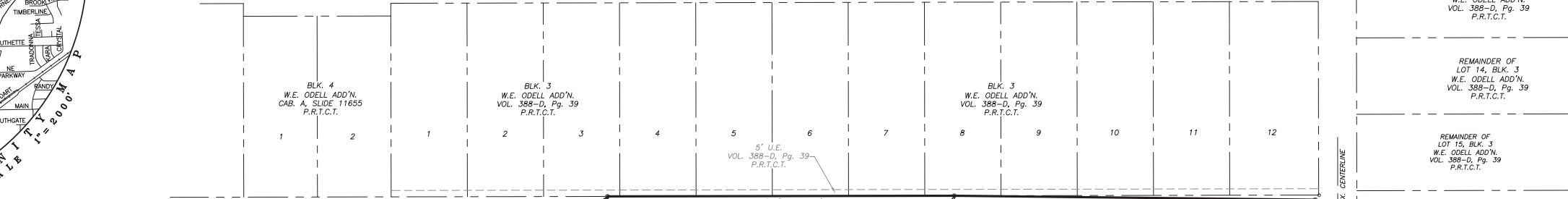


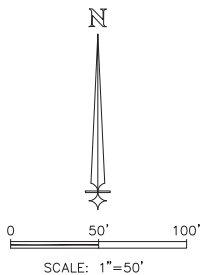


MICKY STREET



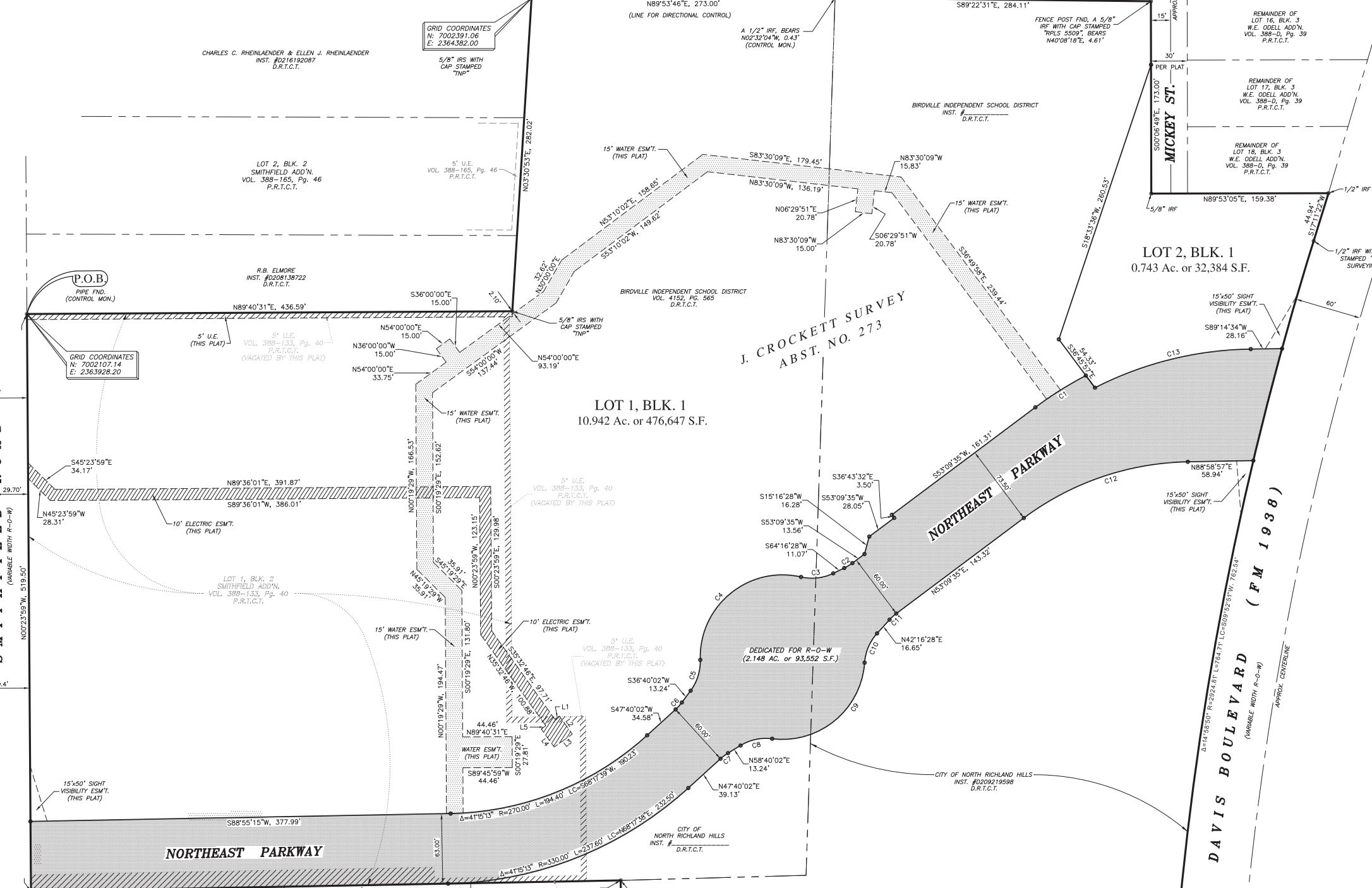
- NOTES:
- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
 - 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs), subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0205L for Tarrant County, Texas and depicted from City of North Richland Hills, Texas, Community Map and Panel No. 480607 0205 L, Map Revised March 21, 2019.
 - 3) Selling a portion of any of this addition by metes and bounds is a violation of the city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - 4) This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
 - 5) See sheet 2 of 2 for additional notes and information.

BASIS OF BEARINGS:
 Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone NAD83(2011) 2010.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00014769446 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.



Line Table		
Line #	Direction	Length
L1	N54°27'14"E	5.00'
L2	S35°32'46"W	20.00'
L3	S54°27'14"W	20.00'
L4	N35°32'46"W	20.00'
L5	N54°27'14"E	5.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	53.71'	330.00'	09°19'30"	S57°49'20"W	53.65'
C2	8.54'	44.00'	11°06'53"	S58°43'01"W	8.52'
C3	29.72'	44.00'	38°42'18"	S83°37'36"W	29.16'
C4	135.46'	74.00'	104°52'54"	S50°32'18"W	117.32'
C5	29.62'	44.00'	38°34'11"	S17°22'57"W	29.06'
C6	8.45'	44.00'	11°00'00"	S42°10'02"W	8.43'
C7	8.45'	44.00'	11°00'00"	N53°10'02"E	8.43'
C8	29.62'	44.00'	38°34'11"	N77°57'07"E	29.06'
C9	120.58'	74.00'	93°21'44"	N50°33'21"E	107.68'
C10	29.15'	43.50'	38°23'59"	N23°04'28"E	28.61'
C11	8.26'	43.50'	10°53'07"	N47°43'01"E	8.25'
C12	158.49'	253.50'	35°49'22"	N71°04'16"E	155.93'
C13	145.61'	316.50'	26°21'36"	S78°03'46"W	144.33'



OWNER:
 City of North Richland Hills
 4301 City Point Dr.
 North Richland Hills, Texas 76180

OWNER:
 Birdville ISD
 6125 East Belknap St.
 North Richland Hills, Texas 76117

PRELIMINARY PLAT OF
LOTS 1 & 2, BLOCK 1, and LOT 1, BLOCK 2
SMITHFIELD ELEMENTARY
SCHOOL ADDITION

An addition to the City of North Richland Hills, Tarrant County, Texas, situated in the J. Crockett Survey, Abstract No. 273, City of North Richland Hills, Tarrant County, Texas, and being a replat of a portion of Lot 1, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-133, Page 40, Plat Records of Tarrant County, Texas, and containing 23.239 acres of land total.

teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76117
 817.336.5773 ph 817.332.7756 fx
 www.tnplc.com / Registration No. 100116-00

MATCHLINE SHEET NO. 2 OF 2

SHEET NO. 1 OF 2

DATE: 12/18/2019 Case SP 2019-18

BIR 19183



STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS Birdville Independent School District, acting by and through the undersigned, its duly authorized agent, and the City of North Richland Hills, Texas, are the owners of 23.239 acres of land, situated in the J. Crockett Survey, Abstract No. 273 and containing all of Lot 1, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-133, Page 40, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and also containing portions of the certain tracts of land as conveyed to Birdville Independent School District, according to the deeds filed in Volume 483, Page 107, Volume 529, Page 65, Volume 578, Page 413, and Volume 4152, Page 565, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and also containing all of the certain tracts of land as conveyed to the City of North Richland Hills, according to the deeds filed in Instrument Nos. D217137942, D209302046, D217137944, D209219598, D.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a pipe found at the northwest corner of said Lot 1, also being the most westerly northwest corner of said Birdville I.S.D. property, also being the southwest corner of a tract of land described in deed to R.B. Elmore, as filed in Instrument #D208138722, D.R.T.C.T., and also being in the east Right-of-Way (R-O-W) line of Smithfield Road (variable width);

THENCE N 89°40'31" E, along the north line of said Lot 1, the most southerly north line of said Birdville I.S.D. property, and the south line of said R.B. Elmore tract, a distance of 436.59 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) at southeast corner of said R.B. Elmore tract, also being a re-entrant corner of said Birdville I.S.D. property, and being N 89°40'31" E, a distance of 2.76 feet from the northeast corner of said Lot 1;

THENCE N 03°30'53" E, along the most northerly west line of said Birdville I.S.D. property, passing along the east line of said R.B. Elmore tract, the east line of Lot 2, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-165, Page 46, P.R.T.C.T., and the east line of a tract of land described in deed to Charles C. Rheinlaender and Ellen J. Rheinlaender, as filed in Instrument #D216192087, D.R.T.C.T., a distance of 282.02 feet to a 5/8 inch iron rod set at the most northerly northwest corner of said Birdville I.S.D. property, also being the northeast corner of said Rheinlaender tract, and being in the south line of Lot 3, Block 3, W.E. Odell Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-D, Page 39, P.R.T.C.T.;

THENCE N 89°53'46" E, along the most north line of said Birdville I.S.D. property, passing along the south line of said Lot 3, and Lots 4 thru Lot 8 of said Block 3, a distance of 273.00 feet to the northeast corner of said Birdville I.S.D. property, also being the northwest corner of a tract of land described in deed to the City of North Richland Hills, as filed in Instrument #D209219598, D.R.T.C.T., from which a 1/2 inch iron rod found, bears N 02°32'04" W, 0.43 feet;

THENCE S 89°22'31" E, along the north line of said City of North Richland Hills tract, a distance of 284.11 feet to a fence post found in or near the west R-O-W line of Mickey Street (30' in width per plat), from which a 1/2 inch iron rod with cap stamped "RPLS 5509", found at the southeast corner of Lot 12 of said Block 3, bears N 40°08'18" E, a distance of 4.61 feet;

THENCE S 00°06'49" E, along or near the most northerly east line of said City of North Richland Hills tract, and along the west R-O-W line of said Mickey Street, a distance of 173.00 feet to a 5/8 inch iron rod found;

THENCE N 89°53'05" E, passing along the south R-O-W line of said Mickey Street, also passing along the south line of Lot 18 of said Block 3, and passing along a north line of said City of North Richland Hills tract, a distance of 159.38 feet to a 1/2 inch iron rod found in the west R-O-W line of Davis Boulevard (FM 1988, variable width);

THENCE along the east line of said City of North Richland Hills property, and along the west R-O-W line of said Davis Boulevard, the following courses and distances:

S 17°11'22" W, a distance of 44.94 feet to a 5/8 inch iron rod with cap stamped "Moak Surveying", found at the beginning of a curve to the left whose radius is 2924.81 feet, and whose long chord bears S 09°52'51" W, a distance of 762.54 feet;

Along said curve in a southwesterly direction through a central angle of 14°58'50", a length of 764.71 feet to a 5/8 inch iron rod with cap stamped "Moak Surveying", found at the end of said curve;

S 02°24'05" W, a distance of 151.04 feet;

S 87°48'58" W, a distance of 5.79 feet to a 1/2 inch iron rod with cap stamped "Area Surveying", found;

S 00°07'09" E, a distance of 256.86 feet to the southeast corner of said City of North Richland Hills property, also being the northeast corner of a drainage channel;

THENCE N 89°40'29" W, along the south line of said City of North Richland Hills property, and along the north line of said drainage channel, a distance of 477.71 feet to a fence post found at the southwest corner of said City of North Richland Hills property, also being in the east line of a tract of land described in deed to the Smithfield Cemetery Association, as filed in Volume 69, Page 499, D.R.T.C.T.;

THENCE N 00°18'46" W, along a west line of said City of North Richland Hills property, and passing along the east line of said Smithfield Cemetery Association, also passing along the east line of W.J. Turner Cemetery (no deed found), in all a distance of 581.27 feet to a fence post found at a re-entrant corner of said City of North Richland Hills property, also being the northeast corner of said W.J. Turner Cemetery tract;

THENCE S 88°55'15" W, passing along a south line of said City of North Richland Hills property, a south line of said Birdville I.S.D. property, the south line of aforementioned Lot 1, Block 2, Smithfield Addition, also passing along the north line of said W.J. Turner Cemetery, the north line of said Smithfield Cemetery Association, and the north line of Lot 2, Block 2, Powell Subdivision, 2nd Filing, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-126, Page 80, P.R.T.C.T., in all a distance of 530.57 feet to the southwest corner of said Lot 1, Block 2, Smithfield Addition, also being the northwest corner of said Lot 2, and also being in the east R-O-W line of aforementioned Smithfield Road;

THENCE N 00°23'59" W, along the west line of said Lot 1, the west line of said Birdville I.S.D. property, and the east R-O-W line of said Smithfield Road, a distance of 519.50 feet to the **POINT OF BEGINNING** and containing 1,012,276 square feet or 23.239 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Birdville Independent School District, acting by and through the undersigned, its duly authorized agent, and the City of North Richland Hills, do hereby adopt this plat designating the hereinabove described real property as:

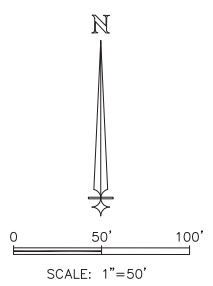
**LOTS 1 & 2, BLOCK 1, and LOT 1, BLOCK 2
 SMITHFIELD ELEMENTARY SCHOOL ADDITION**

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.

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this Preliminary Plat.

 Chairman, Planning and Zoning Commission

 Attest: Secretary, Planning and Zoning Commission



SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground under my direction and supervision.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Date: Dec. 18, 2019

Theron W. Sims, R.P.L.S., No. 5887
 Surveyed on the ground _____, 2020

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010,00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1,000/4760446 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

OWNER:
 City of North Richland Hills
 4301 City Point Dr.
 North Richland Hills, Texas 76180

OWNER:
 Birdville ISD
 6125 East Belknap St.
 North Richland Hills, Texas 76117

PRELIMINARY PLAT OF
**LOTS 1 & 2, BLOCK 1, and LOT 1, BLOCK 2
 SMITHFIELD ELEMENTARY
 SCHOOL ADDITION**

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