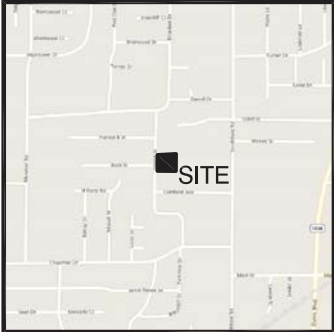
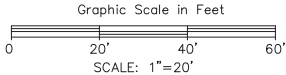


Apr 24, 2018 -- 9:58am
S:\023-113 6812 Hewitt Street -- NRH\50-Zoning Exhibit\ spry-6812HewittSt-Zoning Exhibit.dwg



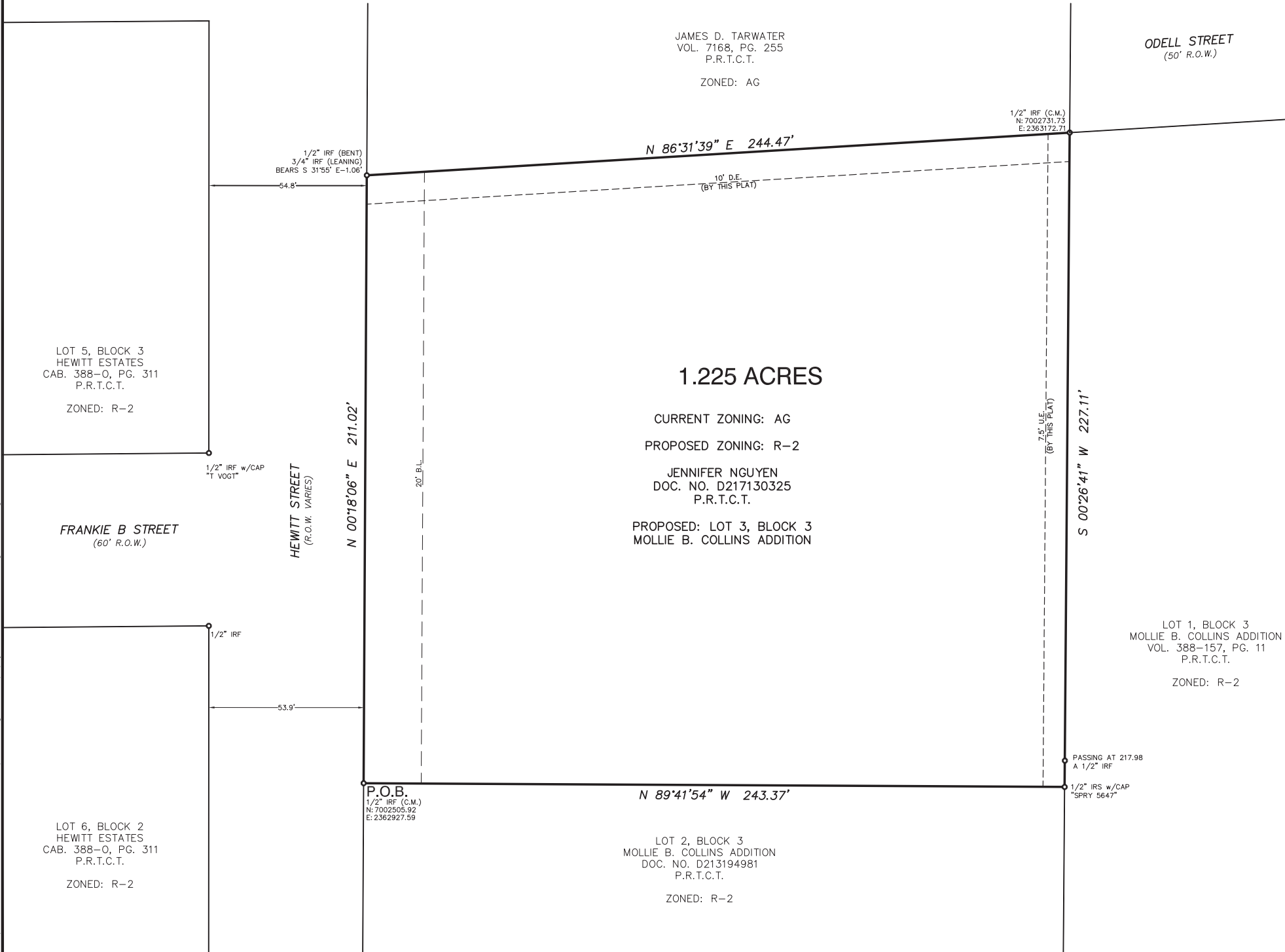
VICINITY MAP
NOT TO SCALE



A B B R E V I A T I O N S	
N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

L E G E N D		NOT TO SCALE
●	BOUNDARY CORNER	

- N O T E S**
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. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
 3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 4. According to the Flood Insurance Rate Map No. 48439C0205K, published by the Federal Emergency Management Agency, dated: September 25, 2009, revised per LOMR Case No. 11-062943P, dated: August 11, 2011, a portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.
 5. On the issue date of this survey the surveyed property shown hereon is zoned R-2 (Single Family Residential) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
 6. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.



ZONING CHANGE REQUEST

PROPOSED
MOLLIE B. COLLINS ADDITION
LOT 3, BLOCK 3

AN ADDITION TO THE CITY NORTH OF RICHLAND HILLS,
TARRANT COUNTY, TEXAS BEING 1.225 ACRES OF LAND
LOCATED IN THE J.C. MCCOMAS SURVEY, A-1040

APRIL 2018

CITY CASE NO. ZC 2018-07

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Project No.: 023-113-30

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Jennifer Nguyen
7919 Klamath Mountain Rd
Fort Worth, TX 76137
Phone: 979-492-3994