

TRACT 1
LEGAL DESCRIPTION

ALL THAT CERTAIN 0.8430 OF AN ACRE OF LAND, OUT OF A 1.365 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO CALVIN W. & TONI C. PEARSON IN THE DEED RECORDED IN DOCUMENT NUMBER D211294723 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IN THE J. MCCOMAS SURVEY, A-1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID PEARSON TRACT)

BEGINNING AT THE NORTHWEST CORNER OF THE SAID PEARSON TRACT, IN THE EAST RIGHT-OF-WAY LINE OF MEADOW

THENCE SOUTH 89°54'00" EAST - 204.09' TO THE MOST NORTHERLY OF THE TRACT DESCRIBED IN THE DEED TO FORREST D. JOHNSON RECORDED IN DOCUMENT NUMBER D197180838 D.R.T.C.T.:

THENCE SOUTH 00°22'00" WEST ALONG THE COMMON LINE OF SAID PEARSON TRACT AND FORREST D. JOHNSON TRACTS, PASSING THE SOUTHWEST CORNER OF SAID FORREST D. JOHNSON TRACT AT A DISTANCE OF 30.00', AND CONTINUING ACROSS SAID PEARSON TRACT, FOR A TOTAL DISTANCE 179.50' TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF SAID PEARSON TRACT, COMMON TO THE NORTH LINE OF A 13.373 SQUARE FOOT TRACT DESCRIBED IN THE DEED TO BAUDELIO MARTINEZ & YVETTE PABON-MARTINEZ RECORDED IN DOCUMENT NUMBER D205178305 D.R.T.C.T.:

THENCE SOUTH 89°51'26" WEST ALONG THE SOUTH LINE OF SAID PEARSON TRACT, PASSING AT A DISTANCE OF 194.10' THE NORTHWEST CORNER OF LOT 1, BLOCK 5, HEWITT ESTATES, RECORDED IN VOLUME 388-167, PAGE 69 IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE OF SAID PEARSON TRACT, FOR A TOTAL DISTANCE OF 204.10' TO THE SOUTHWEST OF SAID PEARSON TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SAID MEADOW ROAD:

THENCE NORTH 00°22'00" EAST - 180.37' ALONG THE WEST LINE OF SAID PEARSON TRACT, COMMON TO THE EAST LINE OF SAID MEADOW ROAD, TO THE POINT OF BEGINNING AND CONTAINING 0.8430 OF AN ACRE OF LAND.

COMMON TO THE NORTHWEST CORNERROAD (VARIABLE WIDTH RIGHT-OF-WAY):NORTHEAST CORNER OF SAID PEARSON TRACT,

TRACT 2
LEGAL DESCRIPTION

ALL THAT CERTAIN 0.5223 OF AN ACRE OF LAND, OUT OF A 1.365 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO CALVIN W. & TONI C. PEARSON IN THE DEED RECORDED IN DOCUMENT NUMBER D211294723 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IN THE J. MCCOMAS SURVEY, A-1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID PEARSON TRACT)

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID PEARSON TRACT, IN THE EAST RIGHT-OF-WAY LINE OF MEADOW ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THEN SOUTH 89°54'00" EAST - 204.09' TO THE COMMON CORNER OF SAID PEARSON TRACT, AND THE TRACT DESCRIBED IN THE DEED TO FORREST D. JOHNSON RECORDED IN DOCUMENT NUMBER D197180838 D.R.T.C.T., THEN SOUTH 00°22'00" WEST - 30.00' ALONG THE COMMON LINE OF SAID PEARSON AND FORREST D. JOHNSON TRACTS, TO A 1/2" IRON ROD (BENT) FOUND FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 89°54'00" EAST - 152.35' ALONG THE SOUTH LINE OF SAID FORREST D. JOHNSON TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE 0.307 ACRE TRACT DESCRIBED IN THE DEED TO Z FAMILY ENTERPRISES, LLC RECORDED IN DOCUMENT NUMBER D216020577 D.R.T.C.T., COMMON TO THE SOUTHWEST CORNER OF FRANKIE B STREET (60' RIGHT-OF-WAY), AND THE NORTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.307 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FRANKIE B STREET, BEARS SOUTH 89°54'00" EAST - 89.48':

THENCE SOUTH 00°15'19" WEST - 148.86' ALONG THE EAST LINE OF SAID PEARSON TRACT, COMMON TO WEST LINE OF SAID 0.307 ACRE TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID 0.307 ACRE TRACT:

THENCE SOUTH 89°51'26" WEST - PASSING AT A DISTANCE OF 88.80' TO A 1/2" IRON ROD WITH A CAP STAMPED "HYDROTECH" FOUND FOR THE NORTHEAST CORNER OF A 13.373 SQUARE FOOT TRACT DESCRIBED IN THE DEED TO BAUDELIO MARTINEZ & YVETTE PABON-MARTINEZ RECORDED IN DOCUMENT NUMBER D205178305 D.R.T.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 152.65', TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 00°22'00" EAST - 149.50' ACROSS SAID 1.365 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 0.5223 OF AN ACRE OF LAND.

OWNER:
Z FAMILY ENTERPRISES, LLC
7712 JEFFERSON CIRCLE
COLLEYVILLE, TX 76034
(214) 535-5117
zfhomes@gmail.com

OWNER:
CALVIN AND TONI PEARSON
6820 MEADOW ROAD
NORTH RICHLAND HILLS, TX 76180

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD.
NORTH RICHLAND HILLS, TEXAS
76182-4712
(817) 268-0408
FAX (817) 284-8408
TEXAS REGISTERED
ENGINEERING FIRM
NUMBER F-5260

ZONING EXHIBIT
REZONING OF

DESCRIBED AS:

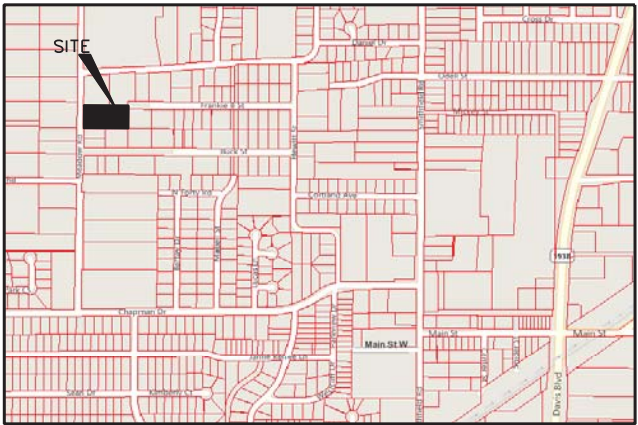
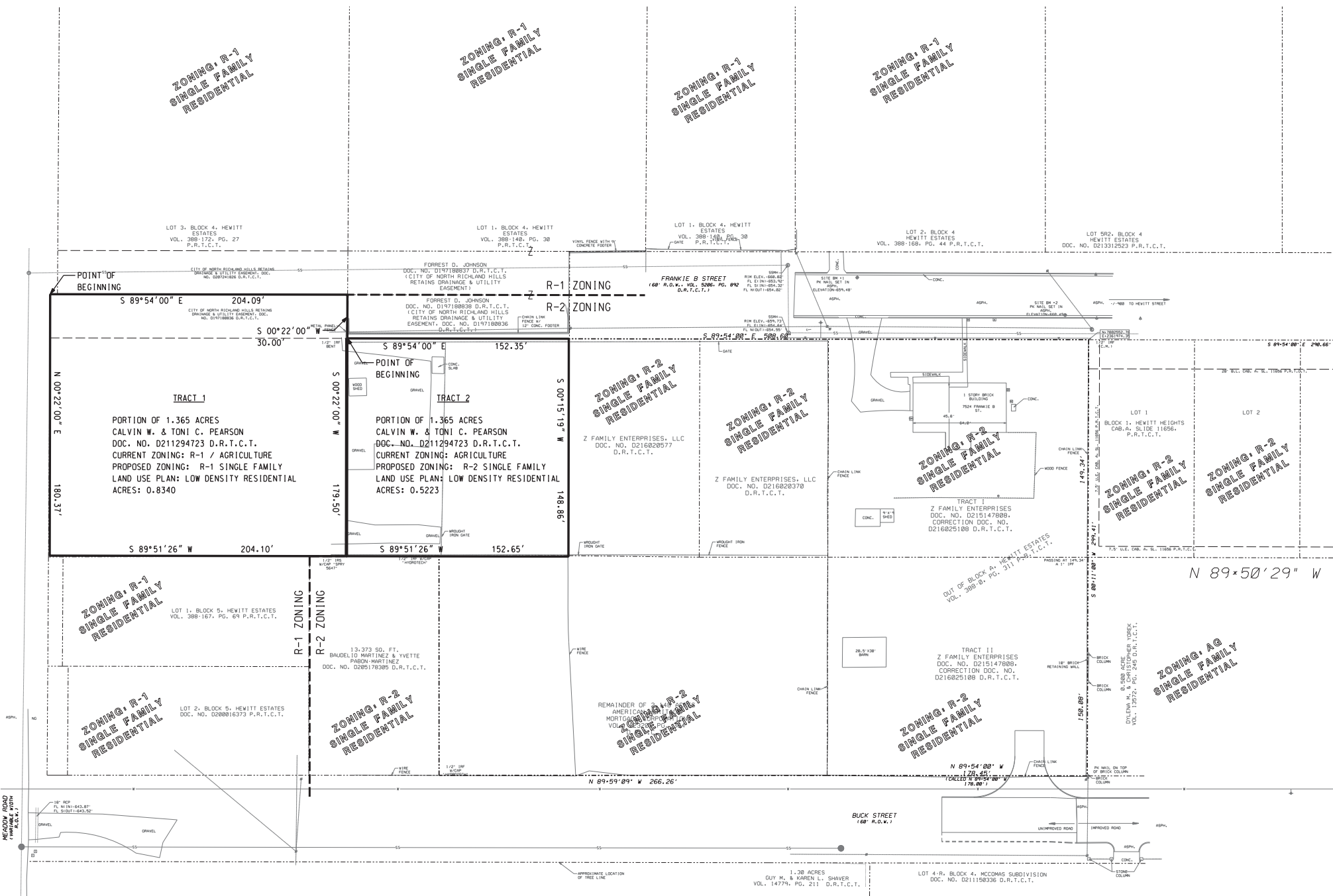
PORTION OF 1.366 ACRES
CALVIN W. & TONI C. PEARSON
DOC. NO. D211294723 D.R.T.C.T.

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

EXISTING ZONING: AGRICULTURAL
PROPOSED ZONING: R-2

DATE OF PREPARATION 7-15-16
REVISED 9-8-16

ZONING CASE #: ZC 2016-11



LOCATON MAP
N.T.S.