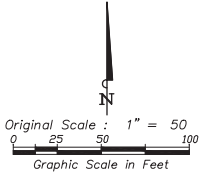


VICINITY MAP  
NTS



- 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
B.L.	BUILDING LINE
---	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, DERIVED FROM GPS OBSERVATIONS.
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. 484902025K, 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.

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

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_\_, to approve this Plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Project No. 10469-Hewitt Addn FP (10-03-16)

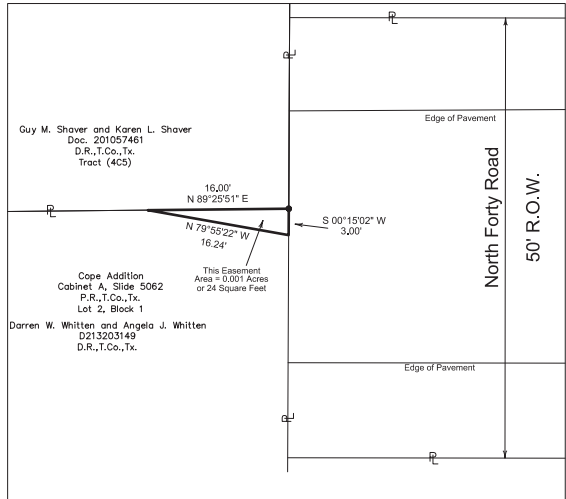
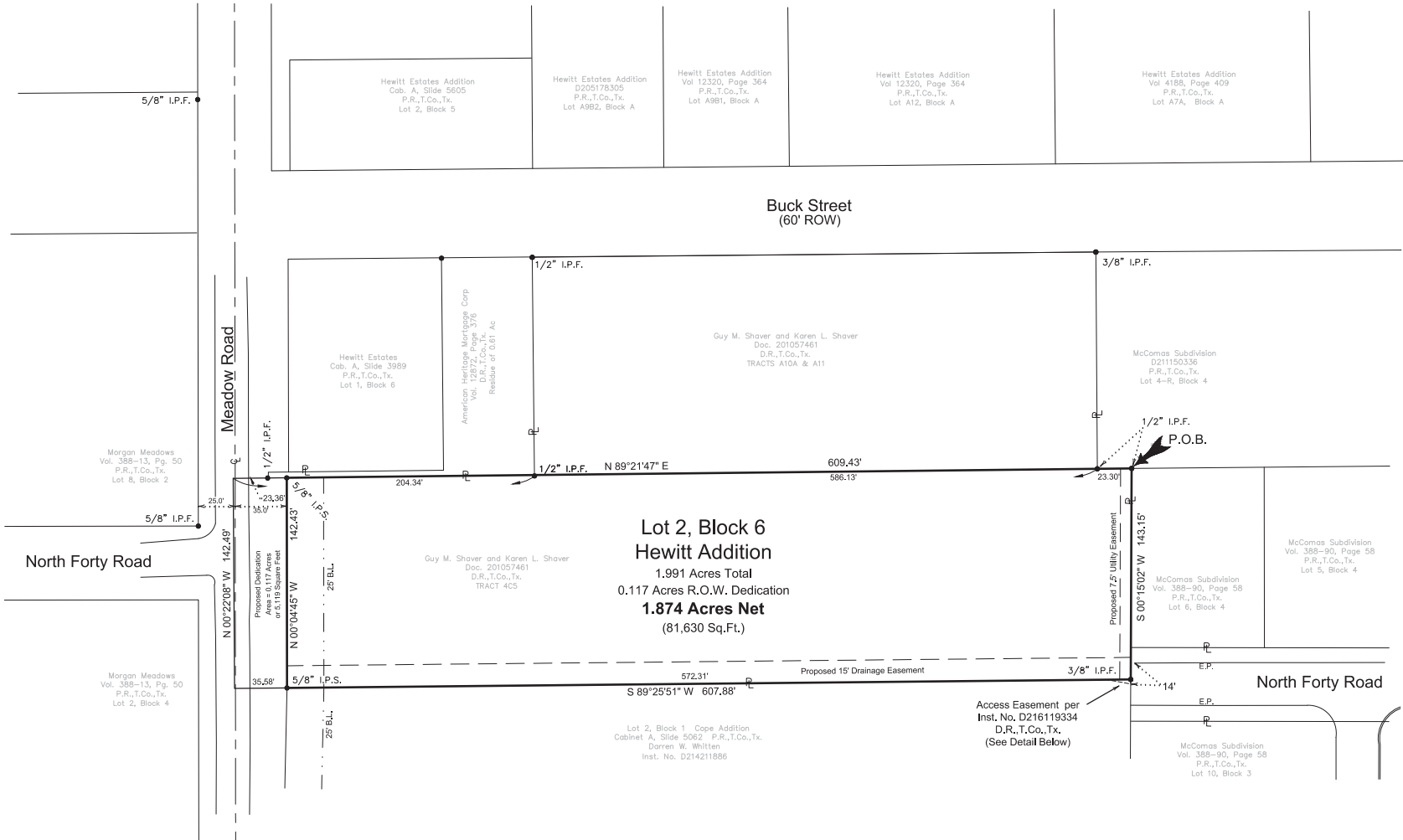
**Sempco Surveying Inc.**  
3208 S. MAIN ST. FORT WORTH, TX 76110-4278  
TEL: (817) 926-7876 FAX: (817) 926-7878  
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS Copyright 2016

**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, TEXAS 76110  
817-926-7876



DETAIL  
SCALE 1" = 10'



**CERTIFICATION:**

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

**PRELIMINARY**

THIS DOCUMENT SHALL NOT 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 \_\_\_\_\_

**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: \_\_\_\_\_

**FINAL PLAT  
HEWITT ADDITION  
LOT 2, BLOCK 6**

An addition to the City of North Richland Hills, Tarrant County, Texas  
being 1.991 acres of land located in the J. McCommas Survey,  
Abstract No. 1040, Tarrant County, Texas

October 3, 2016

Tarrant County Document No. \_\_\_\_\_; Date \_\_\_\_-\_\_\_\_-\_\_\_\_

City Case No. FP 2016-05