

September 13, 2021

City of North Richland Hills City Council  
4301 City Point Drive  
North Richland Hills, Texas 76180

RE: Proposed Lot 1, Block 1, Providential Realty Addition – 0.133 acres out of the J.M. Crockett Survey, Abstract Number 273, City of North Richland Hills, Tarrant County, Texas

Members of the City Council of the City of North Richland Hills, Texas,

The owner (Providential Land Realty, LP) of Property ID: 03807460 (6816 Smithfield Road) is in the process of platting the above reference property for future development. During the preliminary phase of preparing the proposed plat, it was discovered that the existing layout of the tract of land to be platted does not conform to the current R-3 Zoning that the property lies within.

The Owner is requesting that the City Council of the City of North Richland Hills graciously considers issuing a variance for this development permitting special minimum lot area requirements, etc., that would allow the property to be developed.

The Owner asks that the City consider the hardship inherited simultaneous to the purchase of this tract of land in December of 2021, as this tract has been in its current configuration as far back as April of 1959.

The Owner asks the City of review the chain of title as shown below showing the history of this tract of land in its current configuration. History of ownership to be shown chronologically, starting with the most current deed reference and reflecting into the past.

- (Current deed reference)
  - o RSST&J REAL ESTATE, LLC to PROVIDENTIAL LAND REALTY, LP
  - o Recorded under Document Number D221000569, Official Public Records, Tarrant County, Texas, January 4, 2021
  - o The above referenced tract being identified as "Tract 2" 0.133 acres
- (Previous deed reference)
  - o ESTATE OF MARY FINCHER to RSST&J REAL ESTATE, LLC
  - o Recorded under Document Number D209021174, Official Public Records, Tarrant County, Texas, January 27, 2009
  - o The above referenced tract being identified as "Tract 2" 0.133 acres
- (Previous deed reference)
  - o BILLY. MARCUM AND WIFE MARY D. MARCUM to DOYLE FINCHER AND WIFE, MARY FINCHER
  - o Recorded under Volume 5833, Page 280, Deed Records, Tarrant County, Texas, June 5, 1975
  - o The above referenced tract being identified as "Tract 2" 0.133 acres
- (Previous deed reference)

- W.E. ODELL AND WIFE, BEATRICE ODELL to JAMES CARVER AND WIFE, CLAUDINE CARVER
- Recorded under Volume 3310, Page 574, Deed Records, Tarrant County, Texas, April 6, 1959
- The above reference tract being the second tract described in said instrument (0.133 acres)

A copy of all deeds as referenced above will be included with this letter for reference.

The Owner hereby graciously requests that the City Council of the City of North Richland Hills considers issuing a variance allowing this particular tract (Property ID: 03807460) a minimum lot area of 5,292 square feet or a lot area sufficient to allow for required right-of-way dedication to the City of North Richland Hills for the right-of-way of Smithfield Road, whichever is greater. The owner is open to proposed setback requirements which the City deems appropriate for said variance.

Sincerely,



Handwritten signature of Greg Chapa with the date 9-13-2021 written below it.

Greg Chapa

Barton Chapa Surveying

Barton Chapa Surveying, LLC  
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Colleyville, TX 76034 | 817.864.1949