



Development Review Committee Comments | 8/19/2025
Case PLAT25-0092
Smithfield Acres Addition (6920 Smithfield Road)

WRITTEN STATEMENT OF CONDITIONS

1. The proposed lot does not conform to the 70-foot minimum width requirements of the R-3 (Single-Family Residential) zoning district. The lot may be approved if a waiver is granted by the Planning and Zoning Commission.

In order to consider a waiver, the applicant must submit a letter stating the grounds for the request and describing the special conditions or circumstances causing hardships that justify the waivers being requested. Additional information is available online at [Subdivision Regulations Section 110-42](#). *NRH Subdivision Regulations §110-42 (Modifications, waivers, and exceptions)*

2. Add the phone number of the property owner. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – ownership/developer)*
3. Update the title block to read **MINOR PLAT** rather than **SHORT FORM FINAL PLAT**. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – title block)*
4. Change the legal description of the property to Lot 9, Block 8, Smithfield Acres Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – subdivision name)*
5. Remove the City Council approval block. Revise the Planning and Zoning Commission approval block as shown below. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

Approved by the Planning and Zoning Commission of the City
of North Richland Hills, Texas, on _____ (date).

Chair - Planning and Zoning Commission

Secretary - Planning and Zoning Commission

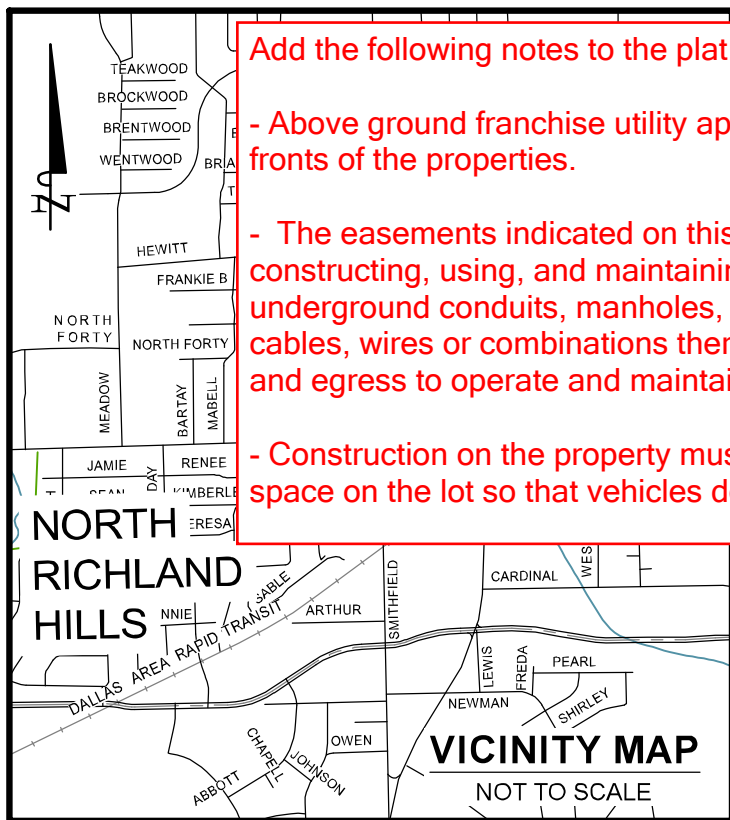
6. The County Clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – county certification)*
7. Label the area of the lot in square feet (net of right-of-way dedication). *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – lot areas)*
8. Add the following note to the plat: Above ground franchise utility appurtenances are not allowed in the fronts of the properties. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
9. Add the following note to the plat: The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*

10. Add the following note to the plat: Construction on the property must provide adequate turn-around space on the lot so that vehicles do not back on to Smithfield Road. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions) and §110-412 (Access from major thoroughfares)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT25-0092).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 9 will retain its current address of 6920 Smithfield Road.
 - b. An engineered grading plan must be included in the building permit application for Lot 9.
 - c. The developer will be responsible for any water and sewer impact fees at the time of building permit application.
 - d. A sidewalk must be constructed on the lot frontage prior to completion of building construction.



Add the following notes to the plat:

- Above ground franchise utility appurtenances are not allowed in the fronts of the properties.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.
- Construction on the property must provide adequate turn-around space on the lot so that vehicles do not back on to Smithfield Road.

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0205L, COMMUNITY PANEL No. 480607 0205 L, AS REVISED MARCH 21, 2019.

- LEGEND -

IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE No.
PRTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
()	ACCORDING TO RECORD INSTRUMENT

Scale: 1" = 30'
Graphic Scale in Feet

TRIDENT REALTY INVESTMENT, LLC
CC# D222074621
DRTCT

SAMY FARAG
CC# D225095204
DRTCT

N89°36'02"E 267.66'

257.86'

LOT 1, BLOCK 1
ZANG ADDITION

CLETUS ZANG
CC# D221026638
DRTCT

257.97'

S89°29'14"W 268.00'

ELIZABETH SOTO
CC# D224031907
DRTCT

ELIZA ANN CROSS SURVEY
ABSTRACT NO. 281

LOT 1, BLOCK 1
W. E. ODELL ADDITION
VOL. 388-C, PG. 68
PRTCT

LOT 5R, BLOCK 1
W. E. ODELL ADDITION
CC# D221005454
PRTCT

LOT 7, BLOCK 1
ODELL ADDITION
VOL. 388-C, PG. 68
PRTCT

LOT 6 ACRES
SMITHFIELD ACRES
VOL. 388-21, PG. 36
PRTCT

LOT 5
SMITHFIELD ACRES
VOL. 388-21, PG. 36
PRTCT

LOT 4
SMITHFIELD ACRES
VOL. 388-21, PG. 36
PRTCT

LOT 1, BLOCK 1
LIL WYO ADDITION
CC# D203180490
PRTCT

LOT 38, BLOCK 3
BRIARWOOD ESTATES
VOL. 388-108, PG. 33
PRTCT

DANIEL DRIVE
(50' ROW)

LOT 9, BLOCK 11
BRIARWOOD ESTATES
VOL. 388-108, PG. 33
PRTCT

OWNER:
CLETUS ZANG
808 SHADY CREEK LANE
BEDFORD, TX 76021

Add Owner's phone
number

Remove the City Council approval block. Revise
the Planning and Zoning Commission approval
block as shown below.

MINOR PLAT OF
Lot 9, Block 8
SMITHFIELD ACRES ADDITION

WHEREAS THE P OF THE CITY OF VOTED AFFIRM OF THIS PLAT BY	Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).	THE CITY OF KAS, VOTED DAY OF OVE THIS PLAT
CHAIRMAN, PLANNING	Chair - Planning and Zoning Commission	
ATTEST SECRETARY P	Secretary - Planning and Zoning Commission	

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS CLETUS ZANG IS THE SOLE OWNER OF ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE ELIZA ANN CROSS SURVEY, ABSTRACT NO. 281, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED TO CLETUS ZANG, IN THE DEED RECORDED IN COUNTY CLERK'S FILE No. (CC#) D221026638, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID PORTION BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ELIZABETH SOTO IN THE DEED RECORDED IN CC# D224031907, DRTCT, DRTCT; IN THE WESTERLY RIGHT OF WAY (ROW) OF SMITHFIELD ROAD, A VARIABLE WIDTH ROW;

THENCE NORTH 00°11'25" WEST DEPARTING SAID SOTO TRACT AND WITH SAID ROW, A DISTANCE OF 60.53 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SAMY FARAG IN THE DEED RECORDED UNDER CC# D225095204, DRTCT;

THENCE NORTH 89°36'02" EAST DEPARTING SAID ROW AND WITH SAID THE SOUTH LINE OF SAID FARAG TRACT, A DISTANCE OF 267.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THE SOUTHEAST CORNER OF SAID FARAG TRACT; AND IN THE WESTERLY LINE OF LOT 5, BLOCK 8 SMITHFIELD ACRES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 388-21, PAGE 36, DRTCT;

THENCE SOUTH 00°30'46" EAST DEPARTING SAID FARAG TRACT AND WITH THE WESTERLY LINE OF SAID BLOCK 8, A DISTANCE OF 60.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHWEST CORNER OF THE AFOREMENTIONED SOTO TRACT, AND IN THE WESTERLY LINE OF LOT 6 OF SAID BLOCK 8, SMITHFIELD ACRES;

THENCE SOUTH 89°29'14" WEST DEPARTING SAID LOT 6 AND WITH THE NORTH LINE OF SAID SOTO TRACT, A DISTANCE OF 268.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.371 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLETUS ZANG, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS **LOT 1, BLOCK 1, ZANG ADDITION**, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON.

CLETUS ZANG, OWNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CLETUS ZANG, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON IN THE CAPACITY HEREIN STATED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: _____

INFORMATIONAL NOTE ONLY: Our records
indicate the sanitary sewer main for this block
is in the back (east property line).

CERTIFICATION:

I, WAYNE BARTON, REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF TEXAS, TEXAS REGISTRATION NUMBER 6138, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME OR UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHOULD NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY

WAYNE BARTON, RPLS No. 6138

DATE

A SHORT FORM FINAL PLAT OF
**LOT 1, BLOCK 1
ZANG ADDITION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE ELIZA ANN CROSS SURVEY,
ABSTRACT NO. 281, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS CONVEYED
TO CLETUS ZANG IN THE DEED RECORDED IN CC# D221026638, DRTCT.

LOT TOTAL = 1 LOT

PREPARED: AUGUST 5, 2025

NRH CASE FILE NO. _____

SHEET No.

1 of 1

North Richland Hills, Tarrant County, Texas

Bearings are based on NAD 83 Grid,
North Central Zone, 4202
Texas State Plane Coordinate System.

PROJECT No.: 250804-FP

DATE: 08/05/2025

SCALE: 1" = 30'

DWN: WB CHKD: WB

THIS PLAT FILED AS INSTRUMENT NO. _____
DATE _____

Barton Surveying &
Laser Scanning, LLC.

3104 Fairmeadows Lane
Fort Worth, TX 76123
682.841.0099

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FIRM No.: 10194160