

LINE	BEARING	DISTANCE
L1	S 00°11'00" W	30.78'
L2	S 89°54'00" E	20.00'
L3	N 00°11'00" E	30.78'
L4	N 00°11'00" E	31.00'
L5	S 89°59'09" E	20.00'
L6	S 00°11'00" W	31.00'

- LEGEND** NOT TO SCALE
- BOUNDARY CORNER
  - LOT AND/OR EASEMENT CORNER
- ABBREVIATIONS**
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - DOC. NO. DOCUMENT NUMBER
  - CAB. CABINET
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - C.M. CONTROLLING MONUMENT
  - B.L. BUILDING LINE
  - U.E. UTILITY EASEMENT

**NOTES**

- 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.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0205 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the property shown hereon is zoned R-2 and AG according to the zoning maps of the City of North Richland Hills.
- The basis of bearing for the property shown hereon is the south right-of-way line of Frankie B Street, called South 89° 54' 00" East, as shown on the plat of Hewitt Heights, recorded in Cabinet A, Slide 11656 P.R.T.C.T.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- This plat does not remove any existing covenants or restrictions, if any, on the property.
- Lot 13 and Lot 15 must provide two onsite parking spaces outside of the fire and access easement on each of the lots.

**SURVEYOR CERTIFICATE**

That I, David Carlton Lewis, 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 on the ground made by me or under my direction and supervision.

**This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY**

David Carlton Lewis  
R.P.L.S. No. 5647

Date: October 14, 2016

David Carlton Lewis, R.P.L.S.  
Texas Registration No. 5647  
Spry Surveyors, LLC.  
8241 Mid-Cities Blvd Ste 102  
N. Richland Hills, TX 76182



**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Z Family Enterprises, LLC, by virtue of the deeds recorded in Document Numbers D215147808, D216025108, D216020370, D216020577, D216108211, D216119176, D216136285 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), and David A. Zimmerman, by virtue of the deed recorded in Document Number D216194430 P.R.T.C.T., are the owners of all that certain 3.279 acres of land out of Block A, Hewitt Estates, recorded in Volume 388-0, Page 311 P.R.T.C.T. and in the J. McComas Survey, A-1040, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon based on the south right-of-way line of Frankie B Street (60' R.O.W.)), as described in the Hewitt Heights plat recorded in Cabinet A, Slide 11656, P.R.T.C.T.)

COMMENCING at a 5/8" iron rod found for the northeast corner of Block 1, of said Hewitt Heights, in the south right-of-way line of said Frankie B Street, then North 89° 54' 00" West - 290.66' along the south right-of-way line of said Frankie B Street, to a 1/2" iron rod found for the POINT OF BEGINNING and the northeast corner of the herein described tract, common to the northwest corner of Lot 1, of said Block 1, Hewitt Heights;

THENCE South 00° 11' 00" West - along the west line of said Lot 1, Block 1, Hewitt Heights, passing at a distance of 149.34' a 1" iron pipe found for the southwest corner of said Lot 1, Block 1, Hewitt Heights, common to the northwest corner of the tract described in the deed to Dylana M. & Christopher Yorek recorded in Volume 13572, Page 245 P.R.T.C.T., then continuing along the west line of said Dylana M. & Christopher Yorek Tract for a total distance of 299.41', to a PK Nail on top of a brick column found for the southeast corner of the herein described tract, common to the southwest corner of said Yorek tract, in the north right-of-way line of Buck Street (60' Right-of-Way);

THENCE North 89° 54' 00" West - 178.45' along the north right-of-way line of said Buck Street, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for a corner of the herein described tract;

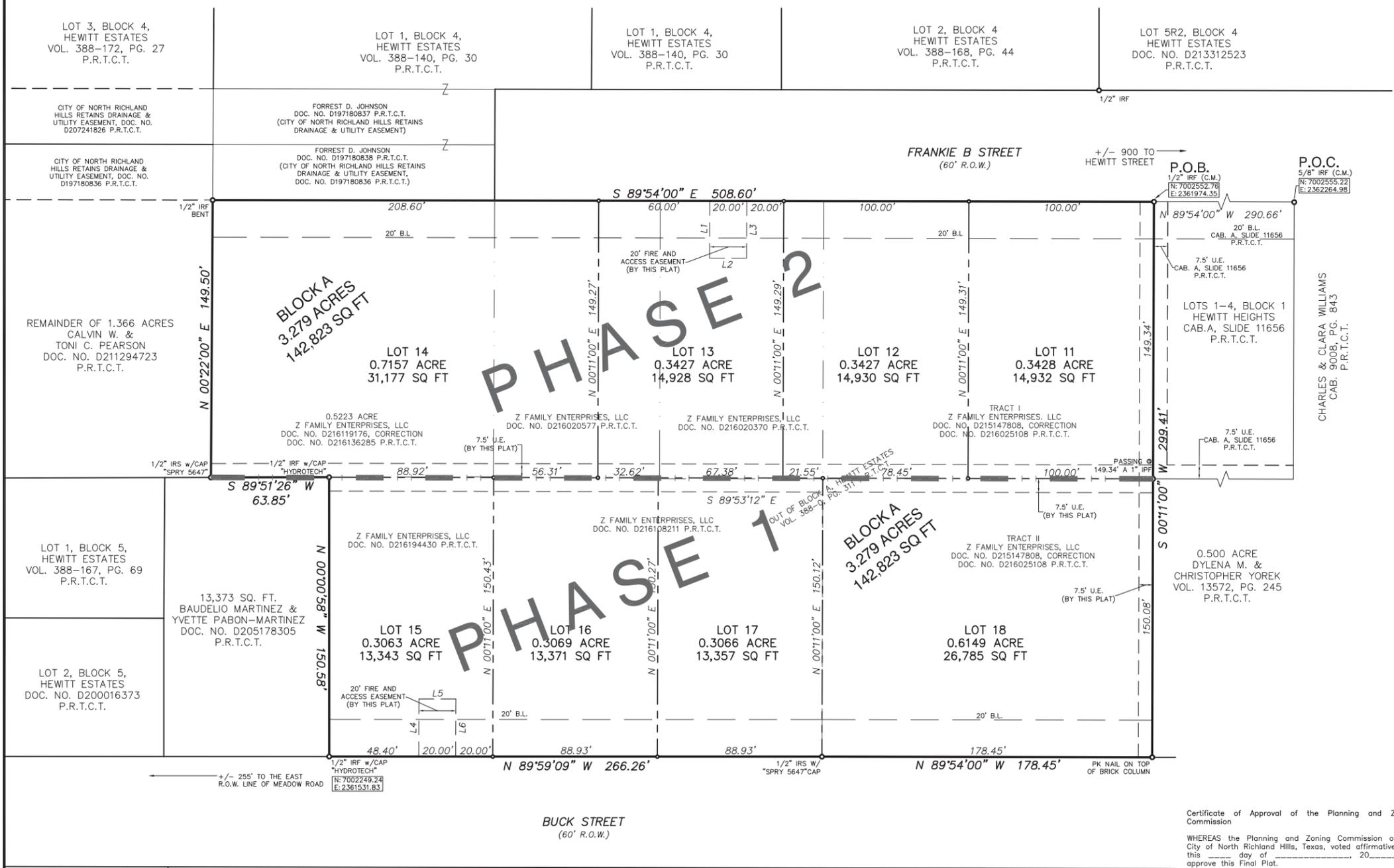
THENCE North 89° 59' 09" West - 266.26' continuing along the north right-of-way line of said Buck Street, to a 1/2" iron rod with a cap stamped "HYDROTECH" found for the southwest corner of the herein described tract, common to the southeast corner of the tract described in the deed to Baudeilo Martinez and Yvette Pabon-Martinez recorded in Document Number D205178305 P.R.T.C.T.;

THENCE North 00° 00' 58" West - 150.58' along the east line of the said Martinez tract to a 1/2" iron rod with a cap stamped "HYDROTECH" found for the northeast corner of said Martinez tract;

THENCE South 89° 51' 26" West - 63.85' along the north line of said Martinez tract to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract;

THENCE North 00° 22' 00" East - 149.50' to a bent 1/2" iron rod found for the northwest of the herein described tract, common to the southwest corner of the tract described in the deed to Forrest D. Johnson recorded in Document Number D197180838 P.R.T.C.T., common to an angle corner of the 1.366 acre tract described in the deed to Calvin W. and Toni Pearson recorded in Document Number D211294723 P.R.T.C.T.;

THENCE South 89° 54' 00" East - 508.60' along the south line of the said Johnson tract and the south right-of-way line of said Frankie B Street to the POINT OF BEGINNING and containing 3.279 acres of land.



A PRELIMINARY PLAT OF  
LOTS 11-18, BLOCK A  
**HEWITT ESTATES, PHASE 1 & 2**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, WHICH IS A REPLAT OF BLOCK A, HEWITT ESTATES, RECORDED IN VOL. 388-0, PG. 311, P.R.T.C.T., WHICH IS ALL THE PROPERTIES CONVEYED TO Z FAMILY ENTERPRISES, LLC, BY VIRTUE OF THE FOLLOWING DEEDS: DOCUMENT NUMBERS D215147808, D216025108, D216020370, D216020577, D216108211, D216119176, D216136285 P.R.T.C.T., AND TO DAVID A. ZIMMERMAN BY VIRTUE OF THE DEED RECORDED IN DOCUMENT NUMBER D216194430 P.R.T.C.T., WHICH IS 3.279 ACRES.

IN THE J. MCCOMAS SURVEY, A - 1040  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Z Family Enterprises, LLC  
7524 Frankie B. St.  
North Richland Hills, Texas 76182

ENGINEER: Hamilton Duffy, P.C.  
E.S.&C.M., Inc.  
8241 Mid-Cities Blvd., Ste.100  
North Richland Hills, TX 76182  
Phone: 817-776-4049

SURVEYOR: Spry Surveyors  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000

SPRY PROJECT NO. 034-149-30  
CITY CASE# XX XXXX  
DATE: OCTOBER 2016

Certificate of Approval of the Planning and Zoning Commission

WHEREAS The Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to approve this Final Plat.

Chairman, Planning and Zoning Commission

Asst: Secretary Planning and Zoning Commission

LOT 4-R, BLOCK 4  
MCCOMAS SUBDIVISION  
DOC. NO. D21150336  
P.R.T.C.T.

1.30 ACRES  
GUY M. & KAREN L. SHAVER  
VOL. 14779, PG. 211  
P.R.T.C.T.

Z FAMILY ENTERPRISES, LLC  
DOC. NO. D216090691  
P.R.T.C.T.