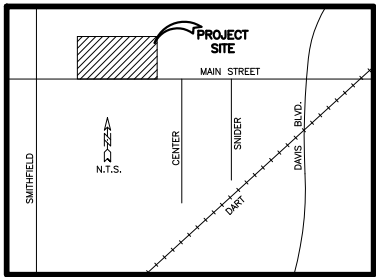


COORDINATES SHOWN HEREON ARE STATE PLANE
COORDINATES, TEXAS NORTH CENTRAL ZONE,
NORTH AMERICAN DATUM OF 1983 (NAD83)



LOT 1, BLOCK 1
POWELL SUBDIVISION
VOL. 388-119, PG. 19
P.R.T.C.T.

25' ALLEYWAY
VOL. 388-119, PG. 19
P.R.T.C.T.

ALLEY
VOL. 56, PG. 494 & VOL. 388-D, PG. 439
P.R.T.C.T.

SMITHFIELD ROAD

LOT 1, BLOCK A
REDDINGS REVISION
VOL. 388-D, PG. 439
P.R.T.C.T.

POINT OF
BEGINNING

LOT 2R1
BLOCK A
15547.98 S.F.

LOT 2R2
BLOCK A
10637.77 S.F.

MAIN STREET
60' R.O.W.
VOL. 56, PG. 494 & VOL. 388-D, PG. 439
P.R.T.C.T.

LOT 1, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 2, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 3, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 4, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 5, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 6, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 7, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 8, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

LOT 9, BLOCK E
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.

CENTER STREET

OWNER:
SMART BUY HOMES CORP
MARVIN SMITH
8004 MAIN STREET
NORTH RICHLAND HILLS, TEXAS 76182
817.701.5059

ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD KELLIE, PE
P.O. BOX 47898
FORT WORTH, TEXAS 76147
817.455.1396
FAX: 817.704.4458

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

NOTES:
1. ALL IRON PINS SET ARE 1/2" CAPPED STAMPED "LBS #3946"
2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS
IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES
AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2019
TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2019, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, SMART BUY HOMES CORP., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A PORTION OF LOT 2, REDDINGS REVISION, AN ADDITION TO THE CITY OF SMITHFIELD (NOW THE CITY OF NORTH RICHLAND HILLS), TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-D, PAGE 439, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A BOLT FOUND IN THE NORTH R.O.W. LINE OF MAIN STREET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, REDDINGS REVISION AND THE SOUTHEAST CORNER OF LOT 1, SAID REDDINGS REVISION;
THENCE NORTH 00 DEGREES 40 MINUTES 58 SECONDS WEST 100.00 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 2, REDDINGS REVISION TO A CAPPED IRON PIN (BM) FOUND IN THE SOUTH LINE OF AN ALLEY FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2, REDDINGS REVISION;
THENCE NORTH 89 DEGREES 06 MINUTES 02 SECONDS EAST 261.05 FEET ALONG THE SOUTH LINE OF SAID ALLEY TO A CAPPED IRON PIN SET FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, FROM WHICH A CAPPED IRON PIN (HARP) FOUND BEARS 1.23 FEET NORTH 01 DEGREES 36 MINUTES 50 SECONDS WEST, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2A, BLOCK A, REDDINGS REVISION, AN ADDITION TO THE CITY OF SMITHFIELD (NOW NORTH RICHLAND HILLS), TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-140, PAGE 25, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 01 DEGREES 36 MINUTES 50 SECONDS EAST 100.01 FEET ALONG THE WEST LINE OF SAID LOT 2A, BLOCK 1, REDDINGS REVISION TO A BOLT FOUND IN THE NORTH R.O.W. LINE OF SAID MAIN STREET FOR THE SOUTHWEST CORNER OF SAID LOT 2A, BLOCK A, REDDINGS REVISION AND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 89 DEGREES 06 MINUTES 02 SECONDS WEST 262.67 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 0.601 ACRES OF LAND, MORE OR LESS

THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY ON THE PROPERTY.

NOW THEREFORE, THAT WE, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOTS 2R1 AND 2R2, BLOCK A, REDDINGS REVISION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON. THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUIT, MANHOLES, PIPES, VALVES, POSTS, ABOVE GROUND CABLES, WIRES OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.

EXECUTED THIS THE _____ DAY OF _____, 2019

SMART BUY HOMES
MARVIN SMITH

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN SMITH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC

REPLAT
OF
LOTS 2R1 & 2R2, BLOCK A
REDDINGS REVISION
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

BEING A PORTION OF LOT 2, REDDINGS REVISION, AN ADDITION TO THE CITY OF SMITHFIELD (NOW THE CITY OF NORTH RICHLAND HILLS), TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-D, PAGE 439, PLAT RECORDS, TARRANT COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

CHARLES B. HOOKS, JR. 09-15-15
DATE

THIS PLAT FILED IN INSTRUMENT NO. _____, DATED _____