



LEGEND

- 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.
- 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 plot 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 plot does not remove any existing covenants or restrictions, if any, on the property.
- No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- The easements indicated on this plot are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

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: March 16, 2022

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 _____, 2022.

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, and D21602370, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), is the owner of all that certain 0.6855 acre of land, which is all of Lot 12, Block A, Hewitt Estates, Phase 2, recorded in Document Number D221245515, D.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 — 200.00' along the south line of the herein described tract, 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 Lot 13, Block A, of said Hewitt Estates, Phase 2;

THENCE North 00° 11' 00" West —149.29' 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 Lot13, Block A, Phase 2, in the south right-of-way line of said Frankie B Street;

THENCE South 89° 54' 00" East — 200.00' 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 0.6855 acre 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 11 & 12R, Block A, Hewitt Estates, on 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.

Z Family Enterprises, LLC — Agent

Title

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 _____, 2022, to recommend approval of this plat by the City Council.

Chair, Planning and Zoning Commission

Attest: Secretary Planning and Zoning Commission

Statement of Adoption by Council

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2022, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

A FINAL PLAT OF
LOTS 11 & 12R, BLOCK A
HEWITT ESTATES, PHASE 2

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
WHICH IS A REPLAT OF LOT 12, BLOCK A, HEWITT ESTATES, RECORDED
IN DOC. NO. D221245515, P.R.T.C.T., WHICH IS 0.6855 OF AN ACRE
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
Phone: 817-776-4049 Firm Reg. No. 10112000
Spry No. 034-149-32

CITY CASE#: FP 2022-XX
DATE: MARCH 2022