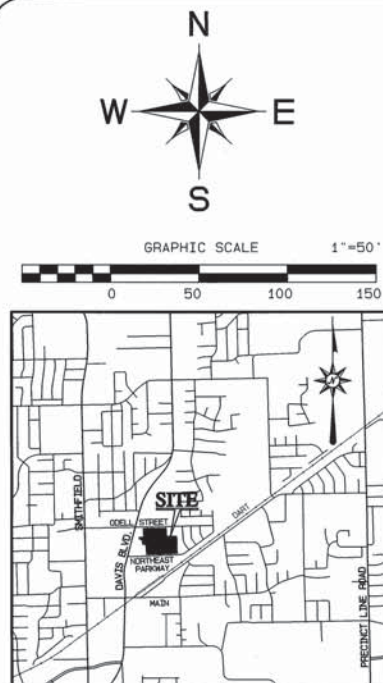
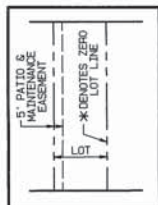




VICINITY MAP
(NOT TO SCALE)



TYPICAL SINGLE FAMILY LOT DETAIL
(SCALE: 1"=50')

FRONT BUILDING LINE NOTE:

5 FEET FRONT BUILDING LINES ARE THE MINIMUM SETBACKS PER THE T.O.D. STANDARDS. HOWEVER, THE "BUILD TO ZONE" ALONG A STREET MAY VARY BETWEEN 5 AND 20 FEET PER THE T.O.D. STANDARDS

LEGEND

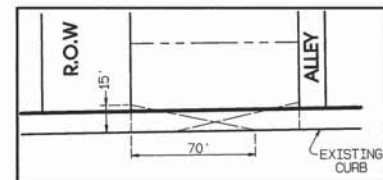
B.L.	BUILDING LINE
S.V.S.U.E.	SIGHT VISIBILITY, SIDEWALK AND UTILITY EASEMENT
S.W.L.E.	SCREENING WALL AND LANDSCAPE EASEMENT
U.M.A.E.	UTILITY, MAINTENANCE AND ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	TANGENT
C1	150.00'	15°37'02"	40.89'	N83°42'02"E	40.76'	20.57'
C2	100.00'	13°33'41"	23.67'	N82°40'22"E	23.61'	11.89'
C3	26.00'	90°00'00"	43.98'	N44°47'59"E	39.60'	28.00'
C4	26.00'	90°00'00"	43.98'	N44°47'59"E	39.60'	28.00'
C5	26.00'	90°20'46"	44.15'	N44°37'36"E	39.72'	28.17'
C6	26.00'	90°00'00"	43.98'	N45°32'47"E	39.60'	28.00'
C7	26.00'	92°03'20"	44.99'	N45°28'53"E	40.30'	29.02'
C8	26.00'	90°00'00"	43.98'	N45°32'47"E	39.60'	28.00'
C9	26.00'	90°00'00"	43.98'	N44°27'13"E	39.60'	28.00'
C10	26.00'	89°45'00"	43.86'	N45°25'17"E	39.51'	27.88'
C11	26.00'	90°00'00"	43.98'	N44°27'13"E	39.60'	28.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N00°32'47"W	98.19'
L2	S89°27'13"E	15.00'
L3	N00°32'47"W	55.18'
L4	S89°47'59"E	76.41'
L5	N00°33'23"W	43.24'
L6	S88°29'27"E	13.77'
L7	N75°53'32"E	52.71'
L8	S52°46'20"E	27.59'
L9	N47°04'09"W	13.76'



TYPICAL SIGHT VISIBILITY EASEMENT AT
NORTHEAST PARKWAY OR ODELL STREET
(SCALE: 1"=50')

DEVELOPED BY:
OUR COUNTRY HOMES
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:
J & J NRH 100 FLP
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 359-4373
TBPLS FIRM NO. 10021700
CONTACT: JASON WEAVER, P.E.

THIS PLAT FILED IN

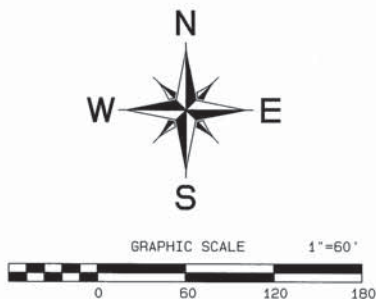
SHEET 1 OF 2

Preliminary, this document shall not be recorded for any purpose.
Issued for review Thu Jul 28 15:08:29 2016

AMENDED PLAT
OF
THE VILLAS AT SMITHFIELD
13.479 ACRES
SITUATED IN
J. CROCKETT SURVEY, ABSTRACT No. 273
F. WOOD SURVEY, ABSTRACT No. 1625
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

JULY 1916

P.R.T.C.T. DATED



DETAIL:
EASEMENTS ABANDONED
BY THIS PLAT

THIS AMENDED PLAT HAS BEEN PREPARED TO
ADJUST THE FRONT UTILITY, ACCESS & MAINTENANCE
EASEMENTS TO SEVEN (7') FEET FOR LOTS 10-18, BL. A;
LOTS 7-14, BL. B; LOTS 1-9 BL. D; LOTS 12-15, BL. D;
LOTS 6-17, BL. E; & LOTS 7-12, BL. F. ADDITIONALLY,
UTILITY EASEMENTS HAVE BEEN ADDED TO THE PLAT
PER FINAL FRANCHISE UTILITY SERVICE DESIGN.

DEVELOPED BY:
OUR COUNTRY HOMES
700 WEST HARWOOD DR., SUITE G2
HURST, TEXAS 76054
(817) 528-4100
CONTACT: MR. DUSTIN AUSTIN

OWNED BY:
J & J NRH 100 FLP
700 WEST HARWOOD DR., SUITE G2
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CONTACT: MR. DUSTIN AUSTIN

PREPARED BY:
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CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
CONTACT: JASON WEAVER, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS,
COUNTY OF TARRANT:

WHEREAS J & J NRH 100 FLP is the owner of a tract of land situated in the J. Crockett Survey, Abstract No. 273 and the F. Wood Survey, Abstract No. 1625, being a portion of Lot 3R2, Block 2 of the final plat of Lot 3R1 & 3R2, Block 2, Culp Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 5505, Plat Records, Tarrant County, Texas (PRCT); all of Lots 5, 7, 8, 9, 10 and 11, Block 2 of the final plat of Lots 3R1 and 6 through 12, Block 2, Culp Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 5551, PRCT, being described in Correction Special Warranty Deed recorded in 0215015355, Deed Records, Tarrant County, Texas (DRCT); and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped J.O.Z. 2450 found in the east line of Davis Boulevard - F.M. 1938 (called 120' R.O.W. adjoining right-of-way described in Volume 3053, Page 35, Volume 3045, Page 290 & Volume 3050, Page 91, DRCT) at most westerly northwest corner of said Lot 3R2, said point lying in the south line of Lot 25, Block 2 of the W.E. Odell Addition, an addition to the Town of Smithfield now in the City of North Richland Hills, Tarrant County, Texas as recorded in Volume 388-C Page 68, PRCT; said Lot 25, Block 2 being described in Tarrant County Highway Department Right-Of-Way Deed to Tarrant County, recorded in Volume 3053, Page 35, DRCT;

THENCE N 89°42'12" E, departing the east line of said Davis Boulevard, along a reentrant line of said Lot 3R2 and the south line of said Tarrant County right-of-way and said W.E. Odell Addition, at a distance of 48.13 feet passing the southeast corner of said Lot 25, Block 2, and said Tarrant County tract, continuing a total distance of 155.45 feet to a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the POINT OF BEGINNING of the herein described tract of land;

THENCE N 89°42'12" E, continuing along said reentrant line of said Lot 3R2 and the south line of said W.E. Odell Addition, a distance of 131.42 feet to a 1/2" rebar capped J.O.Z. 2450 found at a reentrant corner of said Lot 3R2 and the southeast corner of Lot 30, Block 2 of said W.E. Odell Addition;

THENCE N 00°32'47" W, along a reentrant line of said Lot 3R2 and the east line of said Lot 30, a distance of 241.55 feet (plats 241.49 feet & 240 feet) to a point at a 3/4" rebar found disturbed in the south line of Odell Street (called 60' R.O.W. per Volume 388-C, Page 68, PRCT) at the most northerly northwest corner of said Lot 3R2 and the northeast corner of said Lot 30;

THENCE N 89°47'59" E, along the south line of said Odell Street, the north line of said Lot 3R2, and the north line of Lots 9, 10 and 11, Block 2 of said Culp Addition recorded in Cabinet A, Slide 5551, PRCT, a distance of 628.55 feet (plats 628.55 feet) to a cut X in concrete set at the northeast corner of said Lot 11 and the northeast corner of Lot 12, Block 2 of said addition, from which a 1/2" rebar capped J.O.Z. 2450 found at the northeast corner of said Lot 12 bears N 89°47'59" E, 150.00 feet (plat 150.00 feet);

THENCE S 00°33'23" E, departing the south line of said Odell Street, a distance of 240.49 feet (plat 240.40 feet) to a 1/2" rebar capped Mizell RPLS 1957 found at the southeast corner of said Lot 11 and the said point lying in the north line of Lot 8, Block 2 of said Culp Addition recorded in Cabinet A, Slide 5551, PRCT;

THENCE N 89°42'12" E, along the north line of said Lot 8 and the south line of said Lot 12, at a distance of 150.00 feet (plat 150.00 feet) passing a 1/2" rebar capped J.O.Z. 2450 found at the southeast corner of said Lot 12 and the southwest corner of Lot 44, Block 2 of said W.E. Odell Addition, continuing a total distance of 284.73 feet (plat 284.76 feet) to a 1/2" rebar capped J.O.Z. 2450 found at the northeast corner of said Lot 8, the southeast corner of Lot 45, Block 2 of said W.E. Odell Addition, and an angle point in the west line of the Amended Plat of Lots 1R-12R, Block 4, Lots 1R-9R, Block 5 and Lots 1R-7R, Block 6, Culp Addition, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 6503, PRCT;

THENCE S 00°35'53" E, along the east line of said Lot 8 and the west line of said Amended Plat of Culp Addition, a distance of 477.11 feet (plats 477.08 feet & 477.15 feet) to a 1/2" rebar capped J.O.Z. 2450 found in the north line of Northeast Parkway (called 60' R.O.W. per Volume 388-198, Page 86, PRCT) at the southeast corner of said Lot 8 and an angle point in the west line of said Amended Plat of Culp Addition;

THENCE S 89°04'10" W, departing the west line of said Amended Plat of Culp Addition, along the north line of said Northeast Parkway, the south line of said Lots 8, 7 and Lot 6, Block 2 of said Culp Addition recorded in Cabinet A, Slide 5551, PRCT, a distance of 853.76 feet (plat 853.80 feet) to a cut X in a concrete sidewalk set at the southwest corner of said Lot 6 and the southeast corner of said Lot 3R1 of the final plat of said Lot 3R1 & 3R2, Block 2, Culp Addition;

THENCE N 00°32'47" W, departing the north line of said Northeast Parkway, along the west line of said Lot 6 and the east line of said Lot 3R1, distance of 291.00 feet (plat 291.00 feet) to a 1/2" rebar capped (illegible) found at the northeast corner of said Lot 3R1 and the most easterly southeast corner of said Lot 3R2;

THENCE S 89°03'56" W, departing the west line of said Lot 6, along a reentrant line of said Lot 3R2 and the north line of said Lot 3R1, a distance of 100.00 feet to a 1/2" rebar capped set;

THENCE departing the north line of said Lot 3R1, traversing across said Lot 3R2, as follows:

N 00°32'47" W, a distance of 98.19 feet to a 1/2" rebar capped set;

S 89°27'13" W, a distance of 15.00 feet to a 1/2" rebar capped set;

N 00°32'47" W, a distance of 55.18 feet to a 1/2" rebar capped set;

S 89°47'59" W, a distance of 75.41 feet to a 1/2" rebar capped set;

N 00°33'23" W, a distance of 43.24 feet to the POINT OF BEGINNING and containing 587,146 square feet or 13.479 acres of land.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That, J & J NRH 100 FLP, by and through the undersigned, its duly authorized agent does hereby certify that we are the legal owner of the above described tract of land and so hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Executed this the _____ day of _____, 2016.

J & J NRH 100 FLP

BY: _____

STATE OF TEXAS,
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared _____ of J & J NRH 100 FLP, a partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed it for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for Tarrant County

My printed name _____

My commission expires: _____

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
CONTACT: JASON WEAVER, P.E.

NOTES

1. Bearings and grid coordinates are referenced to City of North Richland Hills Geodetic Control Stations GPS 31 & GPS 39. Elevations are referenced to City of North Richland Hills Geodetic Control Stations GPS 31 & GPS 39 and BM 408.
2. All property corners are 1/2" rebar capped Goodwin & Marshall set, unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 484930205K, map revised September 25, 2009, the property platted hereon appears to lie in ZONE X NON SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
4. 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.
5. This plat does not alter or remove deed restrictions or covenants, if any, on this property.
6. Common open space lots and screening wall easements are to be owned and maintained by an association of the homeowners within this subdivision. In the absence of a homeowners association, maintenance of open space lots and screening wall easements shall be the shared responsibility of all lots within the subdivision.
7. Vision within Site Visibility Easements shall be clear at elevations between 30 inches and 9 feet above the average curb grade.
8. The City of North Richland Hills reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
9. Lots 8X and 9X, Block A and Lot 1X, Block H, may be temporary open spaces for the purpose of future development expansion.
10. The 5' patio & maintenance easement shall be provided to separate single-family structures. Property owner is responsible for maintaining positive drainage flow between buildings. Property owner shall be allowed to construct concrete, rock or paved patio, plant materials and permanent structures no greater than 42" high within 5' side yard. No sheds, storage bins, or playhouses shall be allowed in side yard. No attachments or changes can be made to adjacent rated property wall and any plant materials shall be kept trimmed away from adjacent property's wall. Exceptions include temporary movable patio furniture and display pieces including grills, tables, umbrellas, container pots and other readily movable objects shall be allowed to be placed within the 5-foot open side yard.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That, I, Joel S. Barton, 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.

Preliminary, this document shall not be recorded for any purpose. Issued for review Thu Jul 28 15:08:35 2016

Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

PLANNING AND ZONING CERTIFICATE OF APPROVAL:

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2016, to recommend approval of this Plat by the city council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

CITY COUNCIL CERTIFICATE OF APPROVAL:

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this _____ day of _____, 2016, to approve this Plat for filing of record.

Mayor, City of North Richland Hills _____

Attest: City Secretary _____

Preliminary, this document shall not be recorded for any purpose. Issued for review Thu Jul 28 15:08:35 2016

AMENDED PLAT
OF
THE VILLAS AT SMITHFIELD
13.479 ACRES
SITUATED IN THE
J. CROCKETT SURVEY, ABSTRACT No. 273
F. WOOD SURVEY, ABSTRACT No. 1625
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

THIS PLAT FILED IN _____ JULY 2016

P.R.T.C.T. DATED
SHEET 2 OF 2