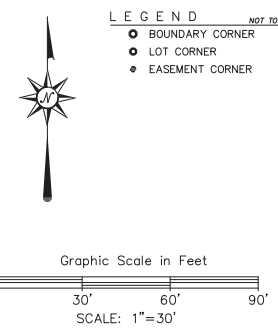


VICINITY MAP NOT TO SCALE



LEGEND NOT TO SCALE

- BOUNDARY CORNER
- LOT CORNER
- EASEMENT CORNER

ABBREVIATIONS

- 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
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- F.L.A.W.&S.S.E. FIRE LANE, ACCESS, WATER & SANITARY SEWER EASEMENT
- S.V.E. SIGHT VISIBILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- CONC. CONCRETE

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.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- 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".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- 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.
- According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, Dated March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- The drainage of Lots 3 & 4 flow south over the surface of the property.

CURVE TABLE		CHORD BEARING		DELTA ANGLE	
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	
C1	20.00'	7.24'	N 10°20'18" E	20°44'14"	
C2	25.00'	39.26'	N 45°00'36" W	89°58'48"	
C3	25.00'	17.12'	N 55°59'45" E	39°14'32"	
C4	25.00'	15.60'	N 18°30'09" E	35°44'41"	
C5	25.00'	0.28'	N 00°18'55" E	°37'50"	
C6	45.00'	70.69'	N 45°00'00" E	90°00'00"	
C7	25.00'	39.27'	N 45°00'00" E	90°00'00"	
C8	25.00'	39.26'	S 45°00'36" E	89°58'48"	
C9	25.00'	11.51'	S 13°10'08" W	28°22'39"	
C10	25.00'	10.14'	S 37°58'58" W	23°15'02"	
C11	25.00'	17.62'	S 69°48'14" W	40°23'31"	
C12	25.00'	30.35'	N 55°13'07" W	69°33'47"	
C13	25.00'	8.92'	N 10°13'07" W	20°26'13"	

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 27°11'39" E	26.33'	L22	WEST	87.10'
L2	N 83°52'09" E	88.12'	L23	WEST	27.66'
L3	NORTH	15.88'	L24	WEST	44.86'
L4	EAST	20.00'	L25	S 75°37'01" W	37.56'
L5	SOUTH	23.79'	L26	N 75°37'01" E	15.00'
L6	S 83°52'09" W	101.77'	L27	NORTH	87.12'
L7	S 27°11'39" W	14.24'	L28	EAST	154.91'
L8	N 83°31'04" E	96.54'	L29	EAST	188.94'
L9	NORTH	95.09'	L30	EAST	151.27'
L10	WEST	15.16'	L31	EAST	151.84'
L11	NORTH	10.00'	L32	S 00°01'12" E	81.09'
L12	SOUTH	118.52'	L33	WEST	151.22'
L13	N 27°25'46" E	25.96'	L34	WEST	28.72'
L14	N 85°03'59" E	38.29'	L35	WEST	123.20'
L15	EAST	20.00'	L36	NORTH	81.09'
L16	SOUTH	15.56'	L37	S 83°40'05" E	33.65'
L17	S 85°03'59" W	58.37'	L38	S 83°40'05" E	28.68'
L18	S 85°03'59" W	13.39'	L39	N 83°40'05" E	147.53'
L19	S 27°25'46" W	14.03'	L40	NORTH	3.61'
L20	N 00°01'12" W	63.52'	L41	N 85°03'59" E	19.75'
L21	WEST	189.12'	L42	NORTH	7.25'

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Convergence Capital, LLC, is the owner of all that certain 3.062 acres of land, out of the 8.443 acres tract described in the deed to Convergence Capital, LLC, recorded in Document Number D218240825 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. K. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a TXDOT monument found for the southeast corner of Lot 4, Block C, Brynwyck, recorded in Document Number D208364504 P.R.T.C.T., in the north right-of-way line of Mid-Cities Boulevard (120' R.O.W.), and which is the southwest of the herein described tract;

THENCE North 00° 15' 22" West, along the east line of said Brynwyck, passing at 180.02' a 1/2" iron rod with cap stamped "SPRY 5647" found for the northeast corner of said Lot 4, Block C, Brynwyck, continuing along the east line of Block A, Brynwyck, recorded in Document Number D212136536 P.R.T.C.T. for a total distance of 333.41' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, from which a 1/2" iron rod with a cap stamped "LBS 3946" bears North 89° 09' East - 0.33';

THENCE North 89° 09' 15" East, passing at a distance of 230.00' a 5/8" iron rod with a cap stamped "ANA" found for the southeast corner of Block 2, Hawks Ridge Addition, recorded in Document Number D214254840 P.R.T.C.T., common to the southwest corner of the tract described in the deed to Gordon & Kay Summers, recorded in Document Number D198286786 P.R.T.C.T., passing at a distance of 386.25' a 1/2" iron rod found for the southeast corner of said Summers Tract, continuing for a total distance of 423.03' to a 1/2" iron rod with cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the south line of the 5.254 acres tract described in the deed to Ardella Lawon Bonham deed recorded in Volume 7016, Page 746 P.R.T.C.T.;

THENCE South 00° 01' 12" East - 303.43' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, in the north right-of-way line of said Mid-Cities Boulevard, which is a point on a curve to the left, having central angle of 04° 11' 19", a radius of 5789.58', and a chord bearing and distance of South 85° 05' 21" West - 423.15';

THENCE along the north right-of-way line of said Mid-Cities Boulevard, along said curve to the left, an arc distance of 423.24', to the POINT OF BEGINNING and containing 3.062 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **Convergence Capital, LLC**, the Owners, do hereby adopt this plat designating the herein before described property as **Lots 1-4, Block A, Berry Creek Village**, 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 \_\_\_\_\_

Signature - Owner \_\_\_\_\_ Printed Name - Owner \_\_\_\_\_

**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 **Rhonda Berry**, 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 \_\_\_\_\_

Notary Signature \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

**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 and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of North Richland Hills, Texas.

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: JULY 19, 2019

**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 \_\_\_\_\_

Notary Signature \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 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 North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, to approve this Plat for filing of record.

Mayor, City of North Richland Hills \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

**PURPOSE OF PLAT**  
The Purpose of this plat is to plat un-platted property for a commercial development.

A FINAL PLAT OF  
LOTS 1-4, BLOCK A  
**BERRY CREEK VILLAGE, PHASE 1**

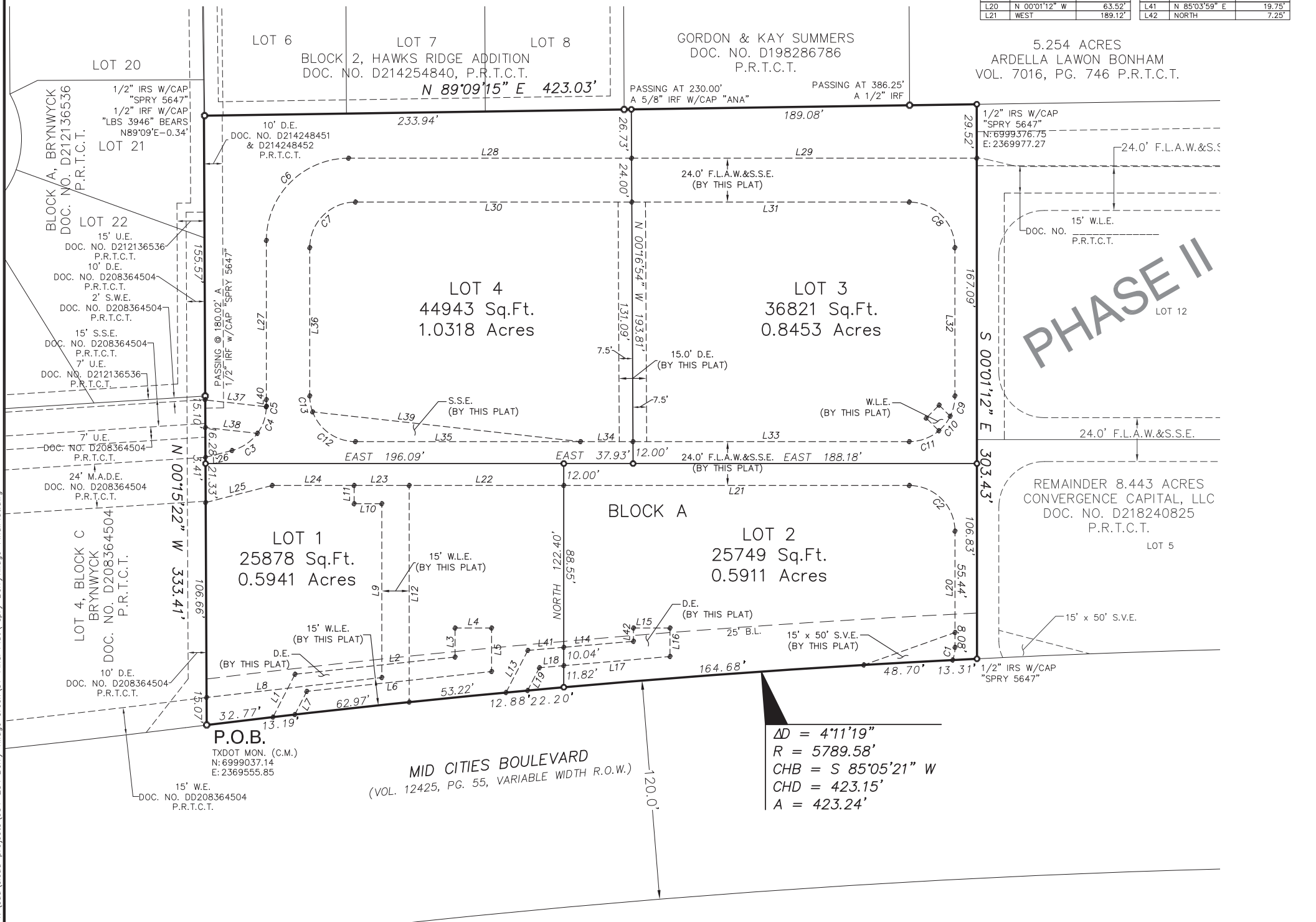
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS, BEING 3.062 ACRES LAND LOCATED IN THE  
T.K. MARTIN SURVEY, A-1055, TARRANT COUNTY, TEXAS

OWNER: Convergence Capital, LLC  
PO Box 631  
Colleyville, TX 76034  
Phone: 817-899-4006

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

SURVEYOR: Spry Surveyors, LLC  
8241 Mid-Cities Blvd., Ste.102  
North Richland Hills, TX 76182  
Phone: 817-776-4049  
Firm Reg. No. 10112000  
Spry Project No. 034-234-30

NRH CASE NUMBER: FP-2019-10  
DATE: JULY 2019  
THIS PLAT FILED AS INSTRUMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_



Aug 16, 2019 - 9:44am T:\cad\cad-projects\034-234-Berry Village Creek\31-Final Plat\spry-BerryVillage-FinalPlat.dwg