

**A B B R E V I A T I O N S**

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P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

VOL. VOLUME

P.G. PAGE

DOC. NO. DOCUMENT NUMBER

IRF IRON ROD FOUND

C.M. CONTROLLING MONUMENT

U.E. UTILITY EASEMENT

R.O.W. RIGHT-OF-WAY

B.L. BUILDING LINE

**L E G E N D** *NOT TO SCALE*

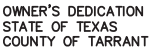
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● BOUNDARY CORNER

● LOT CORNER

# SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.



WHEREAS, JLP REI, LLC is the owner of all that certain 1.0586 acres of land by virtue of the deed recorded in Document Number D217119659 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which is all of Lot 7 and Lot 8, Block 8, Smithfield Acres Addition, Second Section, recorded in Document Number D215078642, P.R.T.C.T. in the E. A. Cross Survey, A-281, 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 record bearings of the plot of said Smithfield Acres Addition, Second Section)

COMMENCING at a 3/8" iron rod found for the northwest corner of a tract of land conveyed to Julian M. Peery, Jr. & Wife Norma L. Peery, by the deed recorded in Volume 12456, Page 1891 P.R.T.C.T., in the east right-of-way line of Smithfield Road (right-of-way varies). THENCE North 85° 45' 59" East - 9.56' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE North 00° 19' 15" East - 186.47' along the east right-of-way line of said Smithfield Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast intersection corner of said Smithfield Road and the southwest right-of-way line of Turner Drive (right-of-way varies), which is the northwest corner of the herein described tract;

THENCE North 88° 59' 31" East - 257.20' along the south right-of-way line of said Turner Drive, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the west line of Block 8, Smithfield Acres Addition recorded in Volume 388-21, Page 36 P.R.T.C.T., from which a 1/2" iron rod found for the northwest corner of said Block 8, Smithfield Acres Addition, bears North 00° 13' 02" East - 1.17';

THENCE South 00° 13' 02" West - 171.93' along the east line of said Block 8, Smithfield Acres, to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the northeast corner of said Peery tract;

THENCE South 85° 45' 59" West - 258.26' along the north line of said Peery tract, to the POINT OF BEGINNING and containing 1.0586 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, I, JLP REI, LLC, do hereby adopt this plat designating the herein before described real property as LOTS 7R1, 7R2, & 8R, SMITHFIELD ACRES ADDITION, 2ND SECTION, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Chris Johnson, for JLP REI, LLC	Title
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**NOTARY CERTIFICATE**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Chris Johnson, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

My Printed Name \_\_\_\_\_ Notary Stamp \_\_\_\_\_

My Commission Expires

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day \_\_\_\_\_, 2017, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

A RE-PLAT OF  
LOTS 7R1, 7R2, & 8R, BLOCK 8  
**SMITHFIELD ACRES ADDITION, 2ND SECTION**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 7 AND LOT 8, BLOCK 8, SMITHFIELD ACRES ADDITION, 2ND SECTION, RECORDED IN DOCUMENT NUMBER D215078642, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 1.059 ACRES

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

<b>OWNER:</b>	JLP REI, LLC 4105 Parkway Court Bedford, TX 76021	<b>ENGINEER:</b>	Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408	<b>SURVEYOR:</b>	Spry Surveyors, LLC 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000
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CITY CASE NO. RP 2017-10  
SPRY PROJECT NO. 034-222-30  
DATE: SEPTEMBER 2017

THIS PLAT FILED IN DOCUMENT NUMBER . DATED

Oct 31, 2017 - 11:02am  
S:\034-222 Smithfield Turner - NRH\30-Plat\spry-SmithfieldTurner-Plat.dwg