



LEGEND NOT TO SCALE

● BOUNDARY CORNER

ABBREVIATIONS

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT 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
W.L.E. WATER LINE 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. 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.
- 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 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: June 2, 2021

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

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:



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, D21602370, D21602577, D216119176, and D216136285, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), is the owner of all that certain 1.744 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 Lot 4, Block 1, of said Hewitt Heights Addition, common to the northwest corner of a tract of land described in the deed to Charles & Clara Williams, recorded in Cabinet 9008, Page 843, P.R.T.C.T., and in the south right-of-way line of said Frankie B Street; Then North 89° 54' 00" West - 290.66' 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, Block 1, of said Hewitt Heights Addition;

THENCE South 00° 11' 00" West - 149.34' to a 1/2" iron rod with a cap stamped "CBC Surveying" found for the southeast corner of the herein described tract, common to the southwest corner of said Lot 1, Block 1, Hewitt Heights Addition, and common to the northeast corner of Lot 18, Block A, Hewitt Estates Addition, an addition to the City of North Richland Hills, recorded in Document Number D216298757, P.R.T.C.T.;

THENCE North 89° 53' 12" West - 445.23' along the south line of the herein described tract, to a 1/2" iron rod with a cap stamped "HYDROTECH" found for the northwest corner of Lot 15, Block A, of said Hewitt Estates Addition;

THENCE South 89° 51' 26" West - 63.85' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the southeast corner of a tract of land described in the deed to Calvin W. & Toni C. Pearson, recorded in Document Number D21294723, P.R.T.C.T., and in the north line of a tract of land described in the deed to Baudelio Martinez & Yvette Pabon-Martinez, recorded in Document Number D205178305, P.R.T.C.T.;

THENCE North 00° 22' 00" East - 149.50' along the west line of the herein described tract, common to the east line of said Pearson tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northwest corner of the herein described tract, common to the northeast corner of said Pearson tract, in the south right-of-way line of said Frankie B Street;

THENCE South 89° 54' 00" East - 508.60' along the north line of the herein described tract, common to the south right-of-way line of said Frankie B Street, to the POINT OF BEGINNING and containing 1.744 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Z Family Enterprises, LLC, acting by and through the undersigned, its duly authorized agent, and David A. Zimmerman, does hereby adopt this plat designating the hereinabove described real property as Lots 12-14, Block A, Hewitt Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics use the streets, alleys, right-or-ways, and any other public areas shown on this plat.

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____, [Agent for Z Family Enterprises, LLC] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed here, in the capacity therein stated, and at the act and deed of said Z Family Enterprises, LLC.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

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

Asstest: Secretary Planning and Zoning Commission

Statement of Adoption by Council

The City Council of North Richland Hills, Texas on this _____ day of _____, 20____, voted affirmatively to adopt this plat and approve it for filing of record.

BY: _____ Mayor

Attest: _____ City Secretary

A FINAL PLAT OF
LOTS 12-14, BLOCK A
HEWITT ESTATES, PHASE 2

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
WHICH IS AREPLAT OF BLOCK A, HEWITT ESTATES, RECORDED IN
VOL. 388-0, PG. 311, P.R.T.C.T., WHICH IS 1.744 ACRES
IN THE J. MCCOMAS SURVEY, A - 1040
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Z Family Enterprises, LLC ENGINEER: Hamilton Duffy, P.C. SURVEYOR: Spry Surveyors
7712 Jefferson Circle E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.102
Colleyville, Texas 76034 North Richland Hills, TX 76182 North Richland Hills, TX 76182
Phone: 817-776-4049 Phone: 817-268-0408 Phone: 817-776-4049
Firm Reg. No. 1012000 Firm Reg. No. 034-149-32
Spry No. 034-149-32

CITY CASE#: XX XXXX
DATE: JUNE 2021

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____