



Requesting a zoning change from "AG" to "R-2" for the following described tract:

Being a tract of land out of the J. C. McComas Survey, Abstract No. 1040 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract described in the deed to Torino, LLC recorded as Document No. D214044112, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner of said Torino tract, said rod being in the westerly boundary line of Block 3, McComas Subdivision, an addition to the city of to the North Richland Hills, Texas according to the plat thereof recorded in Volume 388-90, Page 58, Plat Records, Tarrant County, Texas;

Thence South 00 degrees 10 minutes 50 seconds West with the easterly boundary line of said Torino tract and with the westerly boundary line of said Block 3, passing at 299.21 feet a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line of Chapman Road and continuing into said road a total distance of 328.33 feet to a PK set in asphalt for the southeast corner of said Torino tract;

Thence North 89 degrees 46 minutes 10 seconds West with said road and with the southerly boundary line of said Torino tract a distance of 408.19 feet;

Thence North 00 degrees 08 minutes 05 seconds West 322.97 feet to the northerly boundary line of said Torino tract;

Thence North 89 degrees 28 minutes 50 seconds East with the northerly boundary line of said Torino tract a distance of 410.00 feet to the point of beginning and containing 3.06 total acres of land, 0.5838 acre of which lies within roadways, leaving a net of 3.06 acres of land, more or less;

Requesting a zoning change from "R-1" to "R-2" for the following described tract:

Being a tract of land out of the J. C. McComas Survey, Abstract No. 1040 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract described in the deed to Torino, LLC recorded as Document No. D214044112, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line of Chapman Road from which the southwest corner of said Torino tract bears North 89 degrees 46 minutes 10 seconds West at 173.81 feet;

Thence North 00 degrees 46 minutes 04 seconds West 322.62 feet to the northerly boundary line of said Torino tract;

hence North 89 degrees 28 minutes 50 seconds East with the northerly boundary line of said Torino tract a distance of 29.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 05 seconds East a distance of 322.97 feet to a 1/2 inch "MILLER 5665" capped steel rod set in said northerly right-of-way line;

Thence North 89 degrees 46 minutes 10 seconds West with said road and with the southerly boundary line of said Torino tract a distance of 26.26 feet to the point of beginning and containing 0.21 acres of land, more or less;



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
MillerSurvey.net

ZONING EXHIBIT FOR
3.27 ACRES OF LAND OUT OF THE
J. C. McCOMAS SURVEY, ABSTRACT NO. 1040
in the City of North Richland Hills, Tarrant County, Texas

Prepared in September 2016
City Case No. ZC 2016-08

- Notes:
- 1) The Texas Coordinate System information shown hereon is based on field observations using City of North Richland Hills Benchmark No. GPS 32 and GPS 37.
 - 2) All new electrical, telecommunications and cable facilities, including new service drops, must be placed underground in an easement at the rear lot line. Where rear lot utilities are located on corner lots, above ground appurtenances must be located behind the side building line.

OWNER/APPLICANT
Torino, LLC
7005 Whippoorwill Ct.
Colleyville, Texas 76034
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