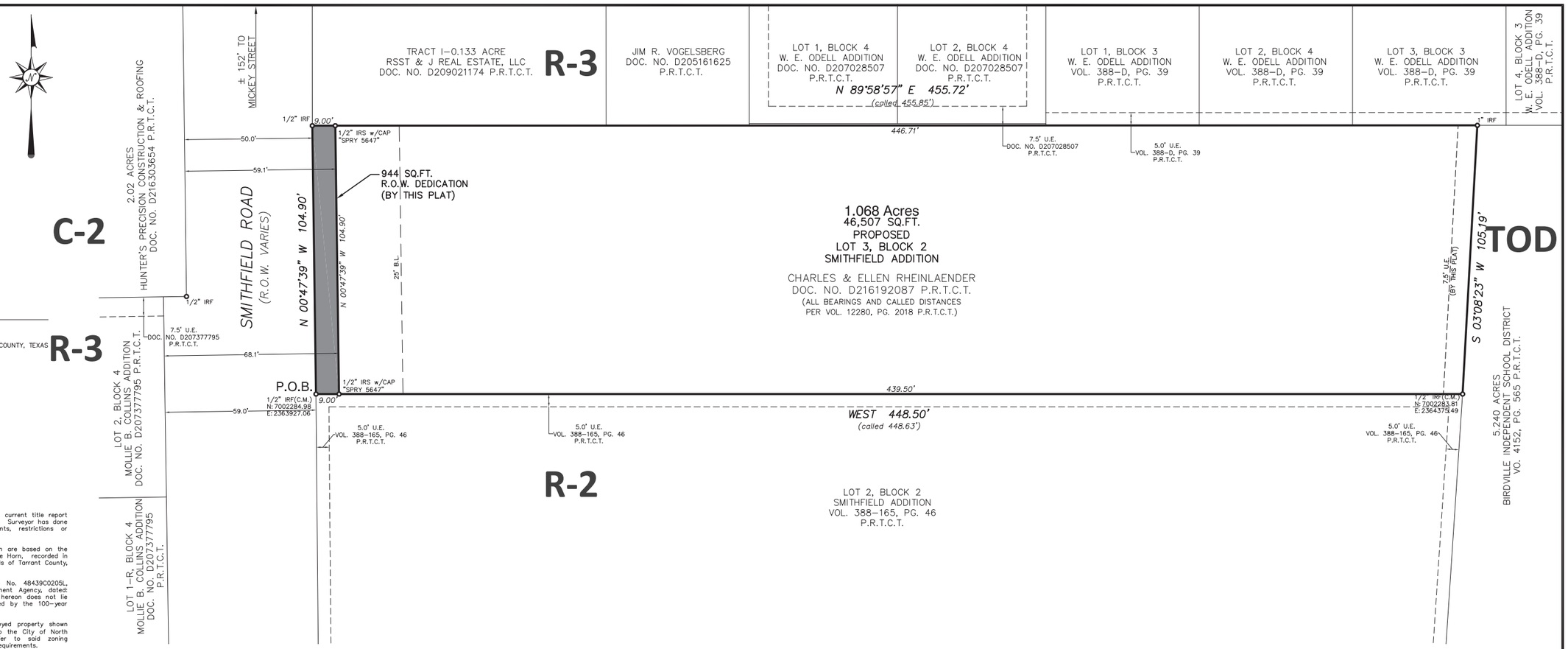
VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet
0 ### ### ###
##############



ABBREVIATIONS

N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT–OF–WAY
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE

LEGEND NOT TO SCALE
O BOUNDARY CORNER

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings and called distances shown hereon are based on the tract described in the deed to Melvyn & Bonnie Horn, recorded in Volume 12280, Page 2018, in the Public Records of Tarrant County, Texas.
3. According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100–year flood.
4. On the issue date of this survey the surveyed property shown hereon is zoned AG (Agriculture) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

METES AND BOUNDS DESCRIPTION
1.089 ACRES
PROPOSED LOT 3, BLOCK 2, SMITHFIELD ADDITION
IN THE J. CROCKET SURVEY, A–273
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

WHEREAS, **Charles & Ellen Rheinlaender,** are the owners of all that certain 1.089 acres of land by virtue of the deed recorded in Document Number D216192087 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the J. Crocket Survey, A–273, City of North Richland Hills, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings and called distance shown hereon are based on the tract of land conveyed to Melvyn & Bonnie Horn by the deed recorded in Volume 12280, Page 2018 P.R.T.C.T.);

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, common to the northwest corner of Lot 2, Block 2, Smithfield Addition recorded in Volume 388–165, Page 46 P.R.T.C.T., in the east right–of–way line of Smithfield Road (Right–Of–Way Varies);

THENCE North 00° 47' 39" West – 104.90' along the east right–of–way line of said Smithfield Road, to a 1/2" iron rod found for the northwest corner of the herein described tract, common to the southwest corner of the 0.133 acres tract described in the deed to RSST & J real Estate, LLC. recorded in Document Number D209021174 P.R.T.C.T.;

THENCE North 89° 58' 57" East – 455.72' (called 455.85') to a 1" iron rod found for the northeast corner for the herein described tract, common to the northwest corner of a 5.240 acre tract described in the deed to Birdville Independent School District recorded in Volume 4152, Page 565 P.R.T.C.T., and in the south line of Lot 3, Block 3, W. E. Odell Addition recorded in Volume 388–D, Page 39 P.R.T.C.T.;

THENCE South 03° 08' 23" West – 105.19' along the west line of said 5.240 acres tract, to a 1/2" iron rod found for the southeast corner of the herein described tract, common to the northeast corner of said Lot 2, Block 2, Smithfield Addition;

THENCE West – 448.50' (called 448.63') along the north line of said Lot 2, Block 2, Smithfield Addition, to the POINT OF BEGINNING and containing 1.089 acres of land.

SURVEYOR: Spry Surveyors, LLC
8241 Mid–Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817–776–4049
Firm Reg. No. 10112000
Project No. 023–130–30

OWNER: Charles & Ellen Rheinlaender
6812 Smithfield Road
North Richland Hills, Texas 76182

DATE	REVISION NOTES

SPRY SURVEYORS
8241 Mid–Cities Blvd., Suite 102 - North Richland Hills, TX 76182
Firm Reg. No. 10112000 - PH:817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com

ZONING EXHIBIT

1.089 ACRES

6812 SMITHFIELD ROAD
CASE: ZC 2019-XX
CURRENT: AG (AGRICULTURAL)
PROPOSED: R-2 (SPECIAL SINGLE FAMILY)

IN THE J. CROCKET SURVEY, A–273
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 8/8/2019	SCALE: 1"=20'	PROJECT NO.: 023–130–50

Aug 08, 2019 – 11:13am
S:\023–130 6812 Smithfield – NRH\50–Zoning\ spry–6812Smithfield–Zoning.dwg