



FRONT BUILDING LINE NOTE:

5 FEET FRONT BUILDING LINES ARE THE MINIMUM SETBACKS PER THE T.O.D. STANDARDS. HOWEVER, THE "BUILD TO ZONE" ALONG A STREET MAY VARY BETWEEN 5 AND 20 FEET PER THE T.O.D. STANDARDS

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°47'59" W	16.00'
L2	S00°12'01" E	110.00'
L3	S89°47'59" W	11.00'
L4	S00°32'47" E	16.54'
L5	S89°42'12" W	40.00'
L6	S89°47'59" W	30.00'
L7	S89°47'59" W	19.00'
L8	N51°19'22" E	26.70'
L9	N53°47'30" E	15.18'

LEGEND

B.L.	BUILDING LINE
U.M.A.E.	UTILITY, MAINTENANCE AND ACCESS EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
R.C.F.	REBAR WITH CAP FOUND



VICINITY MAP
(NOT TO SCALE)

DEVELOPED BY:
OUR COUNTRY HOMES
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:
J & J NRH 100 FLP
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
CONTACT: JASON WEAVER, P.E.

CITY CASE #FP 2017-11

THIS PLAT FILED AS INSTRUMENT No. D _____, DATE _____

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, J&J NRH 100 Family Limited Partnership and Our County Homes, Inc. acting by and through the undersigned, their duly authorized agents, are the sole owners of a tract of land located in the J. Crockett Survey, Abstract No. 273, being a portion of Lots 26 and 27 and all of Lots 28, 29 and 30, Block 2 of the W.E. Odell Addition, an addition to the Town of Smithfield, now in the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-C, Page 68, Plat Records, Tarrant County, Texas (PRTCT), said Lots being described in deeds to J&J NRH 100 Family Limited Partnership, recorded in D216230541 and D216230542, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and to Our County Homes, Inc. as described in deed recorded in D214195162, O.P.R.T.C.T., being a portion of Lot 3R2, Block 2 of the final plat of Lot 3R1 & 3R2, Block 2, Culp Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 8506, PRTCT and as described in deeds to J&J NRH 100 Family Limited Partnership, recorded in D215019355 and D215281786, O.P.R.T.C.T., being all of Lots 8X and 9X, Block A, Lot 1X, Block H of the Amended Plat of The Villas at Smithfield, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in D216230541, O.P.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the intersection of the south right-of-way line of Odell Street (called 60' R.O.W. per Volume 388-C, Page 68, PRTCT) and the east right-of-way line of Davis Boulevard - F.M. 1938 (called 120' R.O.W. adjoining right-of-way described in Volume 3050, Page 91, O.P.R.T.C.T.), being the most northerly northwest corner of the remaining portion of said Lot 27, Block 2;

THENCE N 89°47'59" E, along the south right-of-way line of said Odell Street and the north line of said Lots 27, 28, 29, and 30, Block 2 of said W.E. Odell Addition and the north line of said Lot 8X, Block A, a distance of 236.20 feet to a 1/2" rebar capped set at the northeast corner of said Lot 8X, Block A and the southwest corner of Lot 7, Block A of said Amended Plat of The Villas at Smithfield;

THENCE S 00°12'01" E, departing the south line of said Odell Street, along the east line of said Lot 8X, Block A and the west line of said Lot 7, Block A, a distance of 115.00 feet to a 1/2" rebar capped set in the north right-of-way line of an alley (15' R.O.W. per D216230541, O.P.R.T.C.T.) at the southeast corner of said Lot 8X, Block A and the southwest corner of said Lot 7, Block A;

THENCE S 89°47'59" W, along the south right-of-way line of said alley and the south line of said Lot 8X, Block A, a distance of 16.00 feet to a 1/2" rebar capped set at the northwest corner of said alley and the northeast corner of said Lot 9X, Block A;

THENCE S 00°12'01" E, along the west line of said alley and the east line of said Lot 9X, Block A, a distance of 110.00 feet to a 1/2" rebar capped set in the north right-of-way line of Cotton Belt Lane (R.O.W. varies per D216230541, O.P.R.T.C.T.) at the southeast corner of said Lot 9X, Block A;

THENCE along the north right-of-way line of said Cotton Belt Lane, as follows:

S 89°47'59" W, a distance of 11.00 feet to a 1/2" rebar capped set in the east line of said Lot 30, Block 2;

S 00°32'47" E, along the east line of said Lot 30, Block 2, a distance of 16.54 feet to a 1/2" rebar capped set at the southeast corner of said Lot 30, Block 2;

S 89°42'12" W, along the south line of said Lot 30, Block 2, a distance of 40.00 feet to a 1/2" rebar capped set at the northeast corner of said Lot 1X, Block H;

THENCE S 00°32'47" E, along the west right-of-way line of said Cotton Belt Lane and the west line of an alley (15' R.O.W. per D216230541, O.P.R.T.C.T.) at a distance of 179.09 feet passing the southwest corner of said alley and the northeast corner of Lot 11X, Block D of said Amended Plat of The Villas at Smithfield, continuing a total distance of 196.67 feet to a 1/2" rebar capped set at the southeast corner of said Lot 11X, Block D and the most easterly southeast corner of the remainder of said Lot 3R2, Block 2 of said Culp Addition, said point lying in the north line of Lot 3R1, Block 1 of said Culp Addition;

THENCE along the lines common to said Lot 3R2, Block 2 and said 3R1, Block 2, as follows:

S 89°32'56" W, a distance of 127.01 feet to a 1/2" rebar capped set;

S 19°26'39" W, a distance of 96.98 feet (plat 97.00 feet) to a 1/2" rebar capped set at the most southerly southeast corner of said Lot 3R1, Block 2, an angle point in the west line of said Lot 3R1, Block 2, and the northeast corner of Lot 2R1, Block 2 of the final plat of Lots 2R1, 3, 4 and 5, Block 2, Culp Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 3139, PRTCT;

THENCE S 89°06'04" W, along the south line of said Lot 3R2 and the north line of said Lot 2R1, a distance of 184.08 feet (plats 184.15 feet & 184.05 feet) to a PK nail in concrete found in the east right-of-way line of said Davis Boulevard - F.M. 1938 (called 120' R.O.W. right-of-way described in Volume 3045, Page 290, Volume 3050, Page 91, Volume 3053, Page 35, and Volume 3050, Page 96, O.P.R.T.C.T.) at the southwest corner of said Lot 3R2, Block 2 and the northeast corner of said Lot 2R1, Block 2;

THENCE N 17°47'02" E, along the east right-of-way line of said Davis Boulevard, the westerly line of said Lot 3R2, the westerly line of said remainder portion of said Lot 26, Block 2 and the northwesterly line of said remainder portion of said Lot 27, Block 2, a distance of 560.88 feet to the POINT OF BEGINNING and containing 136,943 square feet or 3.144 acres of land.

NOTES:

1. Bearings and grid coordinates are referenced to City of North Richland Hills Geodetic Control Stations GPS 31 & GPS 39. Elevations are referenced to City of North Richland Hills Geodetic Control Stations GPS 31 & GPS 39 and BM 408.
2. All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 484390205K, map revised September 25, 2009, the property platted hereon appears to lie in ZONE X NON SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
4. Selling a portion of any of this addition by metes and bounds is a violation of the city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
5. This plat does not attempt to alter or remove deed restrictions or covenants, if any, on this property.
6. Common open space lots and screening wall easements are to be owned and maintained by an association of the homeowners within this subdivision. In the absence of a homeowners' association, maintenance of open space lots and screening wall easements shall be the shared responsibility of all lots within the subdivision.
7. Vision within Sight Visibility Easements shall be clear at elevations between 30 inches and 9 feet above the average curb grade.
8. The City of North Richland Hills reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
9. The 5' patio & maintenance easement shall be provided to separate single-family structures. Property owner is responsible for maintaining positive drainage flow between buildings. Property owner shall be allowed to construct concrete, rock or paved patio, plant materials and permanent structures no greater than 42" high within 5' side yard. No sheds, storage bins, or playhouses shall be allowed in side yard. No attachments or changes can be made to adjacent rated property wall and any plant materials shall be kept trimmed away from adjacent property's wall. Exceptions include temporary movable patio furniture and display pieces including grills, tables, umbrellas, container pots and other readily movable objects shall be allowed to be placed within the 5-foot open side yard.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, J&J NRH 100 Family Limited Partnership and Our County Homes, Inc. acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the hereinabove described real property as THE VILLAGES AT SMITHFIELD, PHASE 2, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Executed this the _____ day of _____, 2017.

J&J NRH 100 Family Limited Partnership

Owner's Agent _____ Title _____

Executed this the _____ day of _____, 2017.

Our County Homes, Inc.

Owner's Agent _____ Title _____

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed the foregoing of _____, instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed the foregoing of _____, instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.
Notary Public, State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel S. Barton, 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.
Preliminary, this document shall not be recorded for any purpose.
Issued for review: Fri Nov 03 10:24:18 2017

Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

PLANNING AND ZONING CERTIFICATE OF APPROVAL:

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017, to recommend approval of this Plat by the city council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

CITY COUNCIL CERTIFICATE OF APPROVAL:

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2017, to approve this Plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

Preliminary, this document shall not be recorded for any purpose.
Issued for review: Fri Nov 03 10:24:18 2017

REPLAT
THE VILLAGES AT SMITHFIELD, PHASE 2
BEING A REVISION OF LOTS 26-30, BLOCK 2, W.E. ODELL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-C, PAGE 68, P.R.T.C.T. LOT 3R2, BLOCK 2, CULP ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8506, P.R.T.C.T. LOTS 8X & 9X, BLOCK A, LOT 1X, BLOCK H OF THE AMENDED PLAT OF THE VILLAGES AT SMITHFIELD, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT # D216230541, O.P.R.T.C.T.

SEPTEMBER 2017