



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 8, 2023. The Development Review Committee reviewed this plat on March 21, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. The plat cannot be recorded until final construction plans public infrastructure improvements are approved by the City. Plans must demonstrate compliance with the Public Works Design Manual. *NRH Subdivision Regulations §110-360 (General infrastructure policy)*
2. Provide verification of approval of the driveway location and any deceleration lane requirements by the Texas Department of Transportation. The site layout is dependent on access locations, and if the location changes it may require reconsideration of the plat. *NRH Public Works Design Manual §1-04 (Street system - street design criteria)*
3. Add the name, address, and phone number of the current property owners. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
4. Add the name, address, and phone number of the developer. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
5. Change the legal description of the property to Lots 1 and 2, Block 1, Smithfield Gateway Addition. Update this reference on the drawing, title block, dedication statement, lots and other relevant instances as noted on the marked-up print. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
6. Update the title block to match the following text. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*

FINAL PLAT
SMITHFIELD GATEWAY ADDITION
 Lots 1 and 2, Block 1,
 BEING 4.0547 acres of land located in the J.H. Barlough Survey, Abstract
 No. 130, an addition to the City of North Richland Hills, Tarrant County,
 Texas.
 (Date)
 CASE PLAT23-0036

7. There are revisions and corrections required in the owner’s certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
8. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
9. Add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

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

10. Verify the existing right-of-way of Newman Drive with established corner monuments on the north side of the street. Show the dimension and monuments on the drawing. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
11. Show the property lines, easements, and plat recording information of the lots and tracts that are within 100 feet of this property on the opposite side of Smithfield Road and the north side of Newman Drive. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
12. Add the following note to the plat: 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. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT23-0036).

SURVEYOR'S NOTES:

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
- No encroachments were observed in the course of the survey.
- In the preparation of this survey, the surveyor has relied upon that commitment insurance as prepared by Fidelity National Title Insurance Company, FT-44122-900122201973, having an effective date of June 16, 2022, and date of July 1, 2022.
- Per FEMA Flood Insurance Rate Map Number 48439C0205L, dated March 2015, the subject property lies within Zone X (unshaded), designated as areas with the 0.2% annual chance floodplain.
- Due to the recent construction and reconfiguration of roads around the subject property, the surveyor could not find sufficient monumentation alone to place the property boundary. The survey has relied upon those plans for construction, and published coordinates for road centerlines, as prepared by HALFF Associates for the City of North Richland Hills, Project Number 29783, dated 08/11/2017, in the placement of boundary lines shown hereon.
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS **CJ REAL ESTATE II, LLC** is the owner of a 4.0547 acres tract of land situated in the J.H. Barlough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, and being all of that tract of land described in deed to Woodbriar Management Ltd., as recorded in Volume 11976, Page 305 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the intersection of the south right-of-way line of Newman Drive (a variable width right-of-way) with the northwesterly right-of-way line of Davis Boulevard (a 120-foot wide right-of-way), and for the northeast corner of said Woodbriar tract;

THENCE South 30 degrees 30 minutes 22 seconds West, along the common southeasterly line of said Woodbriar tract and said northwesterly right-of-way line, a distance of 430.00 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the left having a radius of 2924.79 feet, whose chord bears South 28 degrees 04 minutes 44 seconds West, a distance of 258.44 feet;

THENCE Southwesterly, continuing along said common line and along said curve, through a central angle of 05 degrees 03 minutes 52 seconds, an arc distance of 258.52 feet to a 1/2-inch iron rod with cap set for the northeast end of a corner clip at the intersection of said northwesterly right-of-way line of said Davis Boulevard with the northerly right-of-way line of Smithfield Road (a 68-foot wide right-of-way)

THENCE South 69 degrees 53 minutes 49 seconds West, along said corner clip and continuing along said common line, a distance of 14.28 feet to a 1/2-inch iron rod with cap set for the southwest end of said corner clip on the north right-of-way line of said Smithfield Road for the beginning of a non-tangent circular curve to the right, having a radius of 216.00 feet, whose chord bears North 32 degrees 49 minutes 15 seconds West, a distance of 233.25 feet;

THENCE Northwesterly, along the westerly line of said Woodbriar tract and the easterly right-of-way line of said Smithfield Road and along said curve, through a central angle of 65 degrees 21 minutes 25 seconds, an arc distance of 246.39 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00 degrees 08 minutes 31 seconds West, along the common east line of said Smithfield Road and west line of said Woodbriar tract, a distance of 329.62 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 01 degrees 15 minutes 15 seconds West, continuing along said common line, a distance of 40.15 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 02 degrees 22 minutes 00 seconds West, continuing along said common line, a distance of 28.33 feet to a 1/2-inch iron rod with cap set for the southwest corner of a corner clip at the intersection of said east right-of-way line of Smithfield Road with the south right-of-way line of Newman Drive (a variable width right-of-way);

THENCE North 43 degrees 51 minutes 22 seconds East, continuing along said common line and along said corner clip, a distance of 13.85 feet to a 1/2-inch iron rod with cap set for the northeast end of said corner clip on said south right-of-way line of Newman Drive;

THENCE South 89 degrees 55 minutes 16 seconds East, along the common said south right-of-way line and the north line of said Woodbriar tract, a distance of 473.03 feet to the POINT OF BEGINNING AND CONTAINING 176,624 square feet or 4.0547 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CJ REAL ESTATE II, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOTS 1 AND 2, BLOCK A, DAVIS AND SMITHFIELD ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent _____ Title _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of CJ REAL ESTATE II, LLC, 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 for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

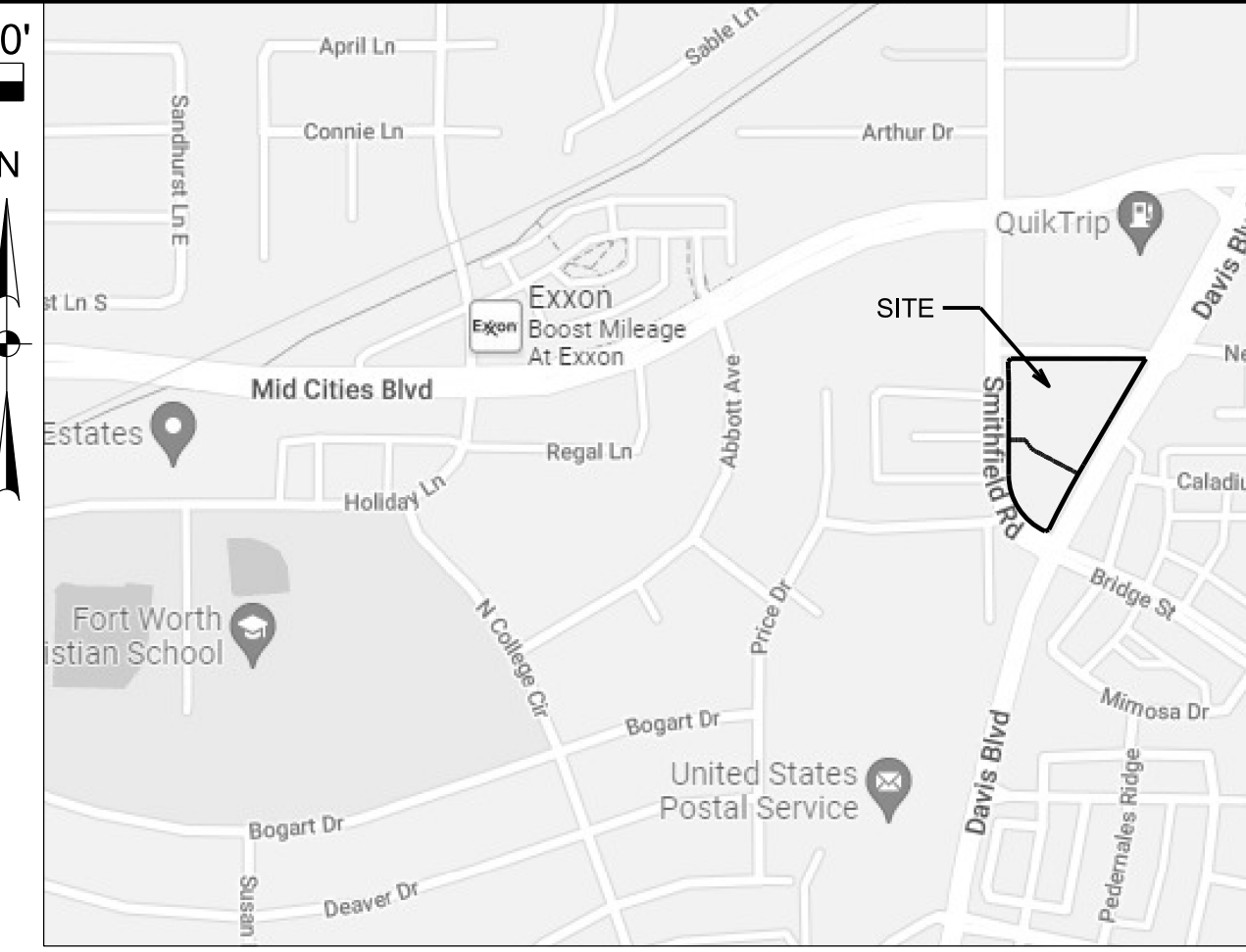
Notary Public, State of Texas
My Commission expires:
NOTARY SEAL

10' CITY OF NORTH RICHLAND HILLS
PERMANENT DRAINAGE EASEMENT
VOL. 5517, PG. 871
D.R.T.C.T.

(OWNER)
WOODBRIAR MANAGEMENT LTD.
VOL. 11976, PG. 305
D.R.T.C.T.

CURVE	DELTA	RADIUS	AL	DIRECTION	DISTANCE
C1	5° 3' 52"	2924.79 L	258.52'	S 28° 4' 44" W	258.44'
C2	65° 21' 25"	216.00 R	246.39'	N 32° 49' 15" W	233.25'

0 20' 40' 80'
1" = 40'



VICINITY MAP
(NOT TO SCALE)

LEGEND

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "GEONAV"
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET

SURVEYOR'S CERTIFICATION:

I, Joel C. Howard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

JOEL C. HOWARD
RPS NO. 6267

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, 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 for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas
My Commission expires:
NOTARY SEAL

Add the City Council approval block

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 _____

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 _____

Revise title block to read as follows:

FINAL PLAT
SMITHFIELD GATEWAY ADDITION
Lots 1 and 2, Block 1
BEING 4.0547 acres of land located in the J.H. Barlough Survey, Abstract No. 130, an addition to the City of North Richland Hills, Tarrant County, Texas.
CASE PLAT 23-0036

Add the name, address, and phone number of the property owner

Add the name, address, and phone number of the developer

Remove recording block from drawing. Plats are recorded electronically.

This plat filed as Instrument No. D _____, Date _____

GEONAV
SURVEYING • MAPPING • SCANNING
3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006
SCALE: 1"=40' (972)243-2409 PROJECT #2744
TBPLS FIRM NO. 10194205

FINAL PLAT
LOTS 1 AND 2, BLOCK A
DAVIS AND SMITHFIELD ADDITION
4.0547 ACRES
(176,624 SQ.FT.)
J.H. BARLOUGH SURVEY,
ABSTRACT NUMBER 130
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

DATED: 01/12/2023 DRAWN BY: JCH

Engineering plans have not been finalized. However, there were comments about possibly extending this water line easement to encompass a F.H. and DEF.

Revise to "Lots 1 and 2, Block 1, Smithfield Gateway Addition"

Show the property lines, easements, and plat recording information of the lots and tracts that are within 100 feet of this property on the opposite side of Smithfield Road and the north side of Newman Drive

Verify the existing ROW of Newman Drive with established monuments on the north side of the street. Show the dimensions and monuments on the drawing.

NEWMAN DRIVE
(VARIABLE WIDTH ROW)

Revise to "Lot 1 Block 1"

LOT 1, BLOCK A
2.078 ACRES
(129,635 SQ.FT.)

Revise to "Lots 1 and 2, Block 1, Smithfield Gateway Addition"

LOTS 1 AND 2, BLOCK A
DAVIS AND SMITHFIELD ADDITION
4.0547 ACRES
(176,624 SQ.FT.)

Revise to "Lot 2, Block 1"

LOT 2, BLOCK A
1.978 ACRES
(46,989 SQ.FT.)

driveway location contingent on TxDOT approval