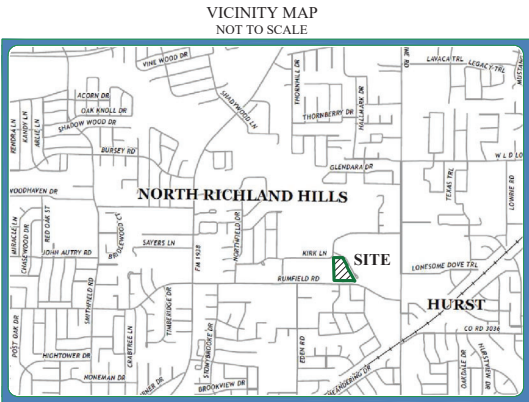


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded and "X" Shaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090L, dated March 21, 2019, via scaled map location and graphic plotting.



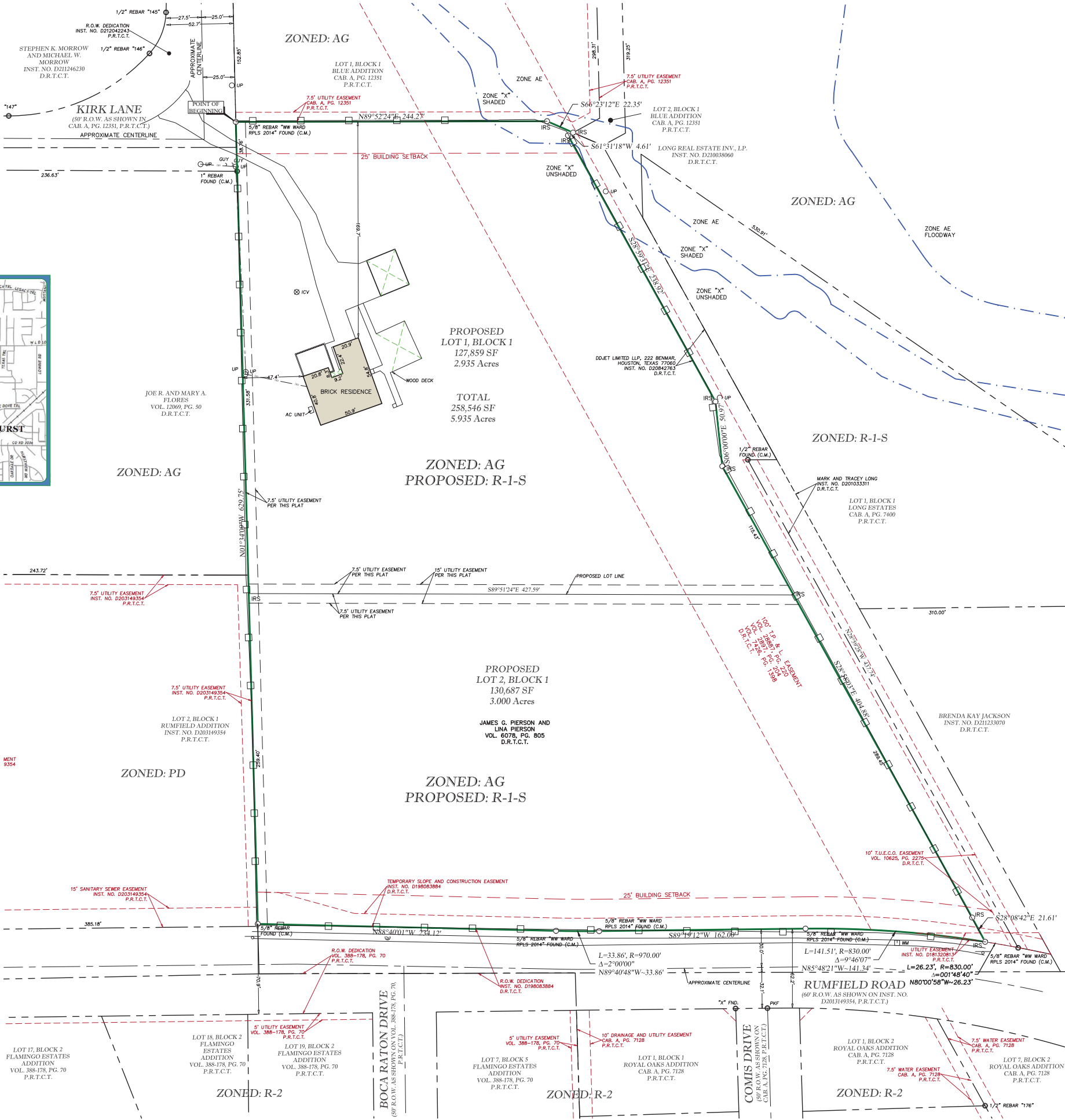
LEGEND

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- ballard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

DATE	REVISIONS



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS James and Lina Pierson are the owners or a 5.935 acre tract of land situated in the Stephen Richardson Survey, Abstract Number 1266, same being a tract of land conveyed to James and Lina Pierson by deed recorded in Volume 6078, Page 805, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northwest corner of said Pierson tract, same being the southwest corner of Lot 1, Block A Blue Addition, an addition to the City of North Richland Hills, as recorded in Cabinet A, Page 12351, Plat Records, Tarrant County, Texas and lying on the east right of way line of Kirk Lane (50 foot right of way);

North 89 degrees 52 minutes 24 seconds East departing the east right of way line of said Kirk Lane, with the south line of said Lot 1, a distance of 244.27 feet to a 1/2 inch rebar capped "ASC" set for an interior "ell" corner of said Lot 1;

THENCE South 66 degrees 23 minutes 12 seconds East with a south line of said Lot 1, a distance of 22.35 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of a tract of land conveyed to DDJET Limited LLP, 222 Benimar, Houston, Texas 77060, by deed recorded in Instrument Number D20842763, Deed Records, Tarrant County, Texas, same being the southwest corner of Lot 2, Block 1 of said Blue Addition;

THENCE the following calls following the west line of said DDJET tract:

South 61 degrees 31 minutes 18 seconds West, a distance of 4.61 feet to a 1/2 inch rebar capped "ASC" set for corner;
South 28 degrees 59 minutes 31 seconds East, a distance of 238.92 feet to a 1/2 inch rebar capped "ASC" set for corner;
South 06 degrees 00 minutes 00 seconds East, a distance of 50.97 feet to a 1/2 inch rebar capped "ASC" set for corner;
South 28 degrees 58 minutes 03 seconds East, a distance of 404.88 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 28 degrees 08 minutes 42 seconds East with the west line of said DDJET tract, a distance of 21.61 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of said DDJET tract and lying on the north right of way line of Rumfield Road (60 foot right of way) and being the beginning of a curve to the left with a central angle of 9 degrees 46 minutes 07 seconds, a radius of 830.00 feet and a chord bearing and distance of North 85 degrees 48 minutes 21 seconds West, 141.34 feet;

THENCE with said curve to the left, with the north right of way line of said Rumfield Road, an arc length of 141.51 feet to a 5/8 inch rebar capped "WW Ward RPLS 2014" found for corner;

THENCE South 89 degrees 19 minutes 12 seconds West with the north right of way line of said Rumfield Road, a distance of 162.00 feet to a 5/8 inch rebar capped "WW Ward RPLS 2014" found for corner and being the beginning of a curve to the right with a central angle of 2 degrees 00 minutes 00 seconds, a radius of 970.00 feet and a chord bearing and distance of North 89 degrees 40 minutes 48 seconds West, 33.86 feet;

THENCE with said curve to the right, with the north right of way line of said Rumfield Road, an arc length of 33.86 feet to a 5/8 inch rebar capped "WW Ward RPLS 2014" found for corner;

THENCE North 88 degrees 40 minutes 01 seconds West with the north right of way line of said Rumfield Road, a distance of 234.12 feet to a 5/8 inch rebar found for the southeast corner of Lot 2, Block 1 Rumfield Addition, an addition to the City of North Richland Hills, as recorded in Instrument Number D203149354, Plat Records, Tarrant County, Texas;

THENCE North 01 degrees 34 minutes 09 seconds West departing the north right of way line of said Rumfield Road, with the east line of said Lot 2, and continuing with the east line of a tract of land conveyed to Joe R. and Mary A. Flores by deed recorded in Volume 12069, Page 50, Deed Records, Tarrant County, Texas, passing a 1 inch rebar found for the northeast corner of said Flores tract, a distance of 590.98 feet and continuing with the east right of way line of said Kirk Lane, a total distance of 629.75 feet to THE POINT OF BEGINNING and containing 258,546 square feet or 5.935 acres of land, more or less.

ZONING REQUEST:
EXISTING ZONING - AG - AGRICULTURAL
PROPOSED ZONING - R-1-S - SPECIAL SINGLE FAMILY

ZONING EXHIBIT

5.935 Acres out of the
Steven Richardson Survey, A. 1266
City of North Richland Hills, Tarrant County, Texas

DRAWN: G.L.C. CHECKED: E.R. DATE: 08/01/2019 JOB NO.: 2019.6.261

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