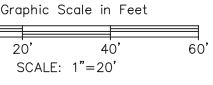




VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

- N.T.S. NOT TO SCALE
- U.N.O. UNLESS NOTED OTHERWISE
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE

LEGEND

NOT TO SCALE

BOUNDARY CORNER

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings and called distances shown hereon are based on the tract described in the deed to Melvin & Bonnie Horn, recorded in Volume 12280, Page 2018, in the Public Records of Tarrant County, Texas.
3. According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
4. On the issue date of this survey the surveyed property shown hereon is zoned AG (Agriculture) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **Charles & Ellen Rheinlaender**, are the owners of all that certain 1.089 acres of land by virtue of the deed recorded in Document Number D216192087 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the J. Crockett Survey, A-273, City of North Richland Hills, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings and called distance shown hereon are based on the tract of land conveyed to Melvin & Bonnie Horn by the deed recorded in Volume 12280, Page 2018 P.R.T.C.T.);

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, common to the northwest corner of Lot 2, Block 2, Smithfield Addition recorded in Volume 388-165, Page 46 P.R.T.C.T., in the east right-of-way line of Smithfield Road (Right-Of-Way Varies);

THENCE North 00° 47' 39" West - 104.90' along the east right-of-way line of said Smithfield Road, to a 1/2" iron rod found for the northwest corner of the herein described tract, common to the southwest corner of the 0.133 acres tract described in the deed to RSST & J real Estate, LLC. recorded in Document Number D209021174 P.R.T.C.T.;

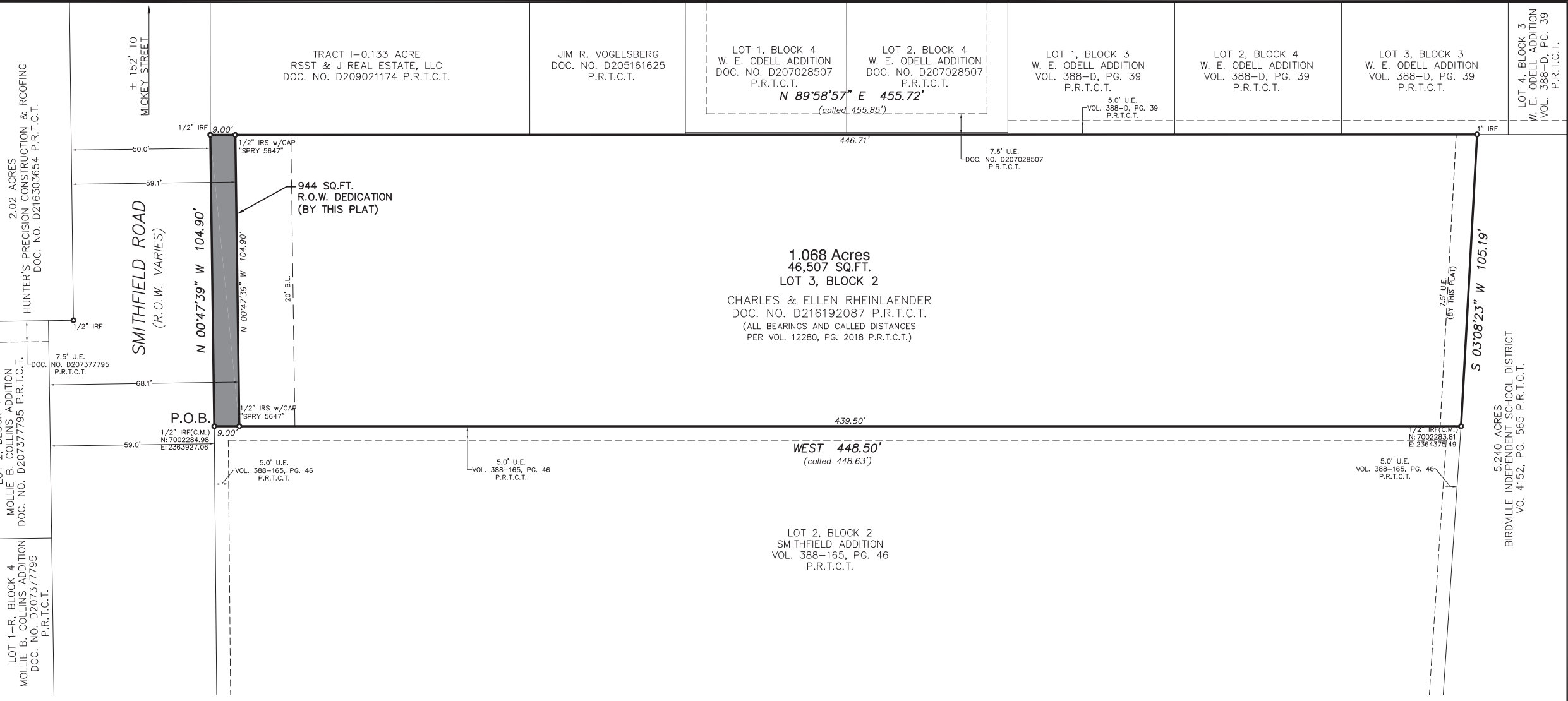
THENCE North 89° 58' 57" East - 455.72' (called 455.85') to a 1" iron rod found for the northeast corner for the herein described tract, common to the northwest corner of a 5.240 acre tract described in the deed to Birdville Independent School District recorded in Volume 4152, Page 565 P.R.T.C.T., and in the south line of Lot 3, Block 3, W. E. Odell Addition recorded in Volume 388-D, Page 39 P.R.T.C.T.;

THENCE South 03° 08' 23" West - 105.19' along the west line of said 5.240 acres tract, to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the northeast corner of said Lot 2, Block 2, Smithfield Addition;

THENCE West - 448.50' (called 448.63') along the north line of said Lot 2, Block 2, Smithfield Addition, to the POINT OF BEGINNING and containing 1.089 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **Charles & Ellen Rheinlaender**, do hereby adopt this plat designating the herein above described real property as **Lot 3, Block 2, Smithfield Addition**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this plat. When there are multiple owners, each one should be identified with their individual lots, if applicable.



2.02 ACRES
HUNTER'S PRECISION CONSTRUCTION & ROOFING
DOC. NO. D216305684 P.R.T.C.T.

LOT 2, BLOCK 4
MOLLIE B. COLLINS ADDITION
DOC. NO. D207377795 P.R.T.C.T.

LOT 1-R, BLOCK 4
MOLLIE B. COLLINS ADDITION
DOC. NO. D207377795 P.R.T.C.T.

Charles Rheinlaender

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Charles Rheinlaender**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Signature _____ Notary Stamp: _____

Ellen Rheinlaender

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Ellen Rheinlaender**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Signature _____ Notary Stamp: _____

SURVEYOR CERTIFICATE

I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: August 28, 2019

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **DAVID CARLTON LEWIS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Signature _____ Notary Stamp: _____



WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this _____ day of _____, 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 North Richland Hills, Texas, voted affirmatively on this _____ day of _____, to approve this Plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

PURPOSE OF PLAT
The Purpose of this Final Plat is to plat a previously unplatted property.

A FINAL PLAT OF
LOT 3, BLOCK 2
SMITHFIELD ADDITION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS, WHICH IS 1.089 ACRES
IN THE J. CROCKETT SURVEY, A - 273

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 1012000
Project No. 023-130-30

OWNER: Charles & Ellen Rheinlaender
6812 Smithfield Road
North Richland Hills, Texas 76182

LAND AREAS
GROSS: 1.089 ACRES, 47,451 SQ.FT.
NET: 1.068 ACRES, 46,507 SQ.FT.

CITY CASE NUMBER: FP 2019-09
DATE: JULY 2019

THIS PLAT FILED AS INSTRUMENT NO. _____ DATED _____

Aug 28, 2019 - 3:21pm s:\023-130-6812 Smithfield - NRH\30-Plat\spry-6812Smithfield-Plat.dwg