



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, 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 (P.R.T.C.T.), also and containing all or portions of the certain tracts of land described in deeds to Birdville Independent School District, according to the deeds filed in Volume 483, Page 107, Volume 529, Page 656, Volume 578, Page 413, Volume 4152, Page 565, and Instrument Nos. D2(20) 10840, 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. D2(17)37942, D209302046, D2(17)37944, D209219598, and D220333764, 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-G-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% inch iron rod set with caps stamped "TN" hereinafter all 5% linch 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 10.1 Elmore 10.1 Elmor

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 Notune 388-165, Page 46, P.K.T.C.T., and the east line of Lot 3, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Instrument #D219277422, P.R.T.C.T., and the insolaton of said Birdville L.D. property, also being the northeast corner of said Lot 3, 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., and the contraction of the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-D, page 39, P.R.T.C.T., and the contraction of 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 1.S.D. property, passing along the south line of said Lot 3, Block 3, and Lots 4 thru Lot 8 of said Block 3, a distance of 273.00 feet to a 5/8 inch iron rod set, from which a 1/2 inch iron rod found, bears N  $02^{\circ}32'04''$  W, 0.43 feet;

THENCE S 89°22'31" E, continuing along the north line of said Birdville LS.D. property, a distance of 284.11 feet to a 5/8 inch iron rod set, at the northeast corner of said Birdville LS.D. property, also being in 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 the most northerly east line of said Birdville LS.D. property, also passing along the most northerly east line of said City of North Richland Hills property, 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 at the southwest corner of said Mickey Street, also being a re-entrant corner of said City of North Richland Hills property;

THENCE N 89°53'05" E, passing along the 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 property, a distance of 159.38 feet to a 1/2 inch iron rol found in the west R-O-W line of Davis Boulevard (FM 1938, variable width);

THENCE passing 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", an length of 64.71 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 to a 5/8 inch iron rod found;

S  $87^{\circ}48'58"$  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 an "X" cut set in conceret at 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 3" metal 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 3° metal fence post found at a ro-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 to a 5/8 inch iron rod set, at 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 1.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 2,239 acros 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 1R & 4, BLOCK 2, and LOT 1, BLOCK 3 SMITHFIELD ADDITION

an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

| Birdville Independent School District | Title |
|---------------------------------------|-------|
|                                       |       |
|                                       |       |
| City of North Richland Hills          | Title |

The sole purpose of this amended plat, is to change Blk. 2 to Blk. 3, on the exhibit portion only of Sheet 2 of 2.

AMENDED PLAT

LOTS 1R & 4, BLOCK 2, and LOT 1, BLOCK 3

SMITHFIELD ADDITION

An addition to the City of North Richland Hills, Tarrant County, Texas, being an amendment to Lots IR & 4, Block 2, and Lot 1, Block 3, Smidhfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Instrument No. D222164959, Plat Records of Tarrant County, Texas, and containing 23.239 acres of land total.

DATE: 9/6/2022

Case FP 2019-16