

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 7/10/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS Calisi Real Estate Investments, LLC are the owners of a 2.213 acre tract of land situated in the J. Barlough Survey, Abstract Number 130, and being all of Lots 5R and 6R, Block 1, Smithfield Corners, an addition to the City of North Richland Hills, as recorded in Instrument Number D201192184, Plat Records, Tarrant County, Texas, same being a tract of land conveyed to Calisi Real Estate Investments, LLC by deed recorded in Instrument Number D205204692, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with a combined scale factor of 1.000150630);

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Lot 6R, same being the northwest corner of Lot 1, Block 1 Kevin Smith Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 7314, Plat Records, Tarrant County, Texas and lying on the south right of way line of Mid Cities Boulevard (120 foot right of way);

THENCE South 00 degrees 24 minutes 41 seconds West departing the south right of way line of said Mid Cities Boulevard, with the west line of said Lot 1, a distance of 165.12 feet to a 1/2 inch rebar found for the southwest corner of said Lot 1, same being the southeast corner of said Lot 6R and lying on the north line of Lot 3, Block A Sunny Meadow 2nd Filing, an addition to the City of North Richland Hills, as recorded in Volume 388-83, Page 38, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 48 minutes 15 seconds West with the north line of said Lot 3, and continuing with the north line of said Block A, and continuing with the north line of Lot C, Block 1 First Increment Sunny Meadow Addition, an addition to the City of North Richland Hills, as recorded in Volume 388-10, Page 96, Plat Records, Tarrant County, Texas and continuing with the north right of way line of Freda Lane (50 foot right of way) and continuing with the north line of Lot B, Block 1-A of said First Increment Sunny Meadow Addition, a total distance of 467.38 feet to a 1/2 inch rebar found for the southwest corner of said Lot 5R, same being the easternmost southeast corner of Lot 4R, Block 1 of said Smithfield Corners, and lying on the north line of said Lot B;

THENCE North 00 degrees 16 minutes 08 seconds East departing the north line of said Lot B, with the east line of said Lot 4R, a distance of 237.88 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said Lot 4R, same being the northwest corner of said Lot 5R, and being the beginning of a curve to the right with a central angle of 07 degrees 13 minutes 16 seconds, a radius of 2804.79 feet and a chord bearing and distance of South 81 degrees 34 minutes 43 seconds East, 353.26 feet;

THENCE with said curve to the right, with the south right of way line of said Mid Cities Boulevard, an arc length of 353.49 feet to a 1/2 inch rebar capped "ASC" set for corner, from which a brass monument found bears North 78 degrees 53 minutes 21 seconds East and being the beginning of a curve to the left, with a central angle of 02 degrees 21 minutes 14 seconds, a radius of 2924.79 feet and a chord bearing and distance of South 79 degrees 08 minutes 42 seconds East, 120.15 feet;

THENCE with said curve to the left, with the south right of way line of said Mid Cities Boulevard, an arc length of 120.16 feet to THE POINT OF BEGINNING and containing 96,389 square feet or 2.213 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, _____, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 6R1, Block 1, Smithfield Corners, 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.

Owners Agent _____ Title _____

Date _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

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.

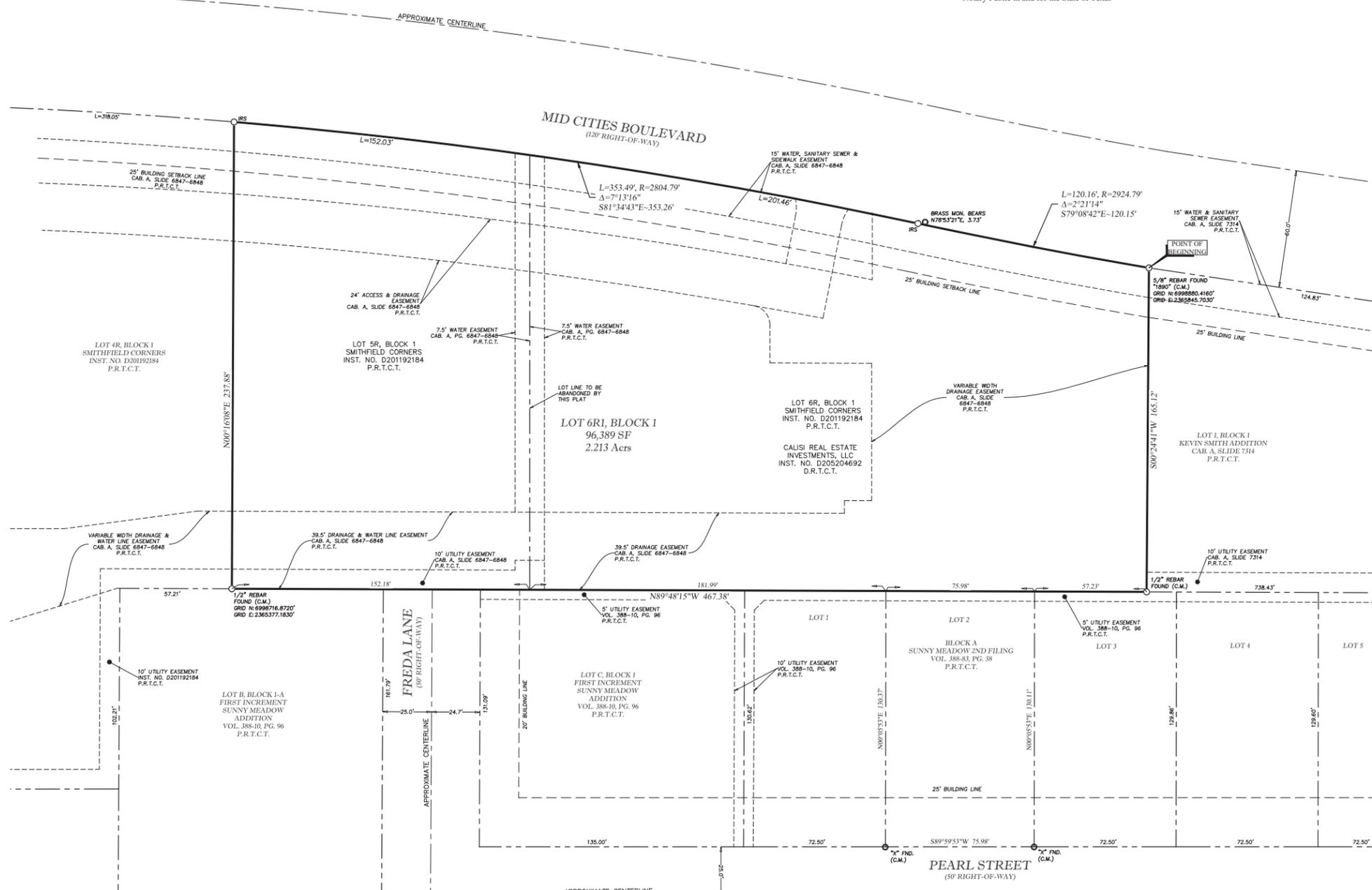
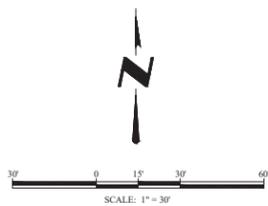
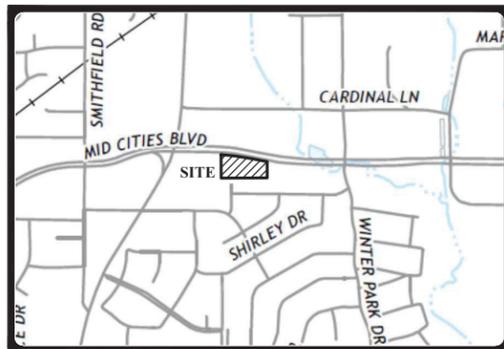
Mayor, City of North Richland Hills

Attest: City Secretary

AMENDED PLAT SMITHFIELD CORNERS LOT 6R1, BLOCK 1

Being a Replat of Lots 5R and 6R,
Smithfield Corners,
an addition to the City of North Richland Hills,
as recorded in Instrument Number D201192184
Plat Records, Tarrant County, Texas
Being 2.213 Acres situated in the
J. Barlough Survey, Abstract No. 130
City of North Richland Hills, Tarrant County, Texas
City Case No. AP 2019-02

VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- Bearings, distances and coordinates shown are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 4806070205K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to join two recorded lots.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER
Calisi Real Estate
Investments, LLC
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Dallas, Texas 75229

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CLAY MOORE
ENGINEERING
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Ph: 214.217.2544 - TFRN: 10663009
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DRAWN BY: G.L.C. DATE: 05/03/2019 CHECKED BY: T.M. JOB NO.: 2019.2.87