

METES AND BOUNDS LOT 1, BLOCK 8 CENTURY OAKS ADDITION, FOURTH FILING IN THE WILLIAM COX SURVEY, A-321 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

All of Lot 1, Block 8, Century Oaks Addition, Fourth Filing, recorded in Cabinet A, Slide 2547, in the Plat Records of Tarrant County, Texas, in the William Cox Survey, A-321, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and -bounds as follows:

BEGINNING at the northwest corner of said Lot 1, Block 8, in the east line of Lot 16, Block 7, of said Century Oaks Addition, Fourth Filing, in the south right-of-way line of Starnes Road (a variable width right-of-way);

THENCE North 89° 37'27" East - 193.52' to the northeast corner of the herein described tract, at the intersection of the south right-of-way line of said Starnes Road and the west right-of-way line of Smithfield Road (a variable width right-of-way);

THENCE South 00° 10'13" East - 200.00' along the west right-of-way of said Smithfield Road to a point for corner;

THENCE North 89° 49'44" East - 0.77' to a point for corner of the herein described tract;

THENCE South 00° 10'13" East - 191.69' to the Point of Curvature of a curve to the right, having a central angle of 03* 33'54", a radius of 1980.40', and a chord bearing and distance of South 01* 36' 44" West - 123.20';

THENCE along said curve to the right, along the west right-of-way line of said Smithfield Road, an arc length of 123.22' to the Point of Reverse Curvature of a curve to the left, having a central angle of 00* 31' 30", a radius of 2048.40', and a chord bearing and distance of South 03° 07' 56" West - 18.77';

THENCE along said curve to the left, along the west right-of-way line of said Smithfield Road, an arc length of 18.77' to the southeast corner of the herein described tract;

THENCE South 89° 37'27" West - 166.96' to the southwest corner of the herein described tract, common to the southeast corner of Lot 21, Block 7, of said Century Oaks Addition, Fourth Filing;

THENCE North 00° 32'32" West - 151.53' to a point for corner of the herein described tract;

THENCE North 15° 30'22" West - 76.67' to a point for corner of the herein

THENCE North 00° 23'07" West - 307.60', to the point of beginning and containing 2.27 acres of land more or less

LAND USE TABLE

ITEM	R-2	PROPOSED RI-PD
MIN LOT AREA	9,000 SF	9,000 SF
MIN FRONT YARD	20 FT	58' (15' NET)*
MIN REAR YARD	10 FT AND 20%	10 FT AND 20%
MIN LOT WIDTH	72.5 FT	72.5 FT
MIN LOT DEPTH	110 FT	110 FT
MIN SIDE YARD	10 FT & 6 FT	10 FT & 6 FT
DWELLING SIZE	2,000 SF	2,500 SF
FRONT ELEVATION	-	-
REAR AND SIDE ELEVATIONS	-	_
OPEN SPACE	0	7000 S.F. +/-
DENSITY	4 UNITS/AC	3.1 UNITS/AC

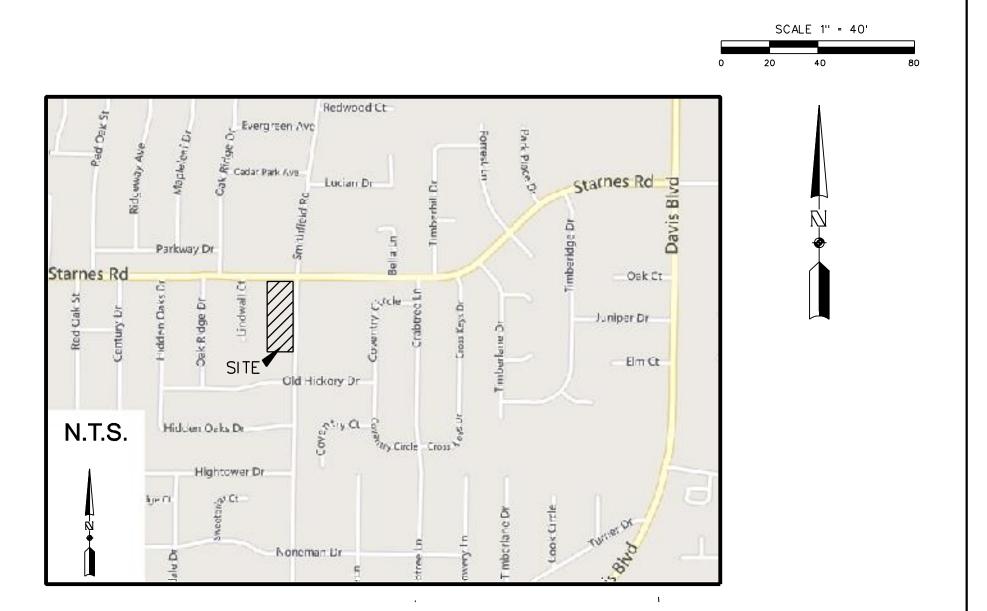
*NOTE: ANY FRONT FACING GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM EDGE OF PRIVATE DRIVE PAVING

AREA CALCULATIONS

AREA OF DEVELOPMENT = 2.27 ACRES (98,757 SF) NUMBER OF UNITS = 7

OWNER: PO BOX 622 COLLEYVILLE, TX 76034 817-427-5780

DEVELOPER/BUILDER: PO BOX 622



Vicinity Map

PLANNED DEVELOPMENT RESTRICTIONS

- 1. Dwellings to be 2,500 s.f. minimum..
- 2. 100% masonry front elevations where the brick extends to the foundation. Sides and rear shall be 85% minimum masonry. Standards apply to all stories of house.
- 3. Roof pitch shall be 10:12 for front facing gables and 8:12 on side facing gables. 3-tab roof shingles are prohibited.
- 4. All perimeter fencing shall be as shown on the plan. HOA shall be responsible for maintenance of walls within landscape and dedicated wall easements.
- 5. Sidewalks shall be constructed by the home builder and/or the developer and shall be
- installed per this plan and be four feet in width.
- 6. Each lot shall have a full area irrigation sprinkler system with freeze and rain detectors. 7. Each owner will own a portion of all common areas (walls/landscaping/private drive) and will be members of the home owners association and will provide maintenance and liability coverage for
- common areas. 8. Private drive to be owned by HOA and shall be 20' in width and delineated with solid maroon color fire lane striping.
- 9. Each lot shall be landscaped by the builder as follows (minimum):
 - 8 one-gallon shrubs
 - 3 three-gallon shrubs 3 - five-gallon shrubs
 - 2 ten-gallon shrubs

ENGINEER:

HAMILTON DUFFY, PC

8241 MID-CITIES BLVD., *100

NORTH RICHLAND HILLS, TX 76182

(817) 268-0408

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- 3 trees (3" caliper) two in front yard and one in rear yard
- 10. Street lights to be decorative and shall be selected from the Oncor Decorative Street Lighting
- 11. There shall be one mailbox per residence. Mailbox shall be located west of private drive and not along Smithfield Road.

RI-PD SITE PLAN LEE'S CROSSING

7 RESIDENTIAL LOTS

EXISTING LEGAL DESCRIPTION:

LOT 1, BLOCK 8 CENTURY OAKS ADDITION

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

CURRENT ZONING: C-1 PROPOSED ZONING: RI-PD

DATE OF PREPARATION 8-3-15 **REVISED 9-22-15 REVISED 11-8-15** REVISED 11-20-15

CASE #ZC 2015-15

LEE MARTIN AND DOUG TERRY

D'LEE PROPERTIES, LLC COLLEYVILLE, TX 76034 817-427-5780