

MILLER SURVEYING  
EST. 1985

**LEGAL DESCRIPTION:** Being a tract of land out of the Tandy K. Martin Survey, Abstract No. 1055 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the tract of land described in the deed to Frank Trazzera and Karen T. Trazzera recorded as Instrument No. D218062933 in the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found for the northeast corner of said Trazzera tract, said rod being the northwest corner of Lot 18, Block 5, Woodland Oaks Add'n, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet A, Slide 5791 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and also being in the southerly right-of-way line of Brazos Bend Drive (a sixty foot (60') public right-of-way);

Thence South 00 degrees 04 minutes 44 seconds West with the easterly boundary line of said Trazzera tract, passing at 128.00 feet a 1/2 inch capped steel rod found for the southwest corner of said Lot 18, said rod being the northwest corner of Lot 21, Block 4, Woodland Oaks, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-218, Page 51 of said Plat Records and continuing with the westerly boundary line of said Block 4 and continuing a total distance of 389.82 feet to a point in a 10" wood fence post found for the southeast corner of said Trazzera tract and the most westerly southwest corner of Lot 19 of said Block 4;

Thence South 89 degrees 12 minutes 15 seconds West with the southerly boundary line of said Trazzera tract a distance of 164.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most southerly southwest corner thereof, said rod being the southeast corner of Lot 1, Block 1, Nelms Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet B, Slide 46 of said Plat Records;

Thence North 00 degrees 10 minutes 59 seconds East with the westerly boundary line of said Trazzera tract a distance of 191.02 feet to a 1/2 inch steel rod found for an inner corner thereof;

Thence North 89 degrees 07 minutes 36 seconds West continuing with said westerly boundary line a distance of 89.71 feet to a 1/2 inch steel rod found for the most westerly southwest corner of said Trazzera tract;

Thence North 00 degrees 00 minutes 57 seconds West continuing with said westerly boundary line a distance of 199.72 feet to a 1/2 inch steel rod found for the northwest corner of said Trazzera tract, said rod being the northeast corner of Lot 1, Block 1, KLA Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet B, Slide 466 of said Plat Records;

Thence EAST with the northerly boundary line of said Trazzera tract, passing at 119.81 feet a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of the right-of-way of said Brazos Bend Drive and continuing therewith a total distance of 254.62 feet to the point of beginning and containing 1.8914 acres of land, more or less.

OWNER/APPLICANT  
FRANK & KAREN TRAZZERA  
804 MEANDERING WOODS DR  
KELLER, TEXAS 76248  
817-915-3714

## ZONING EXHIBIT FOR PROPOSED LOT 10, LOT 11, AND LOT 12, BLOCK 6 WOODLAND OAKS ADDITION

An addition to the City of North Richland Hills, Tarrant County, Texas

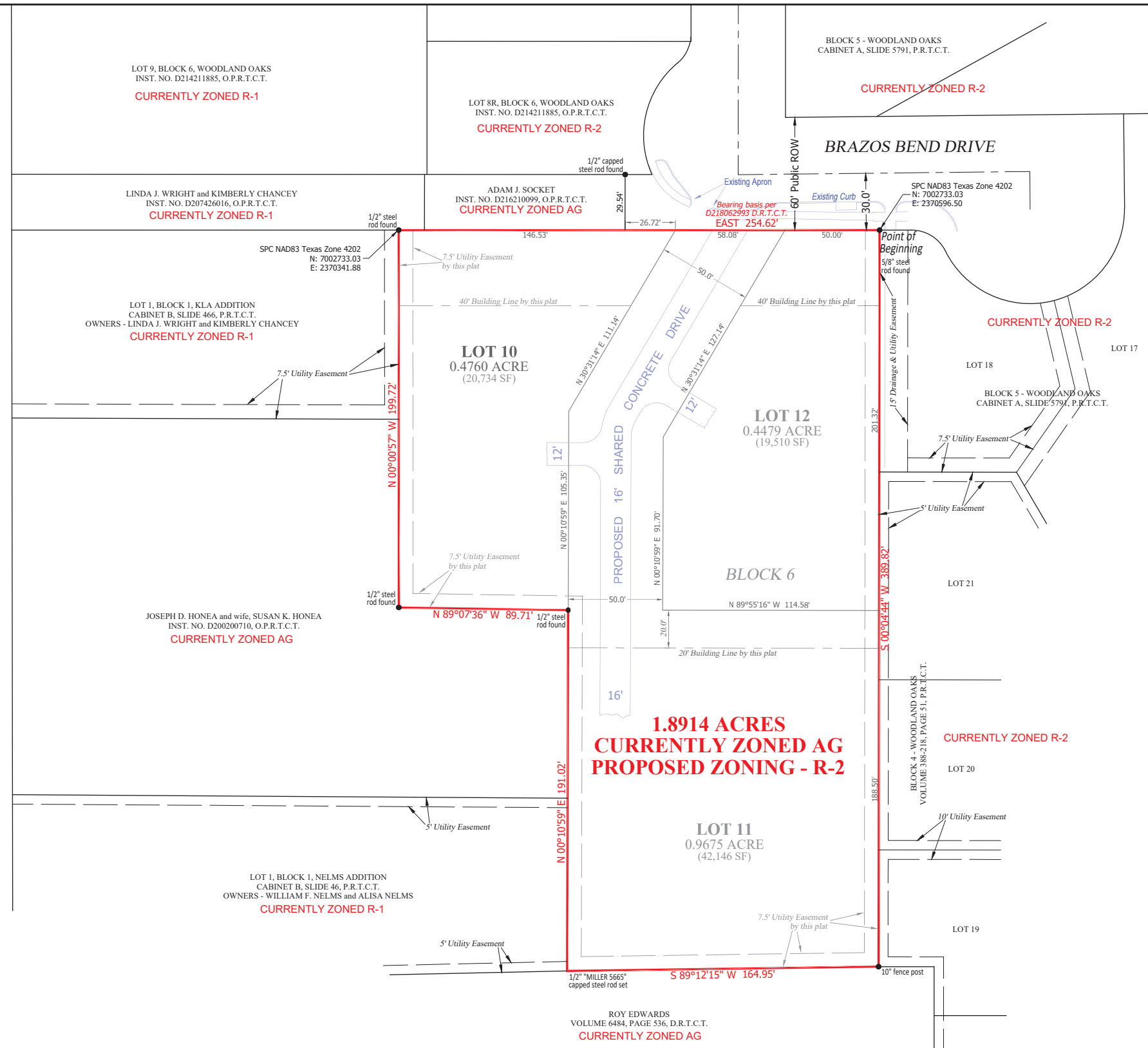
Being 1.8914 acres out of the  
**TANDY K. MARTIN SURVEY**  
ABSTRACT NO. 1055

Tarrant County, Texas

July 2018 / 3 lots  
City Case No. ZC 2018-18

ZONING EXHIBIT  
CURRENT ZONING: AG Agricultural  
PROPOSED ZONING: R-2 Single Family Residential

CRANE ROAD



**MILLER**  
Surveying, Inc.  
Commercial • Residential • Municipal  
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