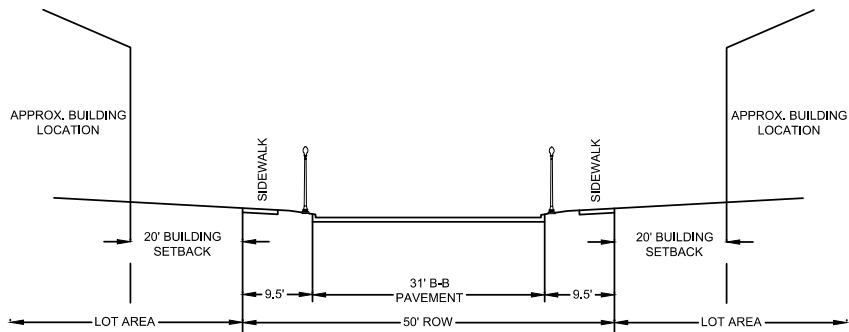
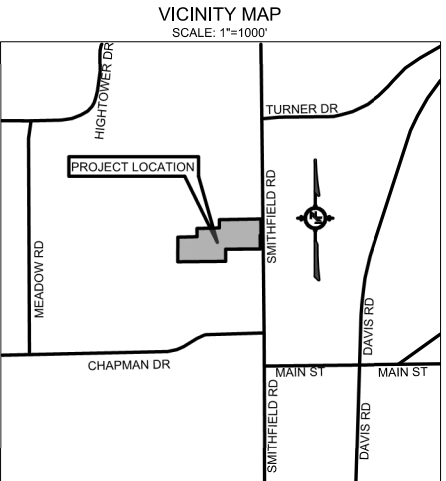
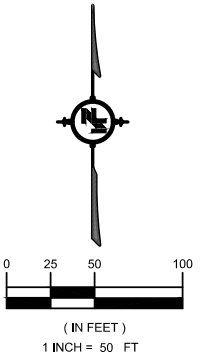
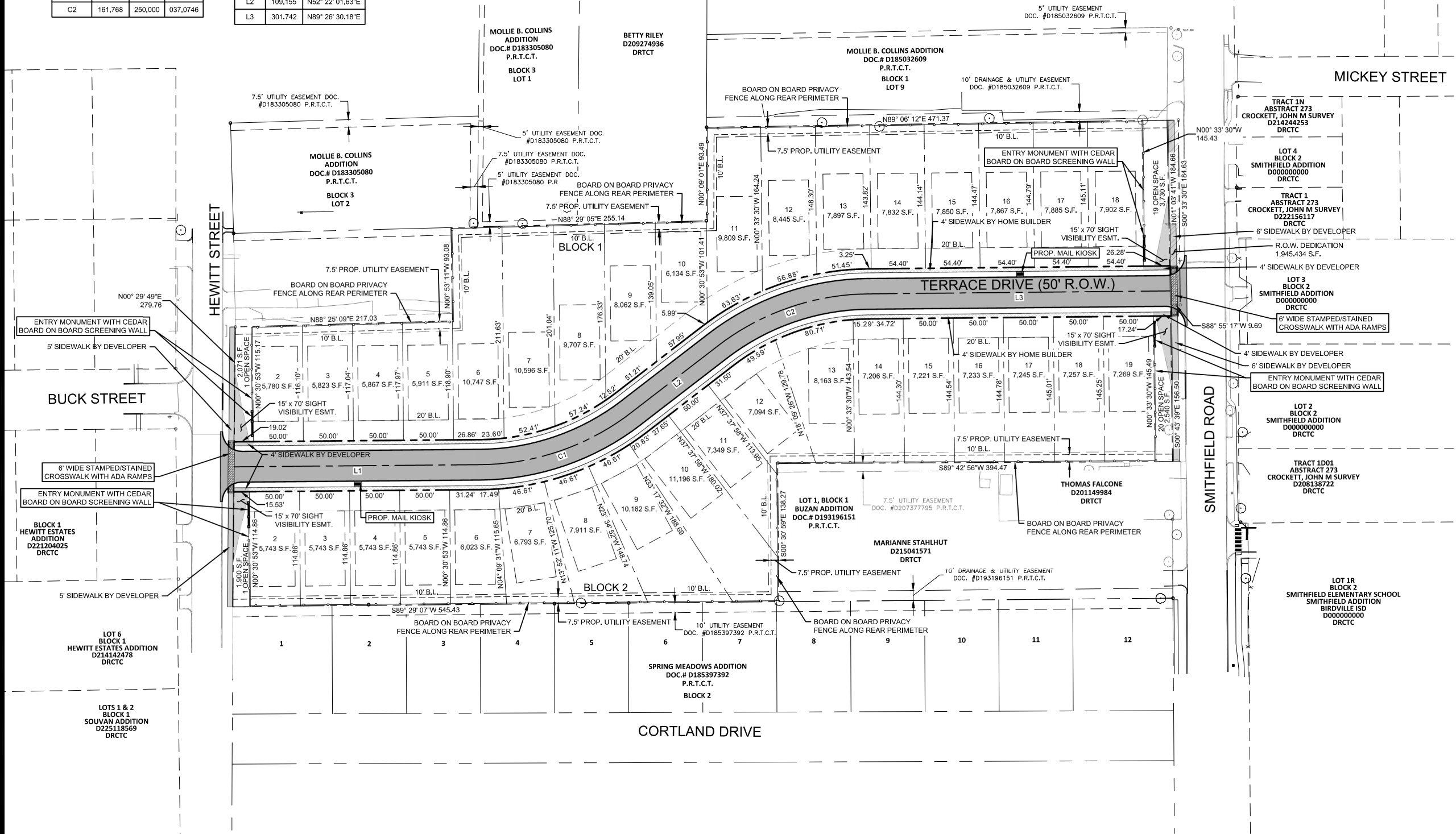
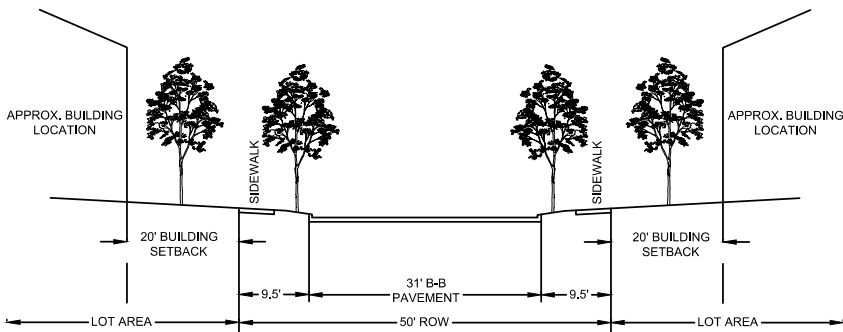


TERRACE DRIVE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	161.959	250,000	037.1183
C2	161.768	250,000	037.0746

TERRACE DRIVE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	246.327	N89° 29' 07.42"E
L2	109.155	N52° 22' 01.63"E
L3	301.742	N89° 26' 30.18"E



TYPICAL STREET STANDARDS
NOT TO SCALE



TYPICAL STREET STANDARDS - LOT TREES
NOT TO SCALE

SPACE UTILIZATION CHART			
SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	326,422.526	7.494	100
SINGLE FAMILY (35 LOTS)	265,180.757	6.088	81.238
OPEN SPACE (4 LOTS)	10,242.516	0.235	3.138
R.O.W. DEDICATION	1,945.434	0.045	0.598
PAVED SIDEWALKS	7,847.591	0.180	2.404
PAVED STREETS	29,754.090	0.683	9.115
TOTAL PAVED AREAS	37,601.682	0.863	11.519
PARKWAY	11,446.259	0.263	3.507

DENSITY = 35 LOTS/7.494 ACRES= 4.670 LOTS PER ACRE

DWELLING UNIT No= 35
DWELLING UNIT TYPE= SINGLE FAMILY RESIDENCE
FRONT BUILDING LINE= 20 ft.
SIDE BUILDING LINE= 5 ft. min.
REAR BUILDING LINE= 10 ft.

ZONING SITE PLAN
SMITHFIELD TERRACE
LOTS 1-19, BLOCK 1 &
LOTS 1-20, BLOCK 2

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, consisting of multiple platted and deeded properties that are described as follows; Azure Group Real Estate, LLC, known as tract 3, also Lot 1R and Lot 2, Block 4 Mollie B. Collins Addition as recorded under Instrument Number D207377795, an addition to the City of North Richland Hills, Tarrant County, Texas.

CURRENT ZONING: C-2, AG, R-2, R-3
PROPOSED ZONING: RI-PD

FEBRUARY 2026

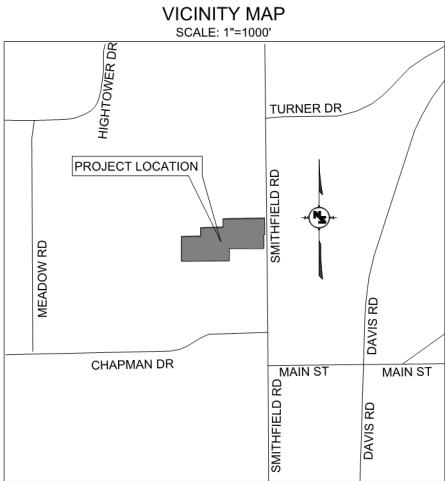
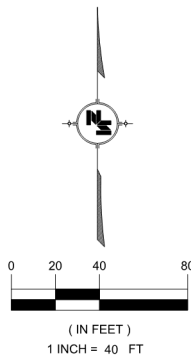
XXX-XXX

DEVELOPER

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PHONE: 817-548-0696
EMAIL: phil.walters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800



PLANTING LEGEND		PLANT SIZE
	PANICLED GOLDENRAIN TREE <i>Koeleruteria paniculata</i>	3" CAL.
	TEXAS RED OAK (NATIVE) <i>Quercus buckleyi</i>	3" CAL.
	LACEBARK ELM <i>Ulmus parvifolia</i>	3" CAL.
	OKLAHOMA REDBUD (NATIVE) <i>Cercis canadensis var. texensis</i>	3" CAL.
	LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i> ('Little Gem')	3" CAL.

NOTES:

- ALL SINGLE FAMILY RESIDENTIAL PROPERTIES SHALL PROVIDE A MINIMUM OF (3) - 3" CALIPER TREES OF A SPECIES FOUND ON THE APPROVED PLANT LIST FOUND IN SECTION 114-77 OF THE CITY OF NORTHLAND HILLS, TX LAND DEVELOPMENT CODE. PLANTING SELECTIONS ARE BASED OFF OF THIS CODE. AT LEAST ONE SUCH TREE MUST BE LOCATED IN FRONT OF THE REQUIRED FRONT BUILDING LINE.
- ALL LANDSCAPE WITHIN SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE. NO TREES SHALL BE PLANTED IN WITHIN THE SIGHT VISIBILITY TRIANGLES.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION OR TRENCHING
- ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES AND CLEANOUTS ON OR ADJACENT TO THE SUBJECT PROPERTY MUST REMAIN ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON COMPLETION OF NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO FINAL GRADE, ABOVE THE FINISHED GRADE OF ALL LANDSCAPE PRIOR TO THE COMPLETION OF THE WORK.
- ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES THAT ARE INDICATED AND SHOWN ON THESE PLANS ARE APPROXIMATE, AND ARE BASED ON SURVEY INFORMATION. ALL UTILITIES SHALL BE FIELD VERIFIED AND LOCATED PRIOR TO ANY EXCAVATION OR BORING ACTIVITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGED OR DESTROYED UTILITY LINES DURING CONSTRUCTION

SPACE UTILIZATION CHART			
SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	326,450.718	7.494	100
SINGLE FAMILY (37 LOTS)	265,209.417	6.088	81.240
OPEN SPACE	10,242.107	0.235	3.137
PAVED SIDEWALKS	7,847.652	0.180	N/A
PAVED STREETS	31,852.985	0.731	9.757
TOTAL PAVED AREAS	39,700.637	0.911	12.161

DENSITY = 37 LOTS/7.494 ACRES= 4.937 LOTS PER ACRE

DWELLING UNIT No= 37
DWELLING UNIT TYPE= SINGLE FAMILY RESIDENCE

FRONT BUILDING LINE= 20 ft.
SIDE BUILDING LINE = 5 ft. min.
REAR BUILDING LINE= 10 ft.

LANDSCAPE PLAN

SMITHFIELD TERRACE

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, consisting of multiple platted and deeded properties that are described as follows: Azure Group Real Estate, LLC, known as tract 3, also Lot 1R and Lot 2, Block 4 Mollie B. Collins Addition as recorded under Instrument Number D20737795 Plat Records, Tarrant County, Texas (PRTCT)

CURRENT ZONING: O-1
PROPOSED ZONING: RI-PD
FEBRUARY 2026

OWNER		NEEL-SCHAFFER Solutions you can build upon	
SANDLIN HOMES, L.L.C. 5137 DAVIS BOULEVARD NORTH RICHLAND HILLS, TEXAS 76180 817-281-3509 scott@sandlinhomes.com		NEEL-SCHAFFER, INC. 2501 Avenue J, Suite 120, Arlington, Texas 76006 CONTACT: Philip B. Wolters, RPLS No. 5894 PHONE: 817-548-0696 EMAIL: phil.wolters@neel-schaffer.com TBPLS FIRM REGISTRATION NO. 10021800	

DRAFT - NOT FOR CONSTRUCTION