



LOCATON MAP
N.T.S.

ALL THAT CERTAIN 5.942 ACRES OF LAND, CONVEYED TO CHESTER G. CHRISTOPHER & MARCIA CHRISTOPHER BY THE DEEDS RECORDED IN VOLUME 11079, PAGE 703 AND VOLUME 11658, PAGE 2009 IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), IN THE JOHN CONDRAS SURVEY, A-311, 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 TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.)

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TRACT 6, SMITH ADDITION RECORDED IN VOLUME 388-69, PAGE 57 P.R.T.C.T., WHICH IS THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST LINE OF BLOCK 8, WINDCREST, RECORDED IN VOLUME 388-121, PAGE 18 P.R.T.C.T.:

THENCE NORTH 00° 26' 50" WEST ALONG THE EAST LINE OF SAID BLOCK 8, WINDCREST, PASSING AT A DISTANCE OF 114.51' A 1/2" IRON ROD WITH A CAP STAMPED "LBS 3946" FOUND FOR THE COMMON EAST CORNER OF LOTS 17 & 18, OF SAID BLOCK 8, WINDCREST, AND CONTINUING FOR A TOTAL DISTANCE OF 315.65' (CALLED 316.05'), TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 89° 18' 39" EAST PASSING AT A DISTANCE OF 158.32' A 1/2" IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF LOTS 47 & 48, OF SAID BLOCK 8, WINDCREST, AND CONTINUING FOR A TOTAL DISTANCE OF 807.52', TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHWEST CORNER OF THE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION, RECORDED IN DOCUMENT NUMBER D210136452, IN THE WEST RIGHT-OF-WAY LINE OF DOUGLAS LANE (RIGHT-OF-WAY VARIES):

THENCE SOUTH 00° 43' 03" EAST - 324.81' ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DOUGLAS LANE, TO AN "X" FOUND IN A BRICK COLUMN FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF THE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION, RECORDED IN DOCUMENT NUMBER D210136450 P.R.T.C.T., IN THE NORTH LINE OF SAID TRACT 6, SMITH ADDITION:

THENCE SOUTH 89° 57' 33" WEST - 809.07' ALONG THE NORTH LINE OF SAID REMINDER OF TRACT 6, SMITH ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 5.942 ACRES OF LAND.

ZONING EXHIBIT
REZONING OF

DESCRIBED AS:

JOHN CONDRAS SURVEY
ABSTRACT 311
TRACT 2J & 2J1
TRACT 22 & 221
VOLUME 11079, PAGE 703 &
VOLUME 11658, PAGE 2009
P.R.T.C.T.

(5.942 ACRES)

CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

EXISTING ZONING: AG
PROPOSED ZONING: R-2

DATE OF PREPARATION 6-22-18

ZONING CASE NO.: ZC 2018-10

OWNER:
CHESTER AND MARCIA CHRISTOPHER
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NORTH RICHLAND HILLS, TX 76182
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ENGINEER:
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TEXAS REGISTERED
ENGINEERING FIRM
NUMBER F-5260