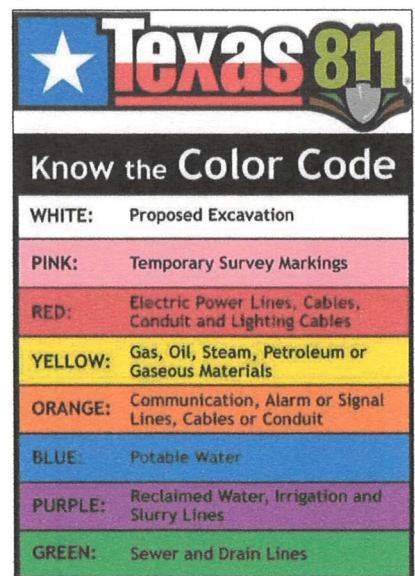
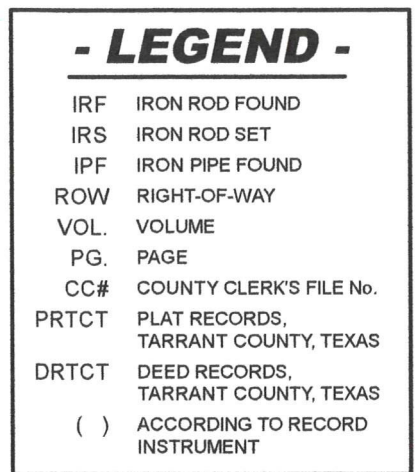




THE UTILITIES SHOWN HEREON ARE BASED UPON EVIDENCE COLLECTED IN THE FIELD AND MAPS PROVIDED. ALL BELOW GROUND UTILITIES SHOWN SHOULD NOT BE RELIED UPON AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CALL TEXAS811 AT 800-DIG-TESS (800-344-8377) OR BY DIALING 811 FOR UNDERGROUND UTILITY LOCATIONS. CALL BEFORE YOU DIG.

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0205L COMMUNITY PANEL No. 480607 0205 L, AS REVISED MARCH 21, 2019.

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF NORTH RICHLAND HILLS ZONING DISTRICT - AGRICULTURAL, "AG" DISTRICT AND THE FOLLOWING SETBACKS ACCORDING TO § 118-293 OF THE CURRENT BUILDING AND LAND USE REGULATIONS FOR THE DATE OCTOBER 2, 2023, AFFECT THE SUBJECT PROPERTY. ADDITIONAL CONDITIONS MAY APPLY ACCORDING TO USE.

SIDE YARD
10 FEET WITH COMBINED WIDTH BEING
A MINIMUM OF 20% OF LOT WIDTH

HEIGHT
38 FEET MAXIMUM

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. MCCOMMAS SURVEY, ABSTRACT NO. 1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING A PORTION OF BLOCK A, HEWITT HEIGHTS, AN ADDITION IN NORTH RICHLAND HILLS (FORMERLY SMITHFIELD), TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-O, PAGE 311, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND ALSO BEING THE SAME TRACT OF LAND AS CONVEYED TO JLP CUSTOM HOMES, LLC., IN THE DEED RECORDED IN COUNTY CLERK'S FILE No. (CC#) D221347049, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID PORTION BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THE SOUTHEAST CORNER OF LOT 4, BLOCK HEWITT HEIGHTS, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11656, PRCTC; THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HEWITT ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6359, PRCTC; AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES R. WILLIAMS AND CLARA F. WILLIAMS IN THE DEED RECORDED IN VOLUME 9008, PAGE 843, DRTCT;

THENCE SOUTH 00°23'08" EAST DEPARTING SAID LOT 4 AND SAID WILLIAMS TRACT AND WITH SAID LOT 16, A DISTANCE OF 149.85 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE SOUTHWEST CORNER OF SAID LOT 16 AND IN THE NORTHERLY RIGHT OF WAY (ROW) OF BUCK STREET, A 60 FEET WIDE ROW;

THENCE SOUTH 89°31'52" WEST DEPARTING SAID LOT 16 AND WITH SAID ROW LINE, A DISTANCE OF 145.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AUSTIN THOMAS STEVENS AND CHELSEA STEVENS IN THE DEED RECORDED IN CC# D220300127, DRTCT;

THENCE NORTH 00°23'08" WEST DEPARTING SAID ROW LINE AND WITH SAID STEVENS TRACT, A DISTANCE OF 149.85 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHEAST CORNER OF SAID STEVENS TRACT, AND THE COMMON SOUTHERLY CORNER BETWEEN LOTS 2 AND 3 OF THE AFOREMENTIONED BLOCK 1, FROM WHICH A FENCE CORNER POST FOUND BEARS S21°17'W 0.9 FEET;

THENCE NORTH 89°31'52" EAST DEPARTING SAID STEVENS TRACT AND WITH THE SOUTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 145.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.500 ACRES OF LAND, MORE OR LESS.

1. IT IS THE SURVEYOR'S OPINION THAT THE RESTRICTIONS RECORDED IN VOLUME 388-O, PAGE 311, PLAT RECORDS, TARRANT COUNTY, TEXAS, APPEAR TO AFFECT THE SUBJECT TRACT, BUT SHOULD NOT BE CONSTRUED AS A LEGAL OPINION.

2. THE FOLLOWING MATTERS CORRESPOND TO THE THOSE LISTED IN SCHEDULE B, UNDER ITEM 10 IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, GF NO.: FW237326 ISSUED ON SEPTEMBER 19, 2023, EFFECTIVE SEPTEMBER 11, 2023.

f. EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON CC# D216298757, PRTCT. DO NOT APPEAR TO AFFECT THE SUBJECT TRACT OF LAND.

g. EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON VOL. 388-O, PG. 311, PRTCT. DO NOT APPEAR TO AFFECT THE SUBJECT TRACT OF LAND.

h. TESCO EASEMENT RECORDED DECEMBER 19, 1944, AND FILED IN VOL. 1680, PG. 348, DRTCT. DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT OF LAND.

- i. SURVEYOR HAS NO OPINION ON NON-BOUNDARY RELATED MATTERS.
- j. SURVEYOR HAS NO OPINION ON NON-BOUNDARY RELATED MATTERS.
- k. SURVEYOR HAS NO OPINION ON NON-BOUNDARY RELATED MATTERS.
- l. SURVEYOR HAS NO OPINION ON NON-BOUNDARY RELATED MATTERS.
- m. SURVEYOR HAS NO OPINION ON NON-BOUNDARY RELATED MATTERS.
- n. SURVEYOR HAS NO OPINION ON NON-BOUNDARY RELATED MATTERS.



THE SURVEY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY DIRECTION, UTILIZING RECORDS FURNISHED AND ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC TITLE INSURANCE COMPANY, GF NO.: FW237326, ISSUED ON SEPTEMBER 19, 2023, EFFECTIVE SEPTEMBER 11, 2023.

Wayne Barton 10/02/2023
WAYNE BARTON, RPLS No. 6138 DATE

BS
**Barton Surveying &
Laser Scanning, LLC.**
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Haltom City, TX 76117
682.841.0099
FIRM No.10194160
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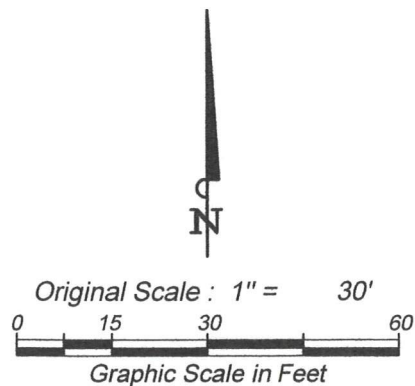
1 of 1

SHEET No.

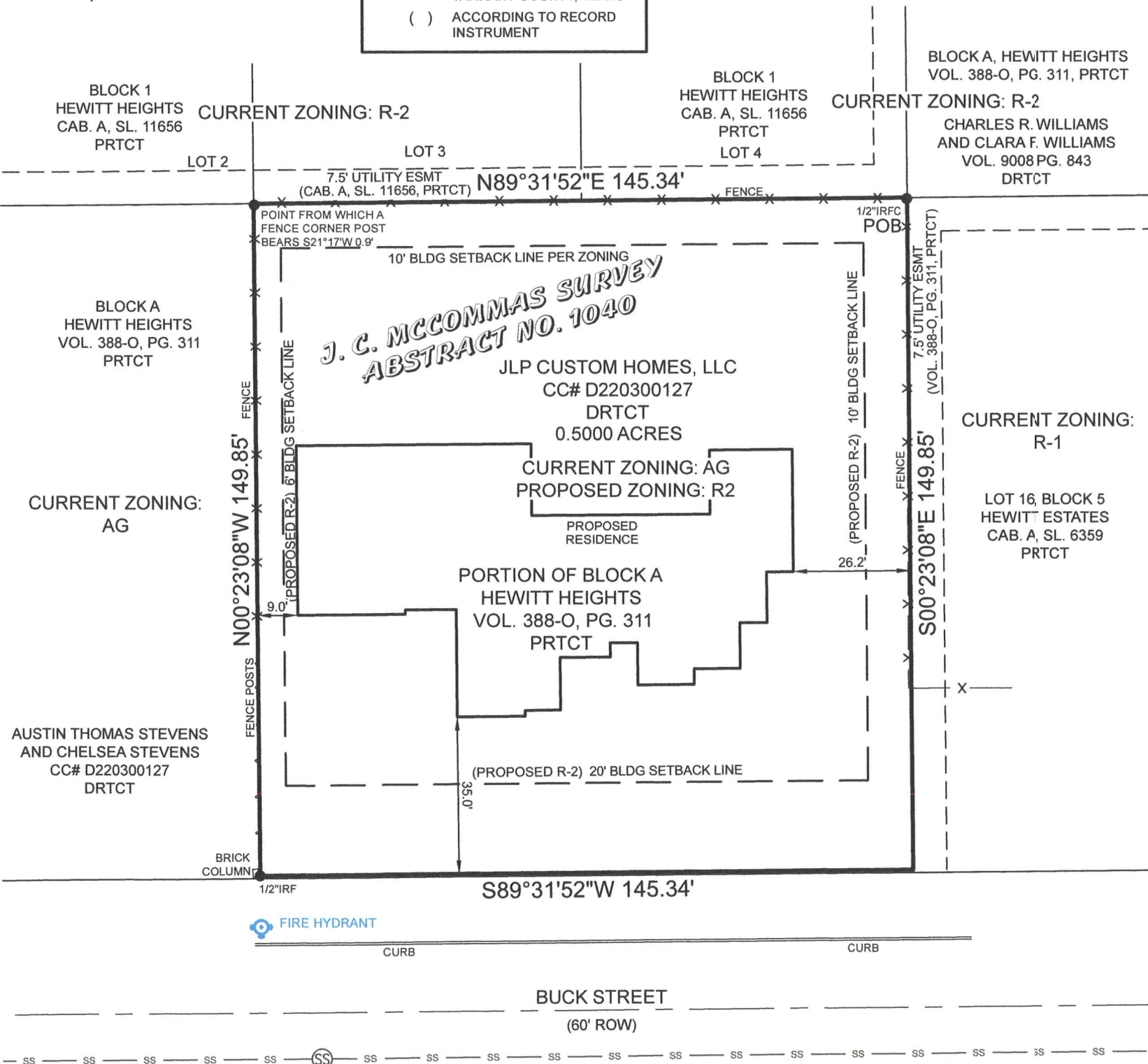
Bearings are based on NAD 83 Grid,
North Central Zone, 4202
Texas State Plane Coordinate System.

A SURVEY OF 0.500 ACRES OF LAND
SITUATED IN THE J.C. MCCOMMAS SURVEY
ABSTRACT No. 1040, CITY OF NORTH
RICHLAND HILLS, TARRANT COUNTY, TEXAS

PROJECT No.:	230918-TS	
DATE:	10/02/2023	
SCALE:	1" = 30'	
DRAWN: W/B	CHKD: W/B	



- LEGEND -	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE No.
PRTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
()	ACCORDING TO RECORD INSTRUMENT



LAND DESCRIPTION:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. MCCOMMAS SURVEY, ABSTRACT NO. 1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING A PORTION OF BLOCK A, HEWITT HEIGHTS, AN ADDITION IN NORTH RICHLAND HILLS (FORMERLY SMITHFIELD), TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-O, PAGE 311, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND ALSO BEING THE SAME TRACT OF LAND AS CONVEYED TO JLP CUSTOM HOMES, LLC., IN THE DEED RECORDED IN COUNTY CLERK'S FILE No. (CC#) D221347049, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID PORTION BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, HEWITT HEIGHTS, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11656, PRTCT; THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HEWITT ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6359, PRTCT; AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES R. WILLIAMS AND CLARA F. WILLIAMS IN THE DEED RECORDED IN VOLUME 9008, PAGE 843, DRTCT;

THENCE SOUTH 00°23'08" EAST DEPARTING SAID LOT 4 AND SAID WILLIAMS TRACT AND WITH SAID LOT 16, A DISTANCE OF 149.85 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE SOUTHWEST CORNER OF SAID LOT 16 AND IN THE NORTHERLY RIGHT OF WAY (ROW) OF BUCK STREET, A 60 FEET WIDE ROW;

THENCE SOUTH 89°31'52" WEST DEPARTING SAID LOT 16 AND WITH SAID ROW LINE, A DISTANCE OF 145.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AUSTIN THOMAS STEVENS AND CHELSEA STEVENS IN THE DEED RECORDED IN CC# D220300127, DRTCT;

THENCE NORTH 00°23'08" WEST DEPARTING SAID ROW LINE AND WITH SAID STEVENS TRACT, A DISTANCE OF 149.85 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHEAST CORNER OF SAID STEVENS TRACT, AND THE COMMON SOUTHERLY CORNER BETWEEN LOTS 2 AND 3 OF THE AFOREMENTIONED BLOCK 1, FROM WHICH A FENCE CORNER POST FOUND BEARS S21°17'W 0.9 FEET;

THENCE NORTH 89°31'52" EAST DEPARTING SAID STEVENS TRACT AND WITH THE SOUTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 145.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.500 ACRES OF LAND, MORE OR LESS.

ZONING NOTE:

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF NORTH RICHLAND HILLS ZONING DISTRICT - SINGLE-FAMILY RESIDENTIAL, "R-2" DISTRICT AND THE FOLLOWING SETBACKS ACCORDING TO § 118-313 OF THE CURRENT BUILDING AND LAND USE REGULATIONS FOR THE DATE OCTOBER 10, 2023, AFFECT THE SUBJECT PROPERTY. ADDITIONAL CONDITIONS MAY APPLY ACCORDING TO USE.

FRONT YARD	REAR YARD
20 FEET MINIMUM	10 FEET MINIMUM
SIDE YARD	HEIGHT
10 FEET AND 6 FEET	38 FEET MAXIMUM

CONCEPTUAL
ZONING USE ONLY

PROJECT No.: 230918-ZE

DATE: 10/10/2023

SCALE: 1" = 30'

DWN: WB

CHKD: WB

A ZONING EXHIBIT OF 0.500 ACRES OF LAND SITUATED IN THE J.C. MCCOMMAS SURVEY ABSTRACT No. 1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

Tarrant County, Texas

Bearings are based on NAD 83 Grid, North Central Zone, 4202 Texas State Plane Coordinate System.

SHEET No. 1 of 1

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