

**LEGEND OF ABBREVIATIONS**

- 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
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0205L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

**PLAT NOTES:**

- No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.
- The lot must provide adequate turn-around space on the lot so that vehicles do not back on to Smithfield Road.

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS PROVIDENTIAL LAND REALTY, LP acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J.M. Crockett Survey, Abstract Number 273, City of North Richland Hills, Tarrant County, Texas, and being all of "TRACT 2" according to the deed recorded in Document Number D221000569, Official Public Records of Tarrant County, Texas, and being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

**BEGINNING** at the northwest corner of said Tract 2 and the herein described tract;

**THENCE** with the perimeter and to the corners of said Tract 2, the following calls:

- North 89 degrees 55 minutes 08 seconds East, a distance of 116.00 feet to a point from which a 1/2 inch rebar with cap stamped, "T/Q BURKS" found for reference bears South 89 degrees 55 minutes 08 seconds West, a distance of 5.00 feet;
- South 00 degrees 04 minutes 52 seconds East, a distance of 50.00 feet to a point from which a 1/2 inch rebar with cap stamped, "T/Q BURKS" found for reference bears South 89 degrees 55 minutes 08 seconds West, a distance of 5.00 feet;
- South 89 degrees 55 minutes 08 seconds West, a distance of 116.00 feet to an "X" cut in concrete found;
- North 00 degrees 04 minutes 52 seconds West, a distance of 50.00 feet, to the **POINT OF BEGINNING** and enclosing 0.133 acres (5,800 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT, PROVIDENTIAL LAND REALTY, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 4, Block 2, Smithfield Addition, 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.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

Owner's Agent \_\_\_\_\_ Title \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for  
 the State of Texas

**SURVEYOR'S CERTIFICATE**

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: August 4, 2021

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT August 4, 2021

John H. Barton III, RPLS# 6737

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for  
 the State of Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, to recommend approval of this plat by the City Council

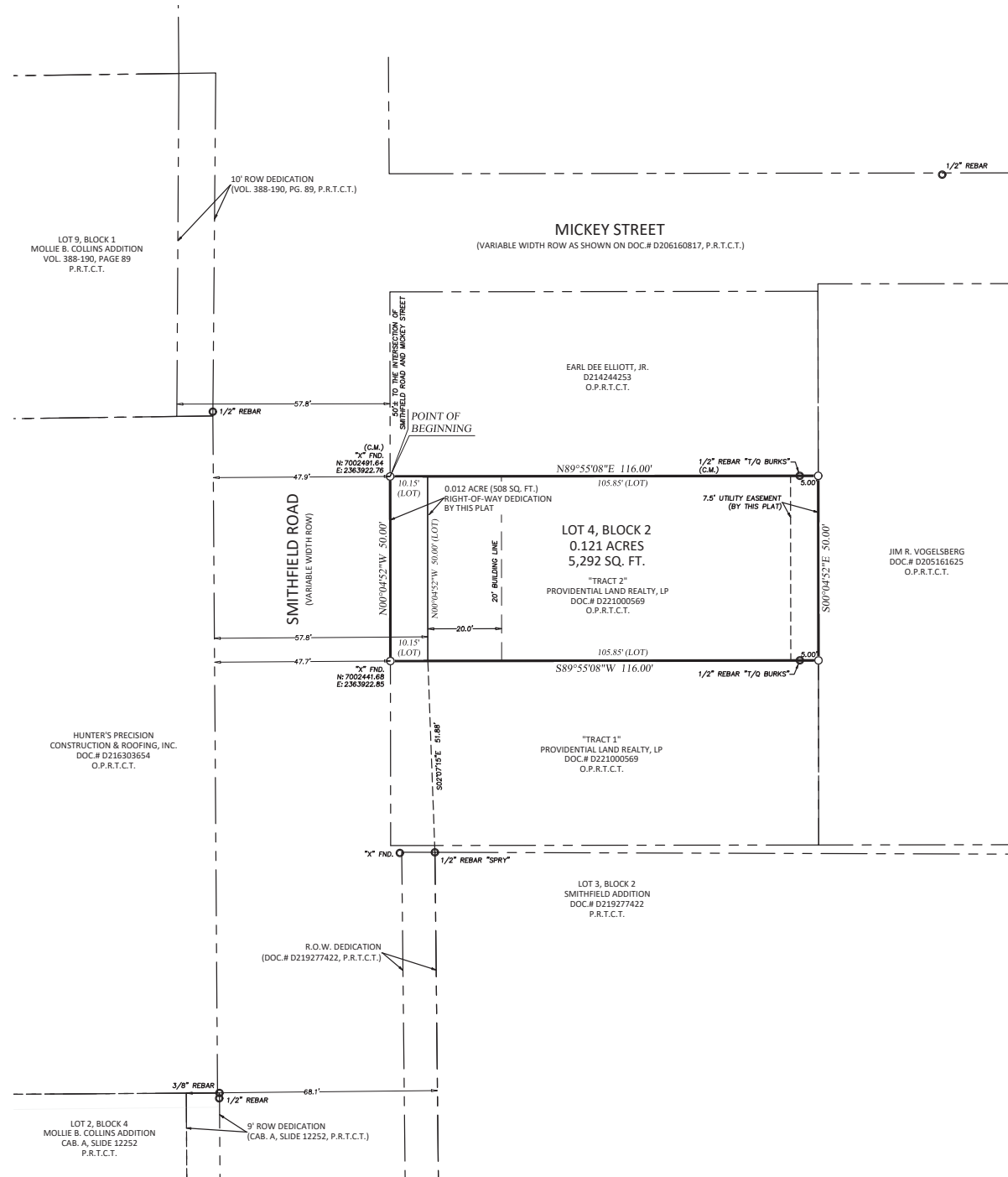
\_\_\_\_\_  
 Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, to approve this plat for filing of record.

\_\_\_\_\_  
 Mayor, City of North Richland Hills

Attest: City Secretary



**SHORT FORM FINAL PLAT  
 SMITHFIELD ADDITION  
 LOT 4, BLOCK 2**  
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
 BEING 0.133 ACRES OF LAND LOCATED IN THE  
 J.M. CROCKETT SURVEY, ABSTRACT #273, TARRANT COUNTY, TEXAS  
 PREPARED AUGUST 1, 2021

CITY CASE# (CASE PLAT21-0002)



JOB NO. 2021.132.001

DRAWN: BCS

CHECKED: JHB

**TABLE OF REVISIONS**

DATE	SUMMARY

**6816 SMITHFIELD ROAD**

**NORTH RICHLAND HILLS, TEXAS**

SHEET: