

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
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE

- 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 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 surveyed property shown hereon is zoned R-2 according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Surveyor is only showing setback lines per the recorded plat of Hewitt Estates, recorded in Volume 388-0, Page 311 P.R.T.C.T.
 - The basis of bearing for the property shown hereon is north right-of-way of Buck Street (60' R.O.W.), called North 89° 54' West in the deed to Kenneth Wilson and Doris Wilson recorded in Volume 4004, Page 123 D.R.T.C.T.
 - This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal 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: MAY 9, 2016

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North 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, Stephen and Tracy Preskenis, are the owners of all that certain 0.3787 of an acre of land by virtue of the deed recorded in Document Number D215067549 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is all of Lot 1, Block 1, Hewitt Estates recorded in Volume 388-0, Page 311 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and the east half of Mabell Street, adjacent to said Lot 1, Block 1, Hewitt Estates, as closed and abandoned by Ordinance Number 1230, recorded in Volume 8226, Page 73 D.R.T.C.T. and in the J. McComas Survey, A-1040, City of North Richland Hills, Tarrant County, Texas and more particularly by the metes and bounds as follows: (All bearings shown hereon based on the north right-of-way of Buck Street (60' R.O.W.), called North 89° 54' West in the deed to Kenneth Wilson and Doris Wilson recorded in Volume 4004, Page 123 D.R.T.C.T.)

COMMENCING at a 5/8" iron rod found for the common north corner of Lots 3 and 4, of said Block 1, said Hewitt Estates, in the south right-of-way line of said Buck Street; Then North 89° 54' 00" West - 160.00' along the south right-of-way line of said Buck Street, to a 1/2" iron rod found for the POINT OF BEGINNING and northeast corner of the herein described tract, common to the corner of Lot 2 of said Block 1, Hewitt Estates;

THENCE South 00° 11' 00" West - 150.00' along the common line of said Lots 1 and 2, Block 1, Hewitt, to a 5/8" iron rod found the southeast corner of the herein described tract, in the north line of Lot 6, Block 1, Hewitt Estates, recorded in Volume 388-165, Page 45 P.R.T.C.T.;

THENCE North 89° 54' 00" West - 80.00' along the common line of said Lots 1 and 6, Block 1, Hewitt Estates, to the southwest corner of said Lot 1, Block 1, Hewitt Estate (chain link fence and wood fence intersection at corner), in the east line of McComas Subdivision recorded in Volume 388-90, Page 58 P.R.T.C.T.;

THENCE North 00° 11' 00" East - 1.60' along the west line of said Lot 1, Block 1, Hewitt Estates, to a point for corner of the herein described property (wood fence post at corner);

THENCE North 89° 54' 00" West - 30.29' to a 1/2" iron with a cap stamped "SPRY 5647" set for southwest corner of the herein described tract, in the centerline of said Mabell Street (closed);

THENCE North 00° 11' 00" East - 148.40' along the centerline of said Mabell Street (closed), to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, in the south right-of-way line of said Buck Street, from which a 1/2" iron rod found for the northeast corner of said Wilson Tract bears North 89° 54' 00" West - 30.29', and from which a 1/2" iron rod found for the northwest corner of said Wilson Tract bears North 89° 54' 00" West - 128.13';

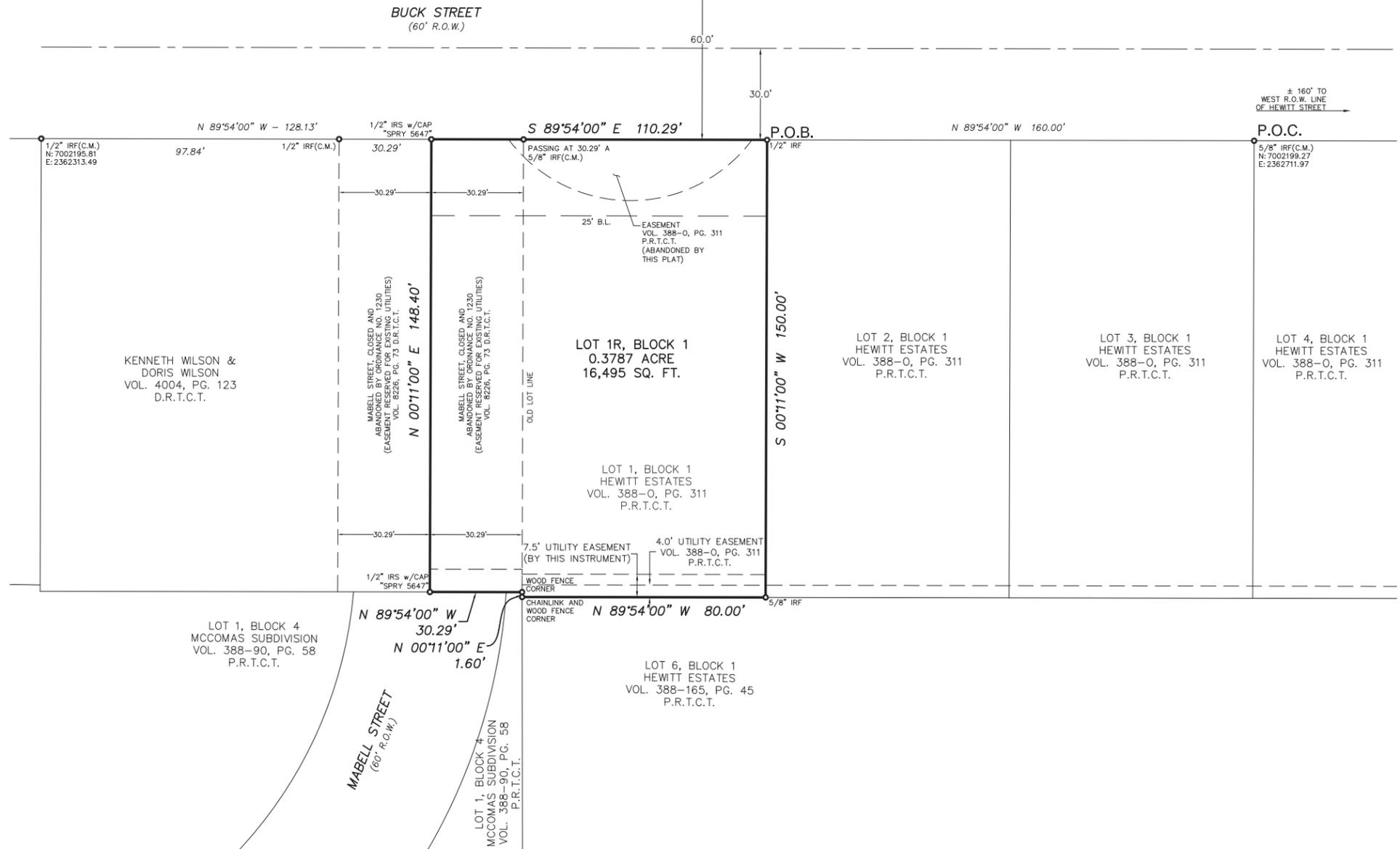
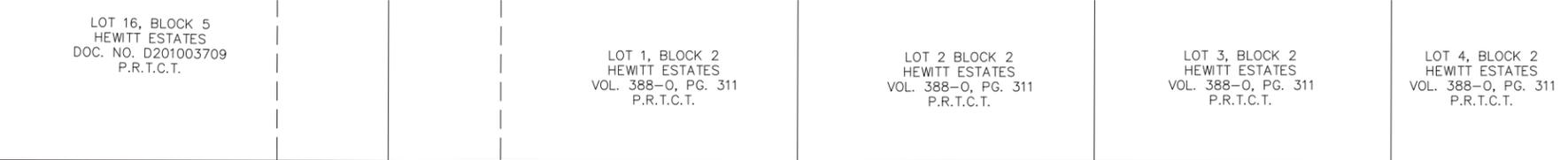
THENCE South 89° 54' 00" East - along the south right-of-way line of said Buck Street, passing at a distance of 30.29' a 5/8" iron rod for the northwest corner of said Lot 1, Block 1, Hewitt Estates, continuing along the south right-of-way line of said Buck Street for a total distance of 110.29' to the POINT OF BEGINNING and containing 0.3787 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Stephen and Tracy Preskenis, the Owners, do hereby adopt this plat designating the herein before described property as **Lot 1R, Block 1, Hewitt Estates**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills, Texas.

Witness our hands this _____ day of _____, 20____.

Owner - Stephen Preskenis _____ Owner - Tracy Preskenis _____



NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Stephen and Tracy Preskenis, 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 expressed herein.

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 recommend approval of this plat by the City Council.

BY: _____
Chairman

Attest: _____
Secretary

Statement of Adoption by Council

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.

BY: _____
Mayor

Attest: _____
City Secretary

A FINAL PLAT OF
LOT 1R, BLOCK 1
HEWITT ESTATES

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1, BLOCK 1, HEWITT ESTATES, RECORDED IN VOLUME 388-0, PAGE 311, P.R.T.C.T. AND THE EAST HALF OF MABELL STREET ADJACENT TO SAID LOT 1, BLOCK 1, HEWITT ESTATES, AS CLOSED AND ABANDONED BY ORDINANCE NO. 1230, RECORDED IN VOLUME 8226, PG. 73 D.R.T.C.T., WHICH IS 0.3787 OF AN ACRE IN THE J. MCCOMAS SURVEY, A - 1040 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

OWNER: Stephen and Tracy Preskenis 7749 Chasewood Dr. North Richland Hills, TX 76182
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. 023-087-30
CITY CASE NUMBER: CASE RP 2016-07
DATE: MAY 2016

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

Jun 13, 2016, 10:52am
S:\job\Folders\023_Tarrant County Residential\023-087 7700 Buck St - NRH\30-Plat1_spry-7700BuckSt-Plat.dwg