, an addition to the City of North Richland Hills as recorded in County Clerk's Document No. D214009589, Official Public Records of Tarrant County, Texas, and also being a part of Bridge Street right-of-way dedicated by plat Home Town East Infrastructure 1, an addition to the City of North Richland Hills as recorded in Cabinet A, Slide 10305, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the intersection of the southwest right-of-way line of Parker Road (a 70 foot wide right-of-way) dedicated by said Home Town East Infrastructure 1 plat with the west right-of-way line of a 20 foot wide alley right-of-way dedicated by plat of said Hometown-Dolce Addition Phase 1;

THENCE along the west right-of-way line of said 20 foot wide alley as follows:
South 43 degrees 08 minutes 39 seconds West, 90.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 32.30 feet along a curve to the left having a central angle of 40 degrees 40 minutes 45 seconds, a radius of 45.50 feet, a tangent of 16.87 feet, and whose chord bears South 22 degrees 48 minutes 11 seconds West, 31.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 02 degrees 27 minutes 42 seconds West, 129.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the right-of-way of said Grand Avenue;

THENCE North 87 degrees 33 minutes 14 seconds West, 996.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the right-of-way of said Grand Avenue, said point also being in the east line of Lot 1, Block A, Home Town NRH Lakes Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 8333, Official Public Records of Tarrant County, Texas;

THENCE Northeasterly, 37.81 feet along a curve to the left having a central angle of 01 degrees 11 minutes 50 seconds, a radius of 1809.24 feet, a tangent of 18.91 feet and whose chord bears North 05 degrees 14 minutes 49 seconds East, 37.81 feet to a one-half inch iron rod found for corner in the west line of said 116.797 acre tract, said point also being in the east line of said Lot 1, Block A;

THENCE along the west line of said 116.797 acre tract and along the east line of said Lot 1, Block A as follows:
North 00 degrees 50 minutes 23 seconds West, 198.06 feet to a one-half inch iron rod stamped "JPH" found for corner;
Northwesterly, 232.23 feet along a curve to the left having a central angle of 27 degrees 22 minutes 39 seconds, a radius of 486.00 feet, a tangent of 118.37 feet, and whose chord bears North 13 degrees 59 minutes 52 seconds West, 230.02 feet to a one-half inch iron rod stamped "JPH" found for corner;
North 27 degrees 41 minutes 11 seconds West, 145.09 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the right-of-way of said Bridge Street;

THENCE Northeasterly, 362.21 feet along a curve to the left having a central angle of 21 degrees 52 minutes 48 seconds, a radius of 948.50 feet, a tangent of 183.34 feet, and whose chord bears North 47 degrees 10 minutes 26 seconds East, 360.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the right-of-way of said Bridge Street;

THENCE North 36 degrees 14 minutes 02 seconds East, 54.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the right-of-way of said Bridge Street;

THENCE North 81 degrees 14 minutes 02 seconds East, 28.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the right-of-way of said Bridge Street;

THENCE South 53 degrees 45 minutes 58 seconds East, 728.14 feet to a one-half inch iron rod with cap stamped "JPH" found for corner, said point being in the southwest right-of-way line of said Parker Road;

THENCE South 46 degrees 50 minutes 14 seconds East, 391.92 feet along the southwest right-of-way line of Parker Road to the POINT OF BEGINNING and containing 670,511 square feet or 15.393 acres of land.

NOW THEREFOR, KNOW ALL MEN BY THESE PRESENTS:

That, ARCADIA LAND PARTNERS 25, LTD., 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 6** 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: ARCADIA LAND PARTNERS 25, LTD,
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 ARADIA NRH4 HOMETOWN, LLC, 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 _____, 2019.

Notary Public in and for the State of Texas.

Surveyor's Certificate

Know All Men By These Presents:

That I, Mark W. Harp, 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 North Richland Hills, Texas.

Dated this, the _____ day of _____, 2019.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Mark W. Harp, R.P.L.S. # 6425

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2019 to recommend approval of this Plat by City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

FINAL PLAT

THE HOMETOWN CANAL DISTRICT,
PHASE 6

BEING 670,511 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
24 GARDEN HOMES
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
Carrollton, Texas 75006
Contact: William Gieterna

JB I 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

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
BLOCK A-1	5,874	0.135	BLOCK A-16	3,875	0.089	BLOCK A-31	2,250	0.052	BLOCK A-46	2,250	0.052	BLOCK B-10	4,950	0.114	BLOCK C-9	2,745	0.063	BLOCK C-24	2,250	0.052	BLOCK C-39	4,763	0.109
BLOCK A-2	5,733	0.132	BLOCK A-17	4,014	0.092	BLOCK A-32	2,250	0.052	BLOCK A-47	2,250	0.052	BLOCK B-11	6,000	0.138	BLOCK C-10	2,250	0.052	BLOCK C-25	2,250	0.052	BLOCK C-40	6,140	0.141
BLOCK A-3	7,970	0.183	BLOCK A-18	3,150	0.072	BLOCK A-33	2,250	0.052	BLOCK A-48	2,250	0.052	BLOCK B-12	4,091	0.094	BLOCK C-11	2,250	0.052	BLOCK C-26	2,250	0.052	BLOCK C-41	4,146	0.095
BLOCK A-4	6,999	0.161	BLOCK A-19	3,150	0.072	BLOCK A-34	2,745	0.063	BLOCK A-49	2,250	0.052	BLOCK B-13	4,950	0.114	BLOCK C-12	2,250	0.052	BLOCK C-27	2,250	0.052	BLOCK C-42	2,250	0.052
BLOCK A-5	3,850	0.088	BLOCK A-20	3,150	0.072	BLOCK A-35	2,745	0.063	BLOCK A-50	2,250	0.052	BLOCK B-14	4,950	0.114	BLOCK C-13	2,250	0.052	BLOCK C-28	2,745	0.063	BLOCK C-43	2,250	0.052
BLOCK A-6	4,312	0.099	BLOCK A-21	3,150	0.072	BLOCK A-36	2,250	0.052	BLOCK A-51	4,033	0.093	BLOCK B-15	4,950	0.114	BLOCK C-14	2,745	0.063	BLOCK C-29	4,729	0.109	BLOCK C-44	2,250	0.052
BLOCK A-7	4,564	0.105	BLOCK A-22	3,150	0.072	BLOCK A-37	2,250	0.052	BLOCK B-1	6,403	0.147	BLOCK B-16	5,280	0.121	BLOCK C-15	2,745	0.063	BLOCK C-30	2,250	0.052	BLOCK C-45	2,745	0.063
BLOCK A-8	4,564	0.105	BLOCK A-23	3,150	0.072	BLOCK A-38	2,250	0.052	BLOCK B-2	5,626	0.129	BLOCK C-1	3,420	0.079	BLOCK C-16	2,250	0.052	BLOCK C-31	2,250	0.052	BLOCK C-46	5,125	0.118
BLOCK A-9	4,564	0.105	BLOCK A-24	3,150	0.072	BLOCK A-39	2,250	0.052	BLOCK B-3	5,446	0.125	BLOCK C-2	3,150	0.072	BLOCK C-17	2,250	0.052	BLOCK C-32	2,250	0.052	BLOCK C-47	3,745	0.086
BLOCK A-10	4,725	0.108	BLOCK A-25	3,150	0.072	BLOCK A-40	2,250	0.052	BLOCK B-4	5,330	0.122	BLOCK C-3	3,150	0.072	BLOCK C-18	2,250	0.052	BLOCK C-33	2,250	0.052	BLOCK C-48	3,822	0.088
BLOCK A-11	5,362	0.123	BLOCK A-26	3,150	0.072	BLOCK A-41	2,250	0.052	BLOCK B-5	5,508	0.126	BLOCK C-4	3,150	0.072	BLOCK C-19	2,250	0.052	BLOCK C-34	2,250	0.052	BLOCK C-49	3,841	0.088
BLOCK A-12	5,080	0.117	BLOCK A-27	5,322	0.122	BLOCK A-42	2,745	0.063	BLOCK B-6	3,413	0.078	BLOCK C-5	3,150	0.072	BLOCK C-20	2,250	0.052	BLOCK C-35	2,250	0.052	BLOCK C-50	3,841	0.088
BLOCK A-13	5,203	0.119	BLOCK A-28	2,999	0.069	BLOCK A-43	2,745	0.063	BLOCK B-7	3,297	0.076	BLOCK C-6	5,404	0.124	BLOCK C-21	3,945	0.091	BLOCK C-36	3,195	0.073	BLOCK C-51	3,841	0.088
BLOCK A-14	7,014	0.161	BLOCK A-29	2,250	0.052	BLOCK A-44	2,250	0.052	BLOCK B-8	3,912	0.090	BLOCK C-7	3,780	0.087	BLOCK C-22	5,220	0.120	BLOCK C-37	5,611	0.129	BLOCK C-52	3,462	0.079
BLOCK A-15	7,281	0.167	BLOCK A-30	2,250	0.052	BLOCK A-45	2,250	0.052	BLOCK B-9	3,877	0.089	BLOCK C-8	3,150	0.072	BLOCK C-23	2,745	0.063	BLOCK C-38	4,409	0.101	BLOCK C-53	3,220	0.074