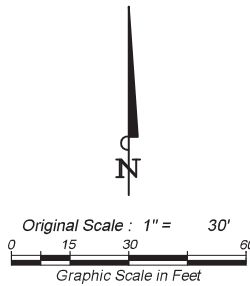


**- LEGEND -**

- 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.
- PRCTCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS
- ( ) ACCORDING TO RECORD INSTRUMENT



**NOTES:**

- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
- AREA RESERVED FOR FUTURE RIGHT-OF-WAY AS REQUIRED BY AND IN ACCORDANCE TO NORTH RICHLAND HILLS SUBDIVISION REGULATIONS §110-8 AND §110-368.

**OWNER:**

CRUMPLER GROUP, LLC.,  
7001 BOULEVARD 26, SUITE 321  
NORTH RICHLAND HILLS, TX 76180

**FLOOD NOTE:**

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.

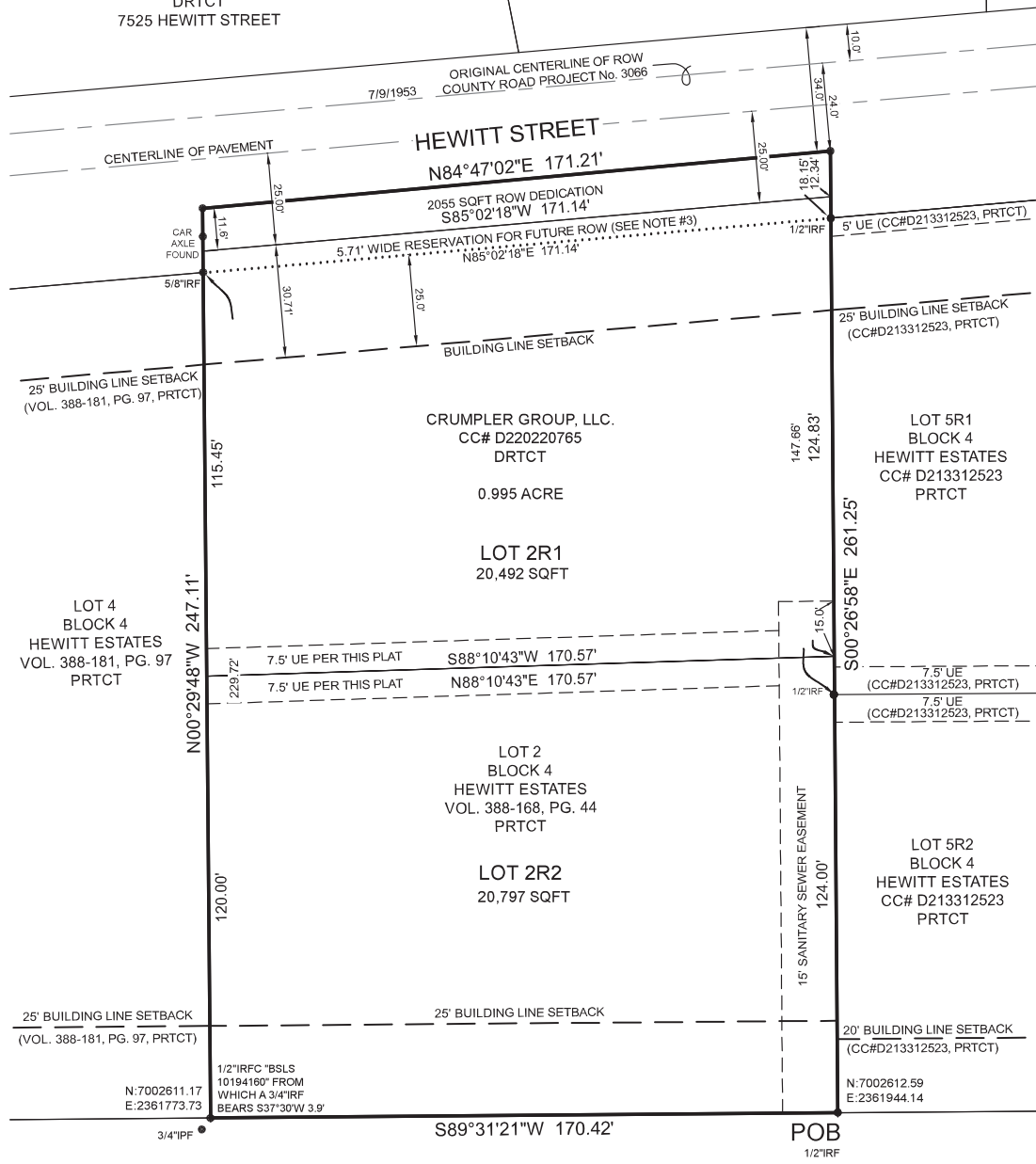
WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

JEFFREY B GRIFFIN  
VOL 15194, PG 409  
DRTCT  
7525 HEWITT STREET

LOT B3R2, BLOCK B  
HEWITT ESTATES  
CAB A, SL 6504  
PRCTCT



Z FAMILY ENT. LLC  
CC# D216020370  
DRTCT  
7516 FRANKIE B STREET

Z FAMILY ENT. LLC  
CC# D216025108  
DRTCT  
7524 FRANKIE B STREET

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE THIS PLAT FOR FILING OF RECORD.

\_\_\_\_\_  
MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

THIS PLAT RECORDED IN DOCUMENT NUMBER D \_\_\_\_\_

DATE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, CRUMPLER GROUP, LLC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. MCCOMAS SURVEY, ABSTRACT NO. 1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 4, HEWITT ESTATES SUBDIVISION, AN ADDITION IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-168, PAGE 44, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT), AS CONVEYED IN THE DEED RECORDED IN COUNTY CLERK'S FILE NO. (CC#) D220220765, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 5R2, BLOCK 4, HEWITT ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE REPLAT OF LOT 5 INTO LOTS 5R1 AND 5R2 RECORDED IN CC# D213312523, PRCTCT, SAID IRON ROD ALSO BEING IN THE NORTHERLY RIGHT OF WAY (ROW) OF FRANKIE B STREET, A 60 FEET WIDE ROW;

THENCE SOUTH 89°31'21" WEST WITH SAID ROW LINE, A DISTANCE OF 170.42 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "BSLS 10194160" FOR THE COMMON SOUTHERLY CORNER BETWEEN SAID LOT 2 AND LOT 4, BLOCK 4, HEWITT ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-181, PAGE 97, PRCTCT, FROM WHICH 3/4 INCH IRON ROD FOUND BEARS SOUTH 37°30' WEST 3.9 FEET;

THENCE NORTH 00°29'48" WEST, DEPARTING SAID ROW LINE AND WITH THE EAST LINE OF SAID LOT 4, AT 229.72 FEET PASS, A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, CONTINUE IN ALL A TOTAL DISTANCE OF 247.11 FEET FOR THE NORTHWEST CORNER OF SAID LOT 2 AND IN THE SOUTHERLY ROW OF HEWITT STREET, A VARIABLE WIDTH ROW;

THENCE NORTH 84°47'02" EAST WITH SAID ROW LINE A DISTANCE OF 171.21 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00°26'58" EAST, AT 18.15 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 5R1, CONTINUING WITH SAID LOT 5R1 AT 147.66 FEET PASS THE COMMON WESTERLY CORNER BETWEEN LOTS 5R1 AND 5R2, CONTINUING WITH SAID LOT 5R2 A TOTAL DISTANCE 261.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.995 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CRUMPLER GROUP, LLC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 2R1 AND 2R2, BLOCK 4, 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, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

DAVID CRUMPLER, MANAGING MEMBER  
CRUMPLER GROUP, LLC.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DAVID CRUMPLER KNOWN TO ME OR PROVED TO ME TO BE THE PERSON IN THE CAPACITY HEREIN STATED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: \_\_\_\_\_

PREPARED UNDER MY DIRECTION.  
**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY

Wayne Barton, R.P.L.S.  
Texas Registration No. 6138

Date \_\_\_\_\_

**REPLAT  
HEWITT ESTATES  
LOTS 2R1 AND 2R2  
BLOCK 4**

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
BEING A REVISION OF LOT 2, BLOCK 4, HEWITT ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-168, PAGE 44, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO CRUMPLER GROUP, LLC., IN THE DEED RECORDED IN CC# D220220765, DRTCT.  
DECEMBER 2, 2020

PROJECT No.: 200918A-RP  
DATE: 12/02/2020  
SCALE: 1" = 30'  
DWN: WB CHKD: WB

Tarrant County, Texas  
Coordinates, Bearings & Distances as shown hereon are based on NAD 83 Grid, North Central Zone, 4202 Texas State Plane Coordinate System.

SHEET No. 1 of 1

**Barton Surveying & Laser Scanning, LLC.**  
2333 Minnis Drive, Suite G,  
Haltom City, TX 76117  
682.841.0099  
FIRM No.: 10194160  
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LOTS 2R1 & 2R2 BLOCK 4,  
HEWITT ESTATES  
AN ADDITION TO THE CITY OF NORTH  
RICHLAND HILLS, TARRANT COUNTY, TEXAS