



LEGEND *NOT TO SCALE*

● BOUNDARY CORNER
● LOT AND/OR EASEMENT CORNER

A B B R E V I A T I O N S

P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY
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

1. 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.
2. The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.
3. According to the Flood Insurance Rate Map No. 48439C0205 K, published by the Federal Emergency Management Agency, dated: September 25, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
4. On the issue date of this survey the property shown hereon is zoned R-2 and AG according to the zoning maps of the City of North Richland Hills.
5. 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 plat of Hewitt Heights, recorded in Cabinet A, Slide 11656 P.R.T.C.
6. 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".
7. This plat does not remove any existing covenants or restrictions, if any, on the property.
8. Lot 13 and Lot 15 must provide two onsite parking spaces outside of the fire and access easement on each of the lots.

Given under my hand and seal of office, this _____ day of _____, 20____



THENCE North 89° 59' 09" West - 266.26' continuing along the north right-of-way line of said Buck Street, to the POINT OF BEGINNING and containing 1.535 acres of land.

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 15-18, Block A, Hewitt Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public use the streets, alleys, right-or-ways, and any other public areas shown on this plat.

Z Family Enterprises, LLC – Agent

David A. Zimmerman – Owner

Before me, the undersigned authority, on this day personally appeared _____, [of 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

Before me, the undersigned authority, on this day personally appeared David A. Zimmerman, 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



Highland Hills,
6182

SPRY PROJECT NO. 034-149-30
CITY CASE#: FP 2016-09
DATE: OCTOBER 2016

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