

Exhibit C - Site Plan Exhibits - Ordinance No. 3702 - Page 1 of 5

LAND USE TABLE

ITEM	R-2	PROPOSED PD
MIN LOT AREA	9,000 SF	5,500 SF
MIN FRONT YARD	20 FT	20 FT
MIN REAR YARD	10 FT AND 20%	10 FT
MIN LOT WIDTH	72.5 FT	50 FT
MIN LOT DEPTH	110 FT	110 FT
MIN SIDE YARD	10 FT & 6 FT	5 FT & 5 FT
DWELLING SIZE	2,000 SF	2,000 SF
OPEN SPACE	0	+108,035 SF +/-
OPEN SPACE	0%	+29%
DENSITY	4 UNITS/AC	3.0 UNITS/AC

\*OPEN SPACE NOTE: 69,330 SF OR 19% IN FLOODPLAIN

HOUSE PAD NOTE:  
TYPICAL HOUSE PADS ARE 40' X 75'  
EXCEPT LOT 8, BLOCK 3 WHICH  
WILL BE 40' X 72.5'

METES AND BOUNDS DESCRIPTION  
8.506 ACRES RESIDENTIAL TRACT  
IN THE OZIAH RUMFIELD SURVEY, A-1365, AND  
THE DAVID MOSES SURVEY, A-1150,  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ALL THAT CERTAIN 8.506 ACRES OF LAND, OUT OF THE 9.241 ACRE TRACT DESCRIBED IN THE DEED TO XTO ENERGY INC., RECORDED IN DOCUMENT NUMBER D208311503 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IN THE OZIAH RUMFIELD SURVEY, A-1365, AND THE DAVID MOSES SURVEY, A-1150, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE)

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE SOUTH CORNER OF THE SOUTHEAST RIGHT-OF-WAY CUTBACK LINE, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SPRING OAK DRIVE (60' R.O.W.), AND THE SOUTH RIGHT-OF-WAY LINE OF RUMFIELD ROAD (70' R.O.W.):

THENCE NORTH 71° 38' 08" EAST - 13.60' ALONG THE SAID SOUTHEAST RIGHT-OF-WAY CUTBACK LINE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE EAST CORNER OF SAID SOUTHEAST RIGHT-OF-WAY CUTBACK LINE;

THENCE SOUTH 60° 24' 11" EAST - 371.52' ALONG THE SOUTH RIGHT-OF-WAY OF SAID RUMFIELD ROAD, TO A MAG NAIL WITH A WASHER STAMPED "SPRY 5647" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29° 00' 06", WITH A RADIUS OF 835.00', AND A CHORD BEARING OF SOUTH 74° 54' 14" EAST 418.16';

THENCE ALONG SAID CURVE TO THE RIGHT, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RUMFIELD ROAD, AN ARC LENGTH OF 422.66' TO THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03° 42' 16" WEST - 117.97' TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00° 32' 34" EAST - 156.53' TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 08' 58" EAST - 114.36' TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44° 21' 15" EAST - 14.19' TO THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST RIGHT-OF-WAY LINE OF PRECINCT LINE ROAD (R.O.W. VARIES);

THENCE SOUTH 00° 26' 28" EAST 183.85' ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, TARRANT COUNTY NORTHEAST MAINTENANCE CENTER, RECORDED IN DOCUMENT NUMBER D203315507, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE SOUTH 89° 26' 48" WEST - 560.03' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, TARRANT COUNTY NORTHEAST MAINTENANCE CENTER, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHWEST CORNER OF THE 0.12 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF NORTH RICHLAND HILLS, RECORDED IN VOLUME 12712, PAGE 1290, D.R.T.C.T., AND IN THE EAST LINE OF THE 2.711 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF NORTH RICHLAND HILLS, RECORDED IN VOLUME 13828, PAGE 195, D.R.T.C.T. AND FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 28° 37' 00" EAST 339.47';

THENCE NORTH 28° 37' 00" WEST - 366.00' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST LINE OF SAID CALLED 2.711 ACRE TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID 2.711 ACRE TRACT;

THENCE SOUTH 89° 16' 16" WEST ALONG THE NORTH LINE OF SAID 2.711 ACRE TRACT, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.711 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF LOT 1R, BLOCK 13, OAK HILLS ADDITION PHASE II, RECORDED IN CABINET A, SLIDE 3202, P.R.T.C.T., AT A DISTANCE OF 113.14', AND CONTINUING FOR A TOTAL DISTANCE OF 125.51' TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SAID SPRING OAK DRIVE;

THENCE NORTH 01° 43' 01" WEST - 354.82' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID SPRING OAK DRIVE, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22° 34' 19", A RADIUS OF 170.00', AND A CHORD BEARING AND DISTANCE OF NORTH 10° 34' 13" EAST - 66.54'

THENCE ALONG SAID CURVE TO THE RIGHT, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SPRING OAK DRIVE, ARC DISTANCE OF 66.97' TO THE POINT OF BEGINNING AND CONTAINING 8.506 ACRES OF LAND.

PLANNED DEVELOPMENT  
RUMFIELD ESTATES ADDITION

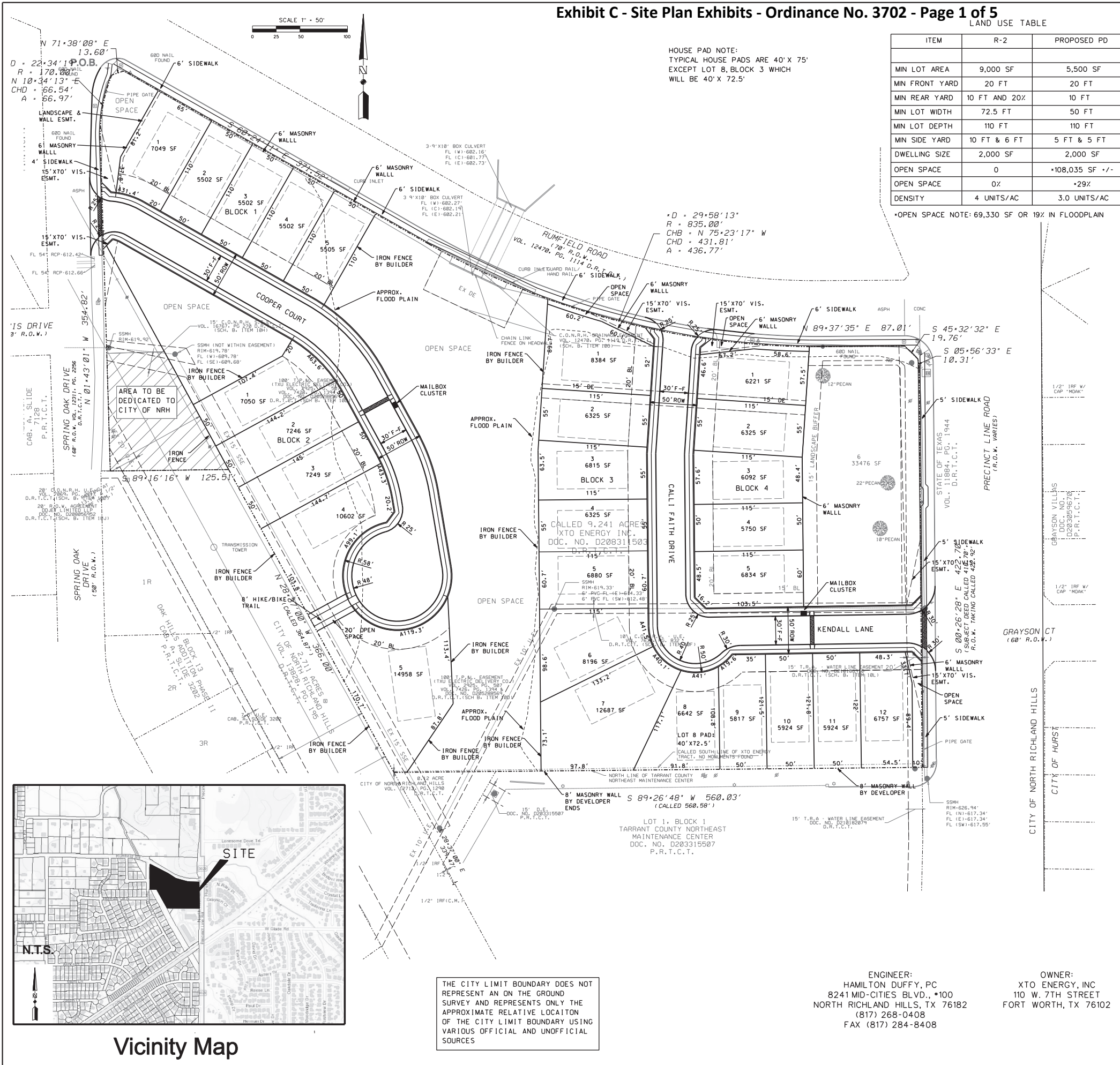
27 RESIDENTIAL LOTS

EXISTING LEGAL DESCRIPTION:

TRACT 1, ABSTRACT 1150, DAVID MOSES SURVEY  
TRACT 1B, ABSTRACT 1365, OZIAH RUMFIELD SURVEY  
CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS

CURRENT ZONING: C-1  
PROPOSED ZONING: RI-PD

CASE #ZC 2021-02



THE CITY LIMIT BOUNDARY DOES NOT REPRESENT AN ON THE GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF THE CITY LIMIT BOUNDARY USING VARIOUS OFFICIAL AND UNOFFICIAL SOURCES

ENGINEER:  
HAMILTON DUFFY, PC  
8241 MID-CITIES BLVD., #100  
NORTH RICHLAND HILLS, TX 76182  
(817) 268-0408  
FAX (817) 284-8408

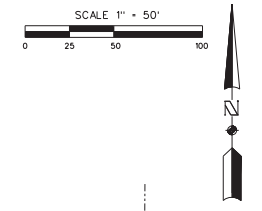
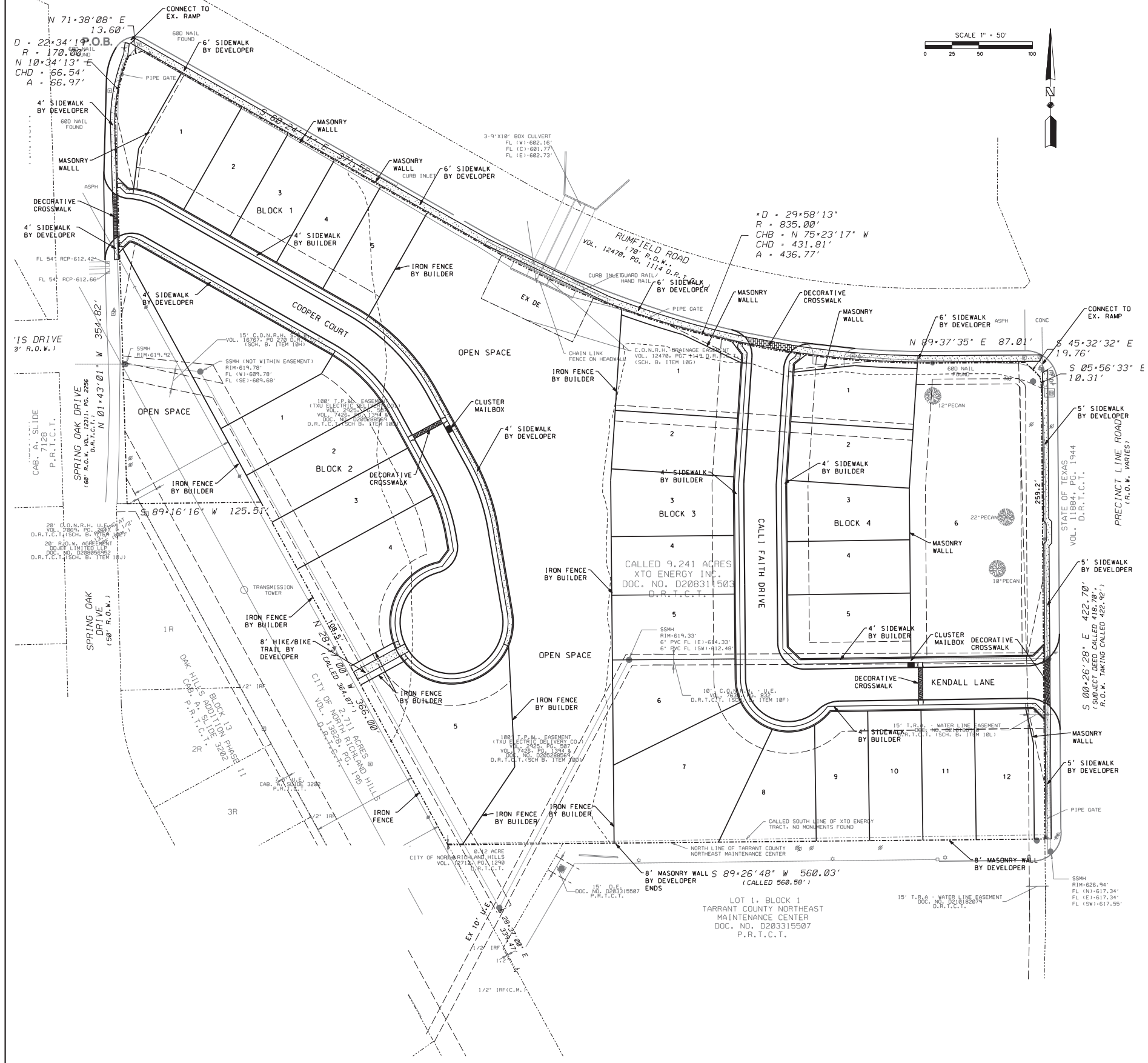
OWNER:  
XTO ENERGY, INC  
110 W. 7TH STREET  
FORT WORTH, TX 76102

Vicinity Map









MASONRY WALL ON SOUTH PROPERTY LINE NEXT TO TARRANT COUNTY MAINTENANCE CENTER



TYPICAL MASONRY WALL



TYPICAL WROUGHT IRON FENCE



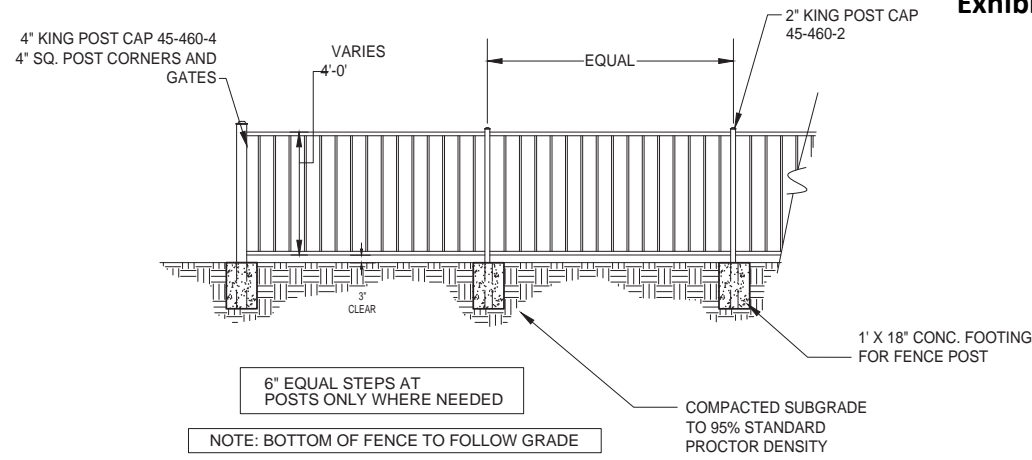
TYPICAL WOOD FENCE



TYPICAL DECORATIVE CROSSWALK

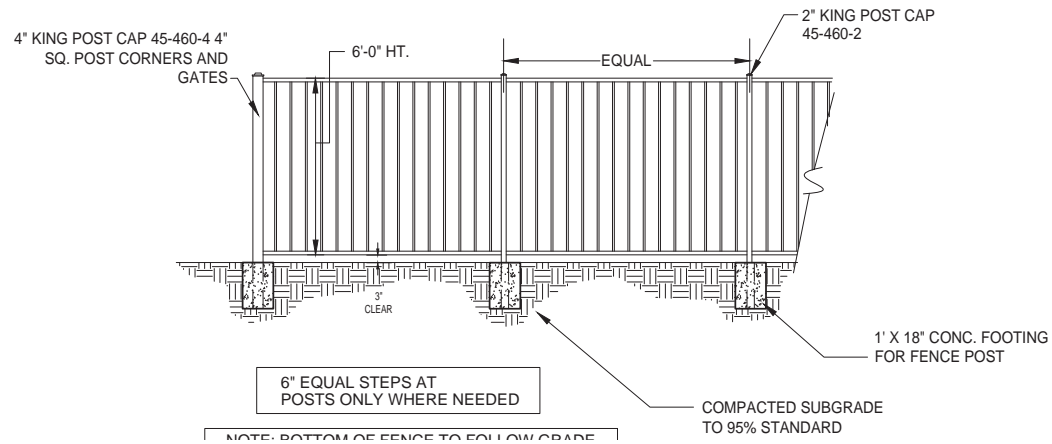
SIDEWALK AND FENCING EXHIBIT

RUMFIELD ESTATES ADDITION



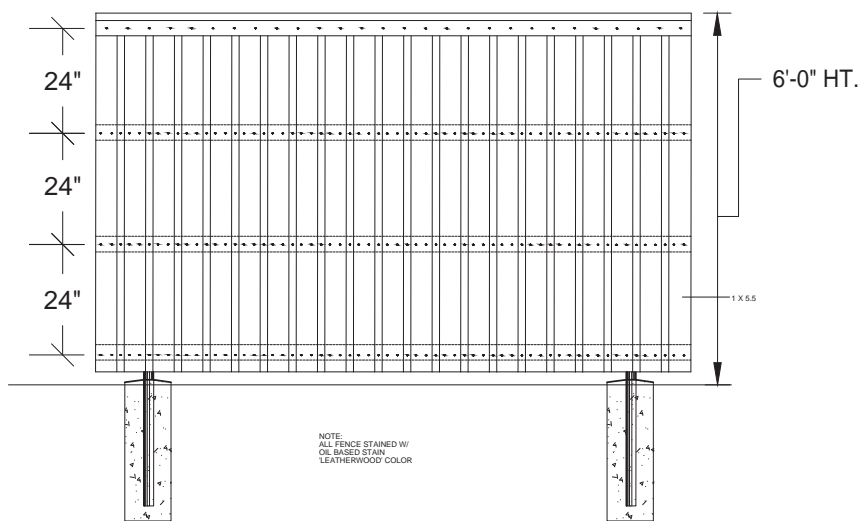
TYPICAL 4' METAL FENCE ELEVATION

SCALE: NOT TO SCALE



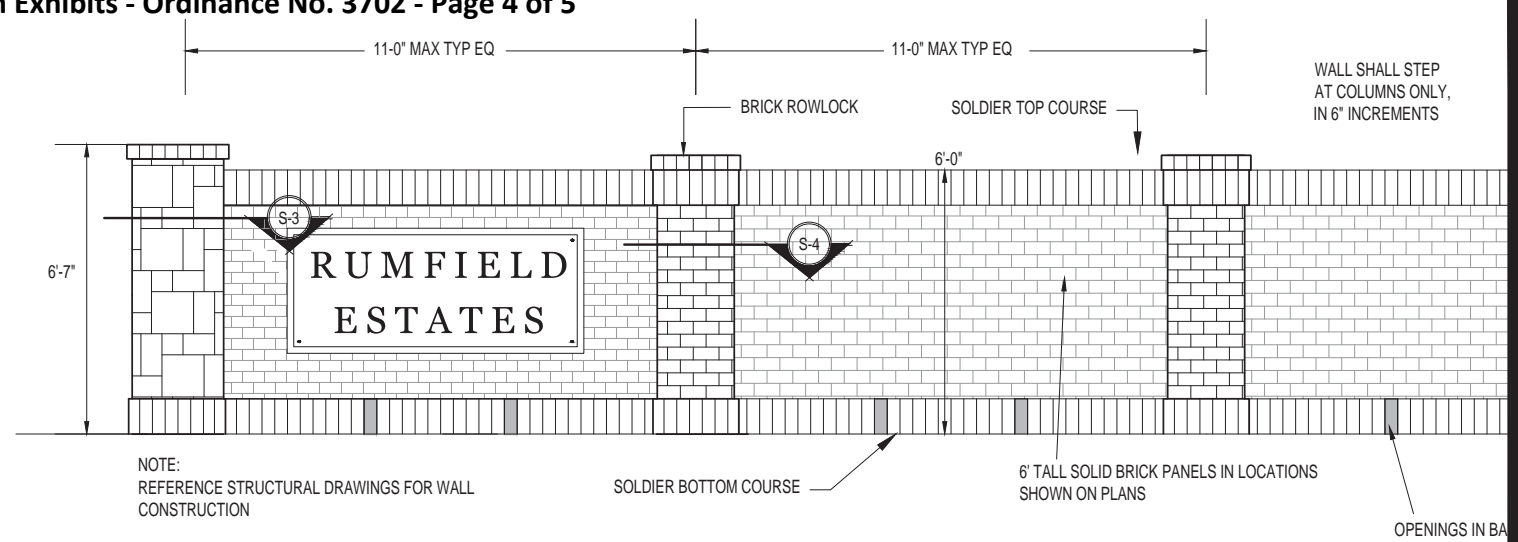
TYPICAL 6' METAL FENCE ELEVATION

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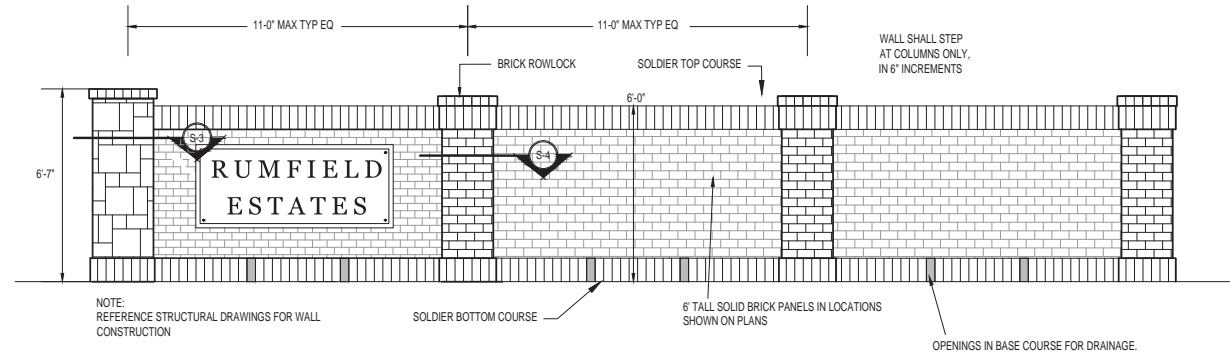
TYPICAL 6' WOODEN FENCE ELEVATION

SCALE: NOT TO SCALE



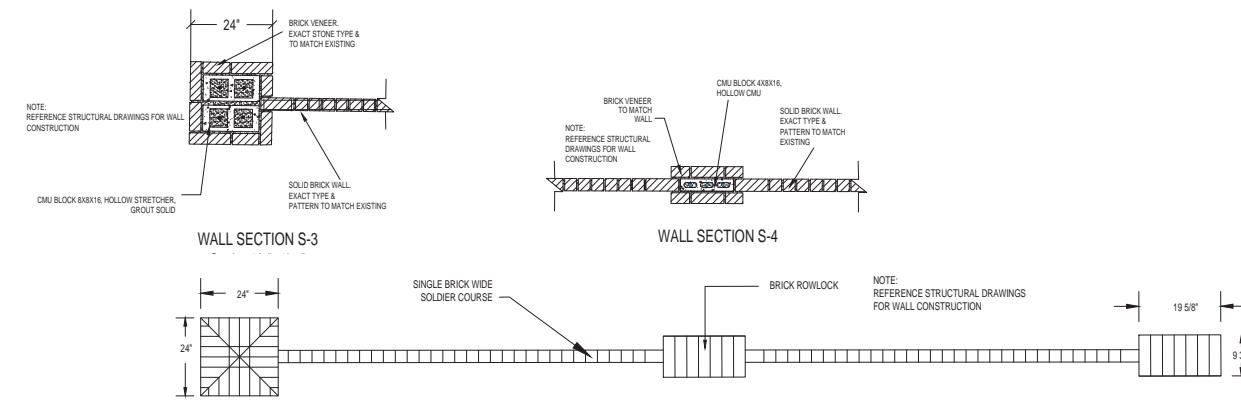
TYPICAL ENTRY SIGN ELEVATION

SCALE: NOT TO SCALE



TYPICAL MASONRY WALL ELEVATION

SCALE: NOT TO SCALE



TYPICAL COLUMN / WALL DETAILS

SCALE: NOT TO SCALE

Date MAR 22, 2021  
 Drawn By MLM  
 Checked By GAC  
 Revisions  
 SEP 4, 2018  
 SEP 21, 2018  
 MAR 12, 2019



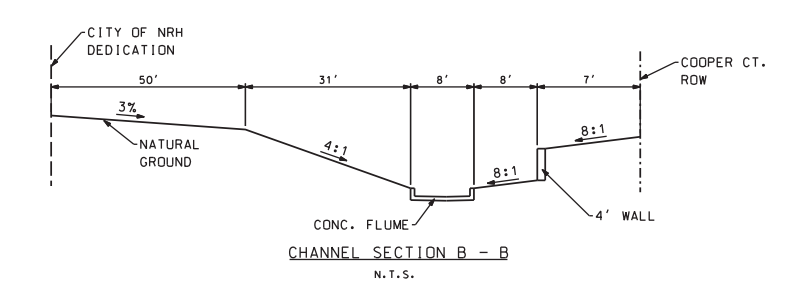
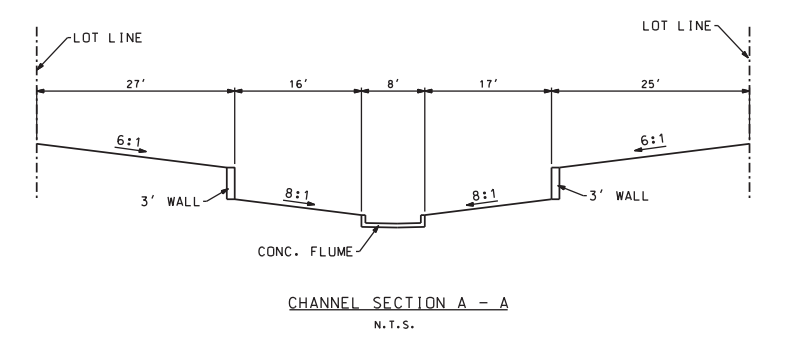
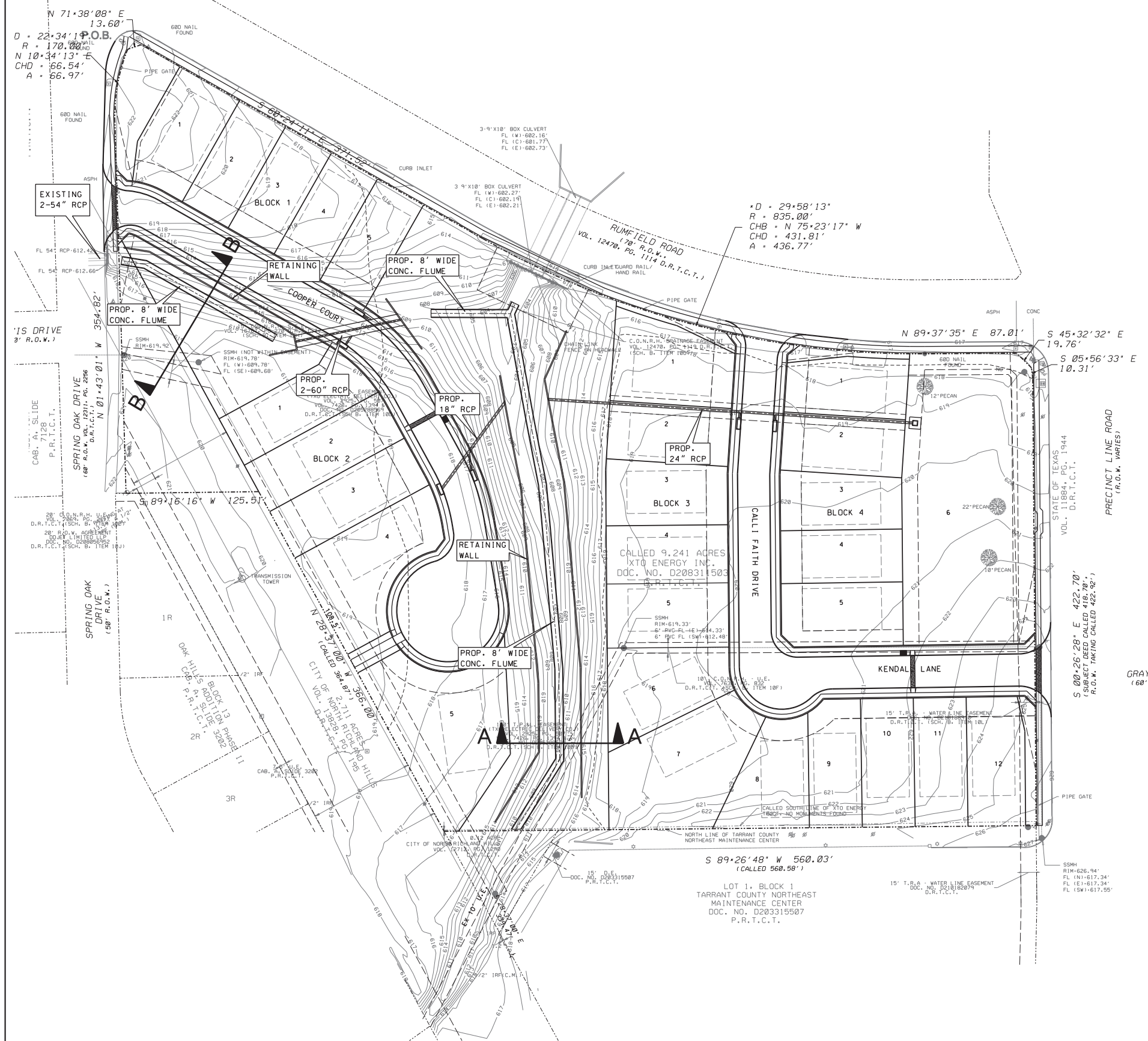
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF FAIN-CUPPETT, LANDSCAPE ARCHITECTS, REGISTRATION NUMBER 8572 ON 03/22/21, WHO MAINTAINS THE ORIGINAL TO BE A TRUE COPY OF THE ORIGINAL. THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL REGULATION APPLY TO THIS DRAWING. ANY MODIFICATION TO OR USE OF THIS DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF FAIN-CUPPETT, LANDSCAPE ARCHITECTS, IS PROHIBITED. ANY REVISIONS TO THIS DRAWING FILE SHALL BE MADE TO THE ORIGINAL DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF FAIN-CUPPETT, LANDSCAPE ARCHITECTS.

RUMFIELD ESTATES  
 7501 PRECINCT LINE RD  
 NORTH RICHLAND HILLS, TEXAS

Sheet No.

L-5





DRAINAGE EXHIBIT  
RUMFIELD ESTATES ADDITION