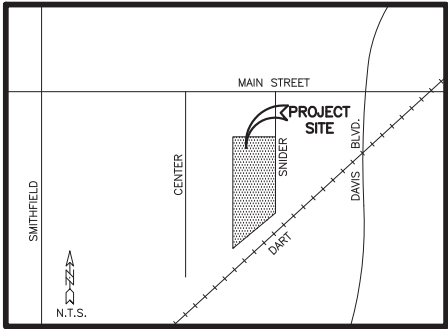


COORDINATES SHOWN HEREON ARE STATE PLANE
COORDINATES, TEXAS NORTH CENTRAL ZONE,
NORTH AMERICAN DATUM OF 1983 (NAD83)



VICINITY MAP

CENTER STREET

MAIN STREET
60' R.O.W.

SNIDER STREET
VARIABLE R.O.W.

LOT 2R, BLOCK F
SMITHFIELD ADDITION
CAB. A, SLIDE 7127
P.R.T.C.T.

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

PORTION OF
LOT 5, BLOCK F
SMITHFIELD ADDITION
VOL. 56, PG. 494
P.R.T.C.T.
INST. D217214473
D.R.T.C.T.

LOT 3R
BLOCK F
7506.77 S.F.

LOT 4R
BLOCK F
5015.52 S.F.

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
EMAIL ekellie@kellie-engineering.com

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
P.O. BOX 7792
FORT WORTH, TEXAS 76111
817.401.5253
EMAIL survey1968@swbell.net

- 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 _____, 2020
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 _____, 2020, 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 5, BLOCK F, SMITHFIELD ADDITION AN ADDITION TO THE CITY OF SMITHFIELD (NOW NORTH RICHLAND HILLS), TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 56, PAGE 494, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT AN "X" FOUND CUT IN CONCRETE IN THE WEST LINE OF SNIDER STREET FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 2.60 FEET NORTH 88 DEGREES 51 MINUTES 22 SECONDS EAST FROM THE NORTHEAST CORNER OF LOT 2R, BLOCK F, SAID SMITHFIELD ADDITION;
THENCE SOUTH 00 DEGREES 16 MINUTES 51 SECONDS WEST 130.53 FEET ALONG THE WEST LINE OF SAID SNIDER STREET TO AN "X" FOUND CUT IN CONCRETE IN THE NORTH LINE OF REGIONAL RAIL R.O.W. CO. R.O.W. FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 54 DEGREES 21 MINUTES 00 SECONDS WEST 100.77 FEET ALONG SAID REGIONAL RAIL R.O.W. CO. R.O.W. TO A CAPPED IRON PIN SET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS EAST 187.67 FEET TO A CAPPED IRON PIN (LBS) FOUND IN THE SOUTH LINE OF SAID LOT 2R, BLOCK F, SMITHFIELD ADDITION FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 88 DEGREES 51 MINUTES 22 SECONDS EAST 80.40 FEET ALONG THE SOUTH LINE OF SAID LOT 2R, BLOCK F, SMITHFIELD ADDITION TO THE POINT OF BEGINNING AND CONTAINING 0.295 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 LOT 3R AND 4R, BLOCK F, SMITHFIELD ADDITION, 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 _____, 2020

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 PERSON WHOSE NAME IS 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 _____, 2020.

NOTARY PUBLIC

PLAT
OF
LOT 3R AND 4R, BLOCK F
SMITHFIELD ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

BEING A PORTION OF LOT 5, BLOCK F, SMITHFIELD ADDITION, 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.

03-03-2020
DATE

THIS PLAT FILED IN INSTRUMENT NO. _____, DATED _____