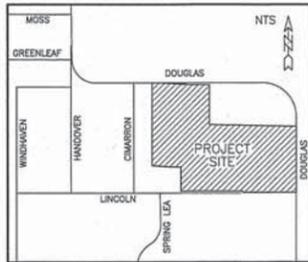


Scale 1" = 50'

BEARING CONTROL BASED ON THE CITY OF NORTH RICHLAND HILLS GPS DATA NAD-83 - GPS MONUMENTS 31, 32 & 37



VICINITY MAP

NOTES:

1. ALL IRON PINS SET ARE 1/2" CAPPED STAMPED "LBS #3946"
2. 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.
3. ALL COMMON OPEN SPACE AREAS AND DRAINAGE SYSTEM WITHIN PRIVATE DRAINAGE EASEMENTS ON LOTS 1-5, BLOCK 2, SHALL BE MAINTAINED BY THE H.O.A.
4. VISUAL OBSTRUCTIONS BETWEEN 30" AND 9' ARE NOT PERMITTED IN SIGHT VISIBILITY EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S43°28'56"E	14.66
L2	N45°46'30"E	13.79
L3	S44°16'25"W	14.12
L4	S45°43'35"E	14.16

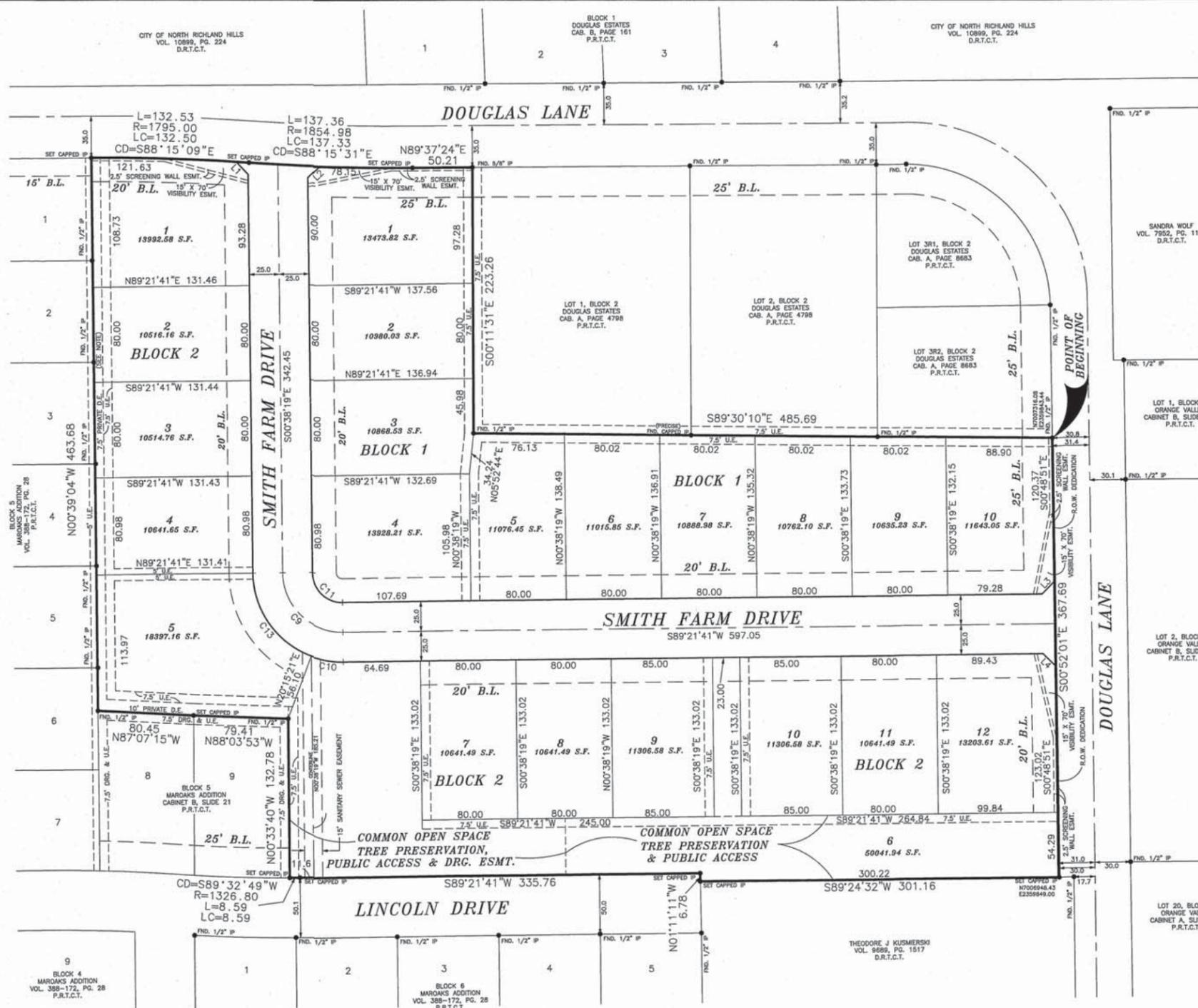
NUMBER	CD=	R=	L=	LC=
C9	S45°38'19"E	50.00	78.54	70.71
C10	S80°11'29"E	75.00	27.35	27.20
C11	N45°38'19"W	25.00	39.27	35.36
C13	S35°11'29"E	75.00	90.46	85.07

OWNER:
MARVIN SMITH
8004 MAIN STREET
NRH, TEXAS 76180
817.881.6755
FAX 817.656.0952

ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD KELLIE, PE
P.O. BOX 47898
FORT WORTH, TEXAS 76147
817.455.1395
FAX: 817.704.4458

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

14-57
03-31-16



STATE OF TEXAS
COUNTY OF TARRANT

THAT I, MARVIN SMITH, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND OUT OF THE JOHN CONDRAS SURVEY, ABSTRACT NO. 311, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1760, PAGE 128, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT 1/2" IRON PIN FOUND IN THE WEST R.O.W. LINE OF DOUGLAS LANE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3R2, BLOCK 2, DOUGLAS ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 8683, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 52 MINUTES 01 SECONDS EAST 367.69 FEET ALONG THE WEST R.O.W. LINE OF SAID DOUGLAS LANE TO A CAPPED IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 9889, PAGE 1517, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 24 MINUTES 32 SECONDS WEST 301.16 FEET ALONG THE NORTH LINE OF SAID DOUGLAS LANE TO A CAPPED IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 9889, PAGE 1517, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 24 MINUTES 32 SECONDS WEST 301.16 FEET ALONG THE NORTH LINE OF SAID DOUGLAS LANE TO A CAPPED IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 9889, PAGE 1517, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 01 DEGREES 11 MINUTES 11 SECONDS WEST 6.78 FEET ALONG THE EAST LINE OF SAID LINCOLN DRIVE TO A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF SAID LINCOLN DRIVE FOR CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 89 DEGREES 21 MINUTES 41 SECONDS WEST 335.76 FEET ALONG THE NORTH R.O.W. LINE OF SAID LINCOLN DRIVE TO A CAPPED IRON PIN SET FOR THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 1326.80 FEET;

THENCE NORTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 8.59 FEET TO A CAPPED IRON PIN SET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 8.59 FEET SOUTH 88 DEGREES 32 MINUTES 49 SECONDS WEST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, MAROAKS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 21, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 33 MINUTES 40 SECONDS WEST 132.78 FEET ALONG THE EAST LINE OF SAID LOT 9, BLOCK 5, MAROAKS ADDITION TO A 1/2" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 5, MAROAKS ADDITION;

THENCE NORTH 88 DEGREES 03 MINUTES 53 SECONDS WEST 79.41 FEET ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 5, MAROAKS ADDITION TO A CAPPED IRON PIN SET FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 5 AND THE NORTHEAST CORNER OF LOT 8, SAID BLOCK 5, MAROAKS ADDITION;

THENCE NORTH 07 DEGREES 07 MINUTES 15 SECONDS WEST 80.45 FEET ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 5, MAROAKS ADDITION TO A 1/2" IRON PIN FOUND IN THE EAST LINE OF LOT 6, BLOCK 5, MAROAKS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 21, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 5, MAROAKS ADDITION;

THENCE NORTH 00 DEGREES 39 MINUTES 04 SECONDS WEST 483.58 FEET ALONG THE EAST LINE OF SAID BLOCK 5, MAROAKS ADDITION TO A CAPPED IRON PIN SET IN THE SOUTH R.O.W. LINE OF DOUGLAS LANE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 5, MAROAKS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 21, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 5, MAROAKS ADDITION;

THENCE SOUTHWESTERLY ALONG THE SOUTH R.O.W. LINE OF DOUGLAS LANE AND CURVE TO THE RIGHT 132.50 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 132.50 FEET SOUTH 88 DEGREES 15 MINUTES 09 SECONDS EAST, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1854.98 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG SAID R.O.W. AND CURVE TO THE LEFT 137.36 FEET TO A CAPPED IRON PIN SET FOR THE END OF SAID CURVE, WHOSE CHORD BEARS 137.33 FEET SOUTH 88 DEGREES 15 MINUTES 31 SECONDS EAST;

THENCE NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST 50.21 FEET AND CONTINUING ALONG SAID R.O.W. TO A 5/8" IRON PIN FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, DOUGLAS ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 4798, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST 223.26 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 2, DOUGLAS ESTATES TO A 1/2" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, DOUGLAS ESTATES;

THENCE SOUTH 89 DEGREES 30 MINUTES 10 SECONDS EAST 485.69 FEET ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID BLOCK 2, DOUGLAS ESTATES AND SAID LOT 3R2, BLOCK 2, DOUGLAS ESTATES TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES OF LAND, MORE OR LESS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARVIN SMITH, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND ADOPT THIS PLAT AS MY PLANS FOR SUBDIVIDING THE SAME TO BE KNOWN AS SMITH FARM ADDITION, 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 ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

EXECUTED THIS THE _____ DAY OF _____, 2016

MARVIN SMITH

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MARVIN SMITH, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME

MY COMMISSION EXPIRES:

FINAL PLAT
OF
SMITH FARM ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE JOHN CONDRAS SURVEY, ABSTRACT NO. 311, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1760, PAGE 128, DEED RECORDS, TARRANT COUNTY, TEXAS

21 LOTS
8.00 ACRES
ZONED R-2

KNOW ALL MEN BY THESE PRESENTS:
THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

CHARLES B. HOOKS, JR. 06-26-14
DATE



THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2016
TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS _____

ATTEST: CITY SECRETARY _____

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2016, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION _____