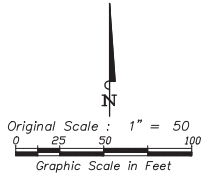


VICINITY MAP
NTS



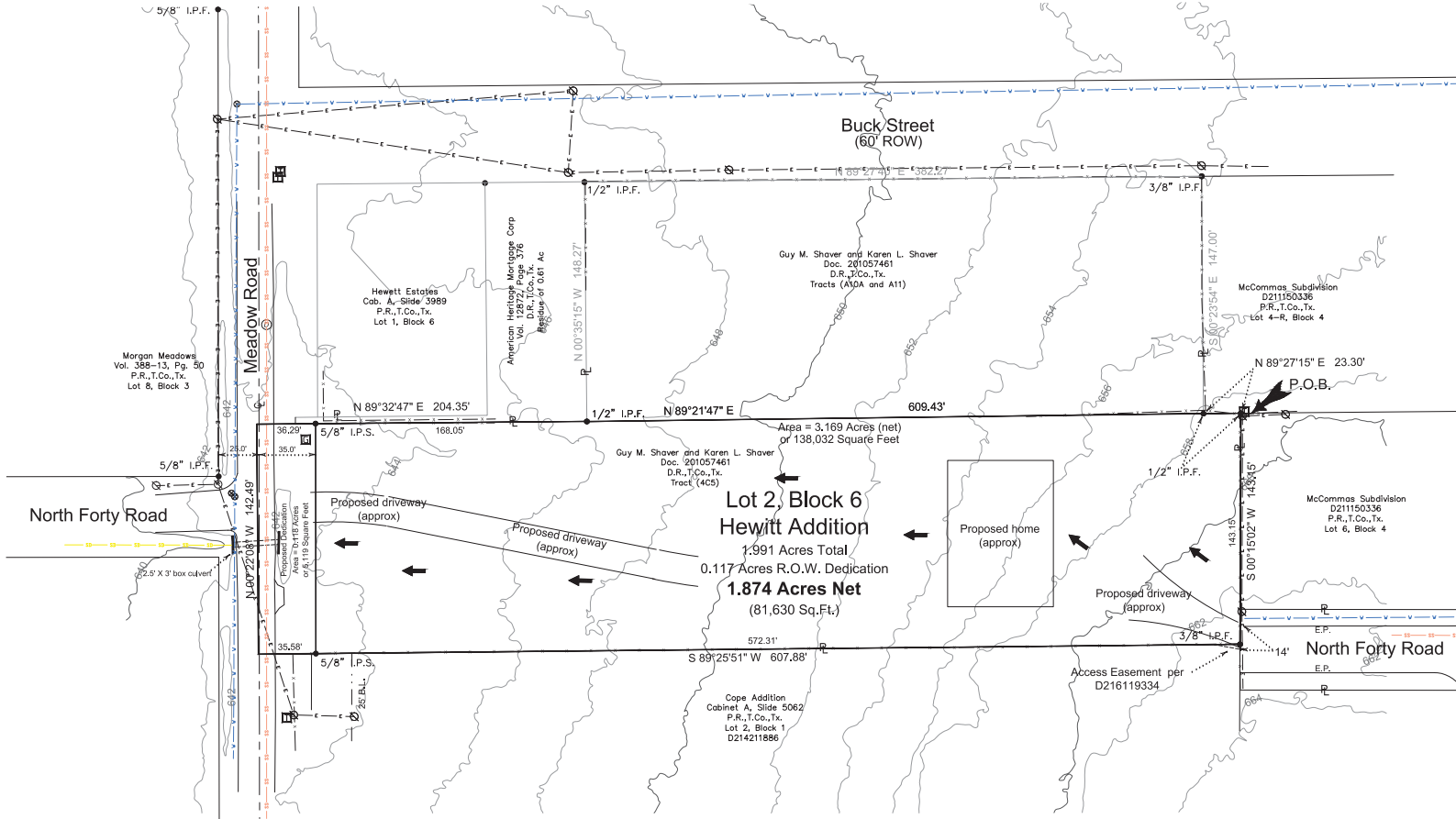
GPS Observations are based on NAD 83 Grid,
Texas State Plane Coordinate System,
North Central Zone

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R.,T.Co.,Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.,T.Co.,Tx	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
()	PER RECORD DOCUMENT
CAB.	CABINET
SL.	SLIDE
—	SUBJECT PROPERTY
- - -	ADJACENT PROPERTY
- - -	EASEMENT
- - -	BUILDING LINE
- - -	CENTERLINE R-O-W

GENERAL NOTES:

1. BEARINGS ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE.
2. 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. 48436C0205K, COMMUNITY PANEL No. 205, AS REVISED SEPTEMBER 25, 2009.
3. THERE ARE NO STRUCTURES ON SITE.
4. EXISTING GROUND SLOPES TO THE WEST UTILITIES ARE IN PLACE ON WEST AND EAST SIDE OF PROPERTY.
5. AT TIME OF CONSTRUCTION FINAL GRADES WILL INSURE THAT WATER SLOPES TO OFFSITE DRAINAGE CHANNEL AND BOX CULVERT IN R.O.W. AT WEST SIDE OF PROPERTY.
6. Primary access is intended to be off North Forty Road; Pavement frontage, including access easement from adjoiner, is 14'; R.O.W. frontage is 25'. Secondary access is via meadow Road.
7. Owner intends to construct one single family home with accessory buildings; no future lot splitting is anticipated or planned.



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Guy M. Shaver and Karen L. Shaver are the owners of all those certain lots, tracts, or parcels of land situated in the J. McCommas Survey, Abstract No.1040, City of North Richland Hills, Tarrant County, Texas, described as Tract (4C5) 2 acres in Document No. D201057461, Deed Records, Tarrant County, Texas (D.R.,T.Co.,Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2" iron pin found in the south line of Lot 4-R, Block 4 McComas Subdivision recorded in Document No. D211150336 Plat Records, Tarrant County, Texas (P.R.,T.Co.,TX.) and the Northwest corner of Lot 6, Block 4 McComas Subdivision as recorded in Volume 388-90, Page 58 P.R.,T.Co.,Tx.;

THENCE with the West line of said Lot 6, South 00 degrees 15 minutes 02 seconds West, passing the Southwest corner of said Lot 6 and continuing in all a distance of 143.15 feet to a 3/8" iron pin found at the Northeast corner of Lot 2, Block 1 Cope Addition as recorded in Cabinet A, Slide 5062, P.R.,T.Co.,Tx.;

THENCE with the North line of said Lot 2, South 89 degrees 25 minutes 51 seconds West, at 572.31 feet passing the Northwest corner of said Lot 2 and continuing in all a distance of 607.88 feet to the southwest corner of said 2 acre tract and being in the centerline of Meadow Road;

THENCE with said centerline and West line of said 2 acre tract, North 00 degrees 22 minutes 08 seconds West a distance of 142.49 feet to the Northwest corner of said 2 acre tract;

THENCE With the North line of said 2 acre tract, North 89 degrees 32 minutes 47 seconds East, passing at 23.36 feet the Southwest corner of the residue of that 0.61 acre tract of land described in the deed to American Heritage Mortgage Corp and described in Volume 12872, Page 376, D.R.,T.Co.,Tx.; passing at 204.34 feet a 1/2 inch iron pin found for the southeast corner of said residue and the southwest corner of Tracts (A10A) and (A11) as described in said Shaver deed; passing at 586.13 feet a 1/2 inch iron pin found for the southeast corner of said Tracts (A10A) and (A11) and the southwest corner of said Lot 4-R; in all a distance of 609.43 feet to the POINT OF BEGINNING, containing 1.991 acres, more or less.

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Guy M. Shaver and Karen L. Shaver, being the owners of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOT 2, BLOCK 6, HEWITT ADDITION, an Addition to the City of North Richland Hills, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Guy M. Shaver and Karen L. Shaver, are the current owners, AND HAS NO OBJECTION TO THIS PLAT.

GUY M. SHAVER, Owner

Before me, the undersigned Notary Public, on this day personally appeared, Guy M. Shaver, 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 _____, 2016.

Notary Public, State of Texas Notary name (printed)

My commission expires:_____

KAREN L. SHAVER, Owner

Before me, the undersigned Notary Public, on this day personally appeared, Karen L. Shaver, 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 _____, 2016.

Notary Public, State of Texas Notary name (printed)

My commission expires:_____

A PRELIMINARY PLAT OF LOT 2, BLOCK 6 HEWITT ADDITION

BEING all those certain lots, tracts, or parcels of land situated in the J. McComas Survey, Abstract No. 1040, City of North Richland Hills, Tarrant County, Texas, conveyed to Guy M. Shaver and Karen L. Shaver as Tract 4C5 in Document D201057461 D.R.,T.Co.,Tx.,

October 3, 2016



CERTIFICATION:

This is to certify that I, George Hill, Registered Professional Land Surveyor of the State of Texas, have plattd the described property from an actual survey on the ground by Sempco Surveying, Inc.

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

George Hill, R.P.L.S.
Texas Registration No. 6022

Date

Project No. 10469-Shaver Plat (10-03-16 ed)

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL:(817)926-7876 FAX:(817)926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS Copyright 2016

OWNER / DEVELOPER:

Guy & Karen Shaver
7405 North Forty Road
North Richland Hills
817-713-0828

SURVEYOR:

SEMPCO SURVEYING INC.
3208 SOUTH MAIN STREET
FORT WORTH, TX 76110
817-926-7876

Tarrant County Document No. _____: Date _____