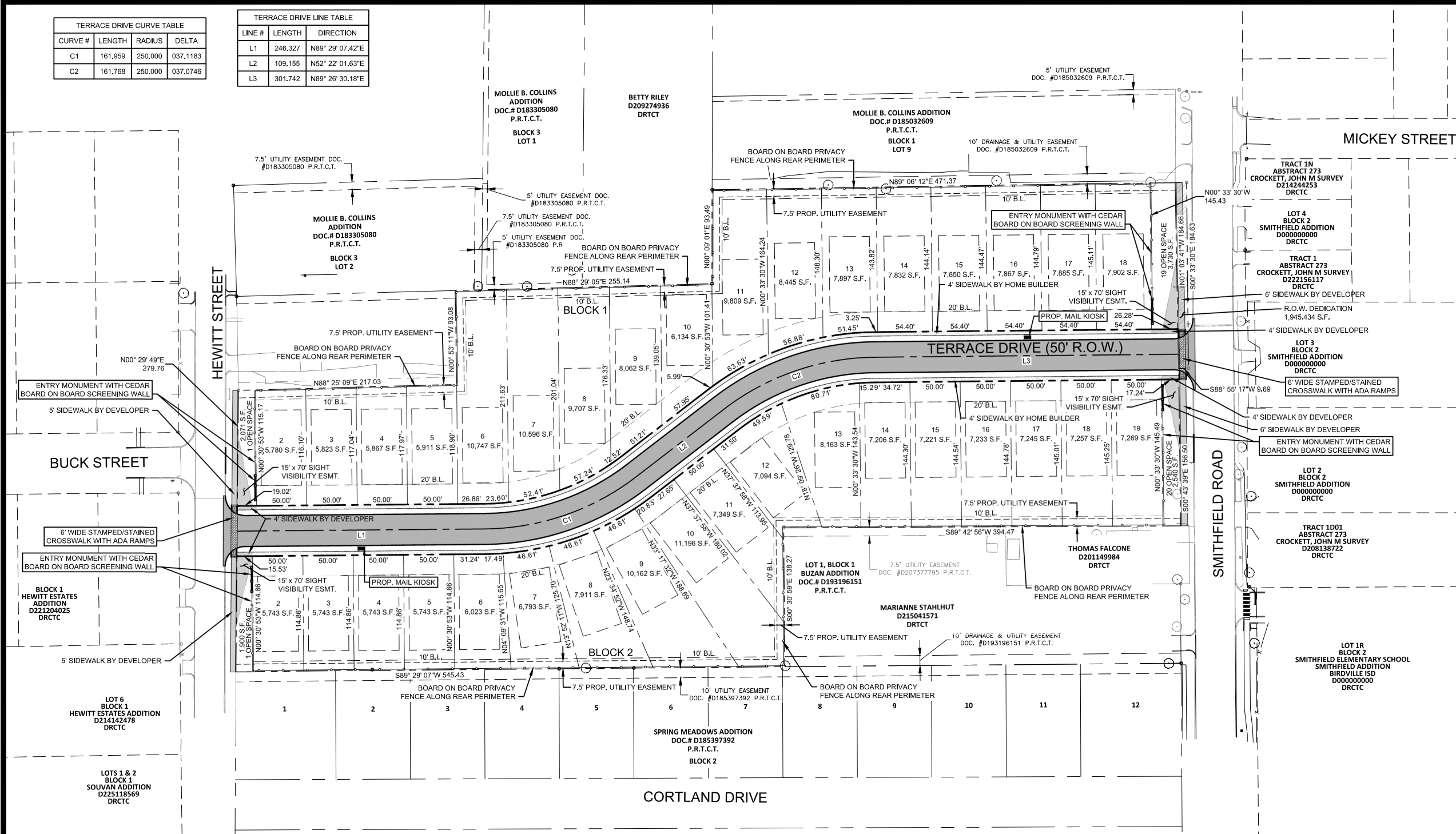
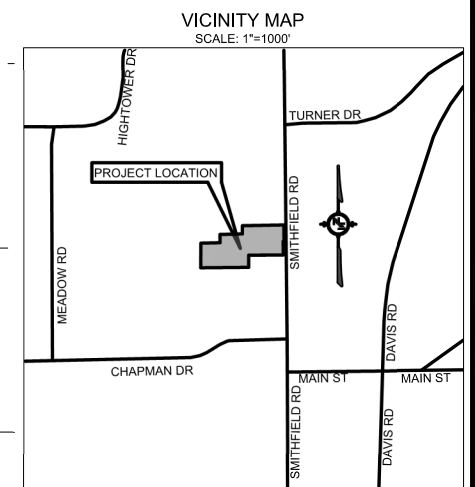
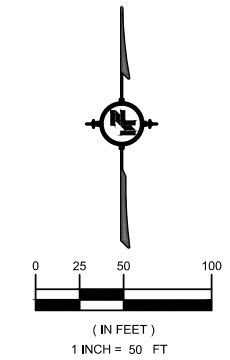


| TERRACE DRIVE CURVE TABLE |         |         |          |
|---------------------------|---------|---------|----------|
| CURVE #                   | LENGTH  | RADIUS  | DELTA    |
| C1                        | 161.959 | 250,000 | 037.1183 |
| C2                        | 161.768 | 250,000 | 037.0746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

| 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 |



**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.

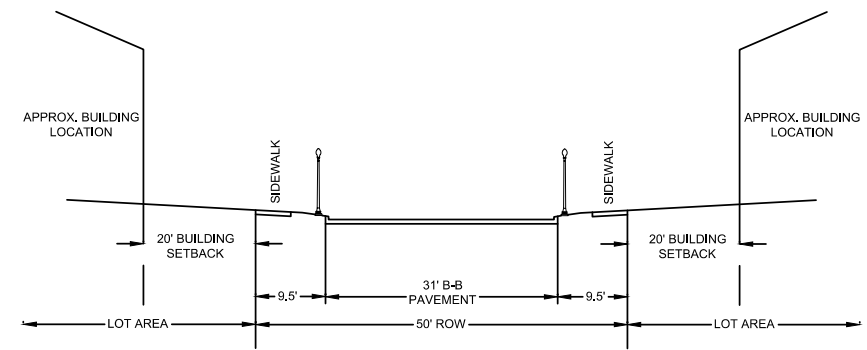
CURRENT ZONING: C-2, AG, R-2, R-3  
 PROPOSED ZONING: RI-PD  
 FEBRUARY 2026

XXX-XXX

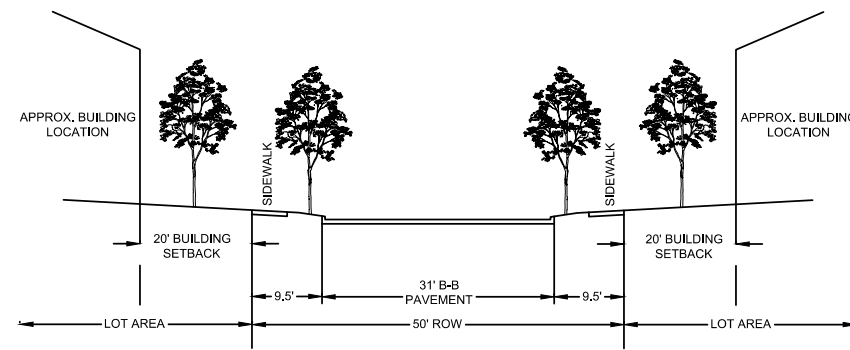
| SPACE UTILIZATION CHART |             |       |                |
|-------------------------|-------------|-------|----------------|
| SPACE TYPE              | SQUARE FEET | ACRES | USE PERCENTAGE |
| TOTAL PROPERTY          | 326,422.526 | 7.494 | 100            |
| SINGLE FAMILY (35 LOTS) | 265,180.757 | 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.



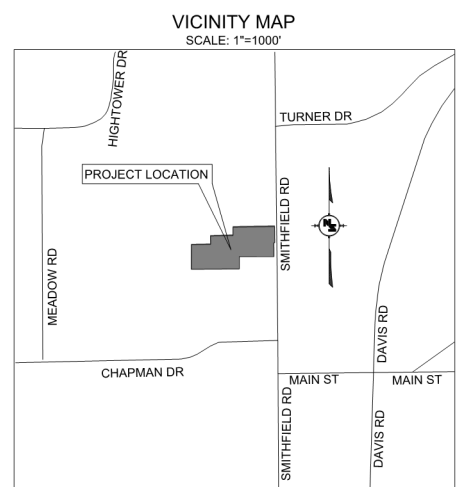
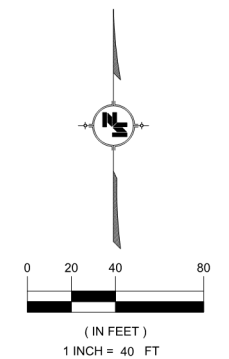
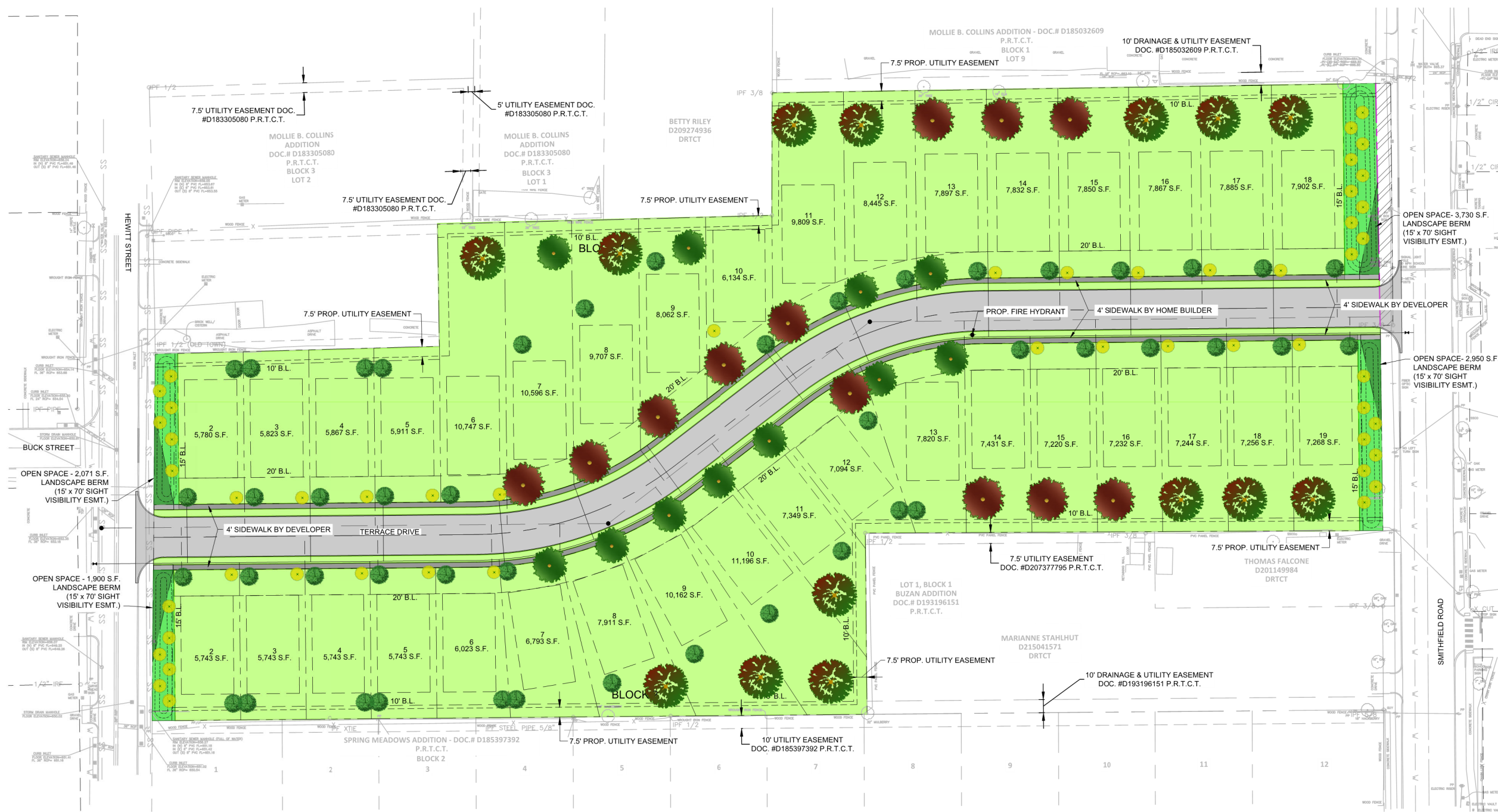
TYPICAL STREET STANDARDS  
 NOT TO SCALE



TYPICAL STREET STANDARDS - LOT TREES  
 NOT TO SCALE

**DEVELOPER**  
 SANDLIN HOMES, L.L.C.  
 5137 DAVIS BOULEVARD  
 NORTH RICHLAND HILLS, TEXAS 76180  
 817-281-3509  
 scott@sandlinhomes.com

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 NEEL-SCHAFFER, INC.  
 2501 Avenue J, Suite 120, Arlington, Texas 76010  
 CONTACT: Phil B. Wolters, RPLS No. 5894  
 PHONE: 817-548-0696  
 EMAIL: phil.wolters@neel-schaffer.com  
 TBPLS FIRM REGISTRATION NO. 10021800



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

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

**DRAFT - NOT FOR CONSTRUCTION**