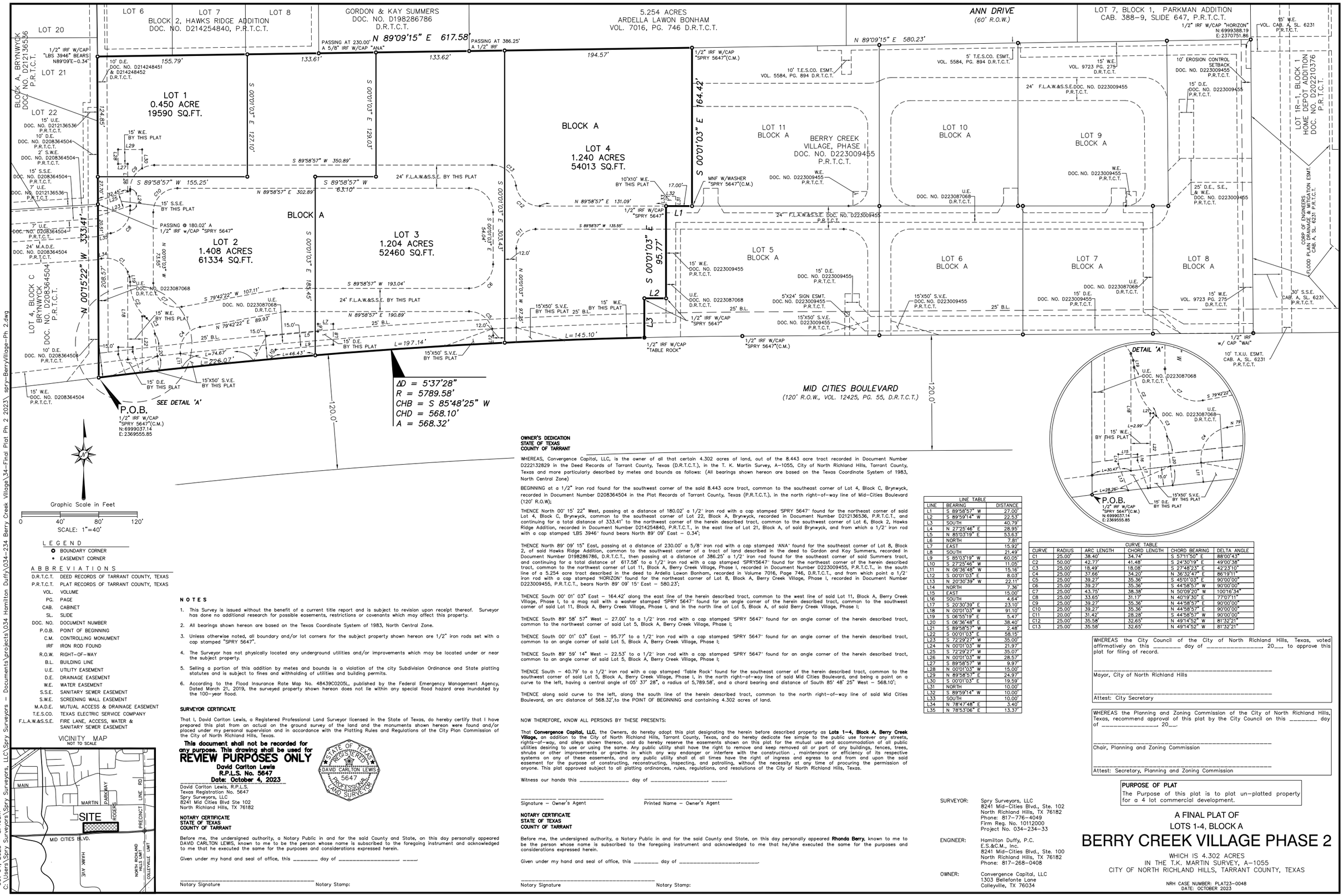

Graphic Scale in Feet

0 40' 80' 120'

SCALE: 1"=40'

LEGEND

- ○ BOUNDARY CORNER
- • EASEMENT CORNER

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
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
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SCREENING WALL EASEMENT
M.A.D.E.	MUTUAL ACCESS & DRAINAGE EASEMENT
T.E.S.CO.	TEXAS ELECTRIC SERVICE COMPANY
F.L.A.W.&S.S.E.	FIRE LANE, ACCESS, WATER & SANITARY SEWER EASEMENT

VICINITY MAP
NOT TO SCALE

NOTES

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. 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".
4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
5. 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.
6. 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.

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: October 4, 2023

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS REGISTERED 5647 DAVID CARLTON LEWIS PROFESSIONAL LAND SURVEYOR

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:

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Convergence Capital, LLC, is the owner of all that certain 4.302 acres of land, out of the 8.443 acre tract recorded in Document Number D222132829 in the Deed Records of Tarrant County, Texas (D.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 1/2" iron rod found for the southwest corner of the said 8.443 acre tract, common to the southeast corner of Lot 4, Block C, Brynwyck, recorded in Document Number D208364504 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the north right-of-way line of Mid-Cities Boulevard (120' R.O.W);

THENCE North 00° 15' 22" West, passing at a distance of 180.02' a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of said Lot 4, Block C, Brynwyck, common to the southeast corner of Lot 22, Block A, Brynwyck, recorded in Document Number D212136536, P.R.T.C.T., and continuing for a total distance of 333.41' to the northwest corner of the herein described tract, common to the southwest corner of Lot 6, Block 2, Hawks Ridge Addition, recorded in Document Number D214254840, P.R.T.C.T., in the east line of Lot 21, Block A, of said Brynwyck, and from which a 1/2" iron rod with a cap stamped "LBS 3946" found bears North 89° 09' East – 0.34';

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 Lot 8, Block 2, of said Hawks Ridge Addition, common to the southwest corner of a tract of land described in the deed to Gordon and Kay Summers, recorded in Document Number D198286786, D.R.T.C.T., then passing at a distance of 386.25' a 1/2" iron rod found for the southeast corner of said Summers tract, and continuing for a total distance of 617.58' to a 1/2" iron rod with a cap stamped "SPRY5647" found for the northeast corner of the herein described tract, common to the northwest corner of Lot 11, Block A, Berry Creek Village, Phase I, recorded in Document Number D223009455, P.R.T.C.T., in the south line of a 5.254 acre tract described in the deed to Ardella Lawon Bonham, recorded in Volume 7016, Page 746, D.R.T.C.T., and from which point a 1/2" iron rod with a cap stamped "HORIZON" found for the northeast corner of Lot 8, Block A, Berry Creek Village, Phase I, recorded in Document Number D223009455, P.R.T.C.T., bears North 89° 09' 15" East – 580.23';

THENCE South 00° 01' 03" East – 164.42' along the east line of the herein described tract, common to the west line of said Lot 11, Block A, Berry Creek Village, Phase I, to a mag nail with a washer stamped "SPRY 5647" found for an angle corner of the herein described tract, common to the southwest corner of said Lot 11, Block A, Berry Creek Village, Phase I, and in the north line of Lot 5, Block A, of said Berry Creek Village, Phase I;

THENCE South 89° 58' 57" West – 27.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract, common to the northwest corner of said Lot 5, Block A, Berry Creek Village, Phase I;

THENCE South 00° 01' 03" East – 95.77' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract, common to an angle corner of said Lot 5, Block A, Berry Creek Village, Phase I;

THENCE South 89° 59' 14" West – 22.53' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for an angle corner of the herein described tract, common to an angle corner of said Lot 5, Block A, Berry Creek Village, Phase I;

THENCE South – 40.79' to a 1/2" iron rod with a cap stamped "Table Rock" found for the southeast corner of the herein described tract, common to the southwest corner of said Lot 5, Block A, Berry Creek Village, Phase I, in the north right-of-way line of said Mid Cities Boulevard, and being a point on a curve to the left, having a central angle of 05° 37' 28", a radius of 5,789.58', and a chord bearing and distance of South 85° 48' 25" West – 568.10';

THENCE along said curve to the left, along the south line of the herein described tract, common to the north right-of-way line of said Mid Cities Boulevard, an arc distance of 568.32',to the POINT OF BEGINNING and containing 4.302 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's Agent

_____ Printed Name – Owner's Agent

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:

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°58'57" W	27.00'
L2	S 89°59'14" W	22.53'
L3	SOUTH	40.79'
L4	N 27°25'46" E	28.95'
L5	N 85°03'19" E	53.63'
L6	NORTH	7.81'
L7	EAST	15.92'
L8	SOUTH	21.49'
L9	S 85°03'19" W	60.05'
L10	S 27°25'46" W	11.05'
L11	N 06°36'48" W	15.16'
L12	S 00°01'03" E	8.03'
L13	N 20°30'39" W	22.11'
L14	NORTH	7.36'
L15	EAST	15.00'
L16	SOUTH	4.64'
L17	S 20°30'39" E	23.10'
L18	N 00°01'03" W	91.10'
L19	S 06°55'19" E	5.47'
L20	S 06°36'48" E	38.40'
L21	S 89°58'57" W	2.48'
L22	S 00°01'03" E	58.15'
L23	S 72°29'27" W	35.00'
L24	N 00°01'03" W	21.97'
L25	S 72°29'27" W	35.07'
L26	N 00°01'03" W	28.57'
L27	S 89°58'57" W	9.97'
L28	N 00°01'03" W	15.00'
L29	N 89°58'57" E	24.97'
L30	S 00°01'03" E	19.59'
L31	NORTH	10.00'
L32	S 89°59'14" W	10.00'
L33	SOUTH	10.00'
L34	N 78°47'48" E	3.40'
L35	N 78°53'06" E	13.37'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.40'	34.74'	S 57°11'50" E	88°00'43"
C2	50.00'	42.27'	41.48'	S 24°30'19" E	49°00'36"
C3	25.00'	18.49'	18.08'	S 27°48'23" E	42°23'10"
C4	25.00'	37.66'	34.20'	N 36°32'47" E	86°19'11"
C5	25.00'	39.27'	35.36'	S 45°01'03" E	90°00'00"
C6	25.00'	39.27'	35.36'	S 44°58'57" W	90°00'00"
C7	25.00'	43.75'	38.38'	N 50°09'20" W	100°16'34"
C8	25.00'	33.65'	31.17'	N 40°19'30" E	77°07'11"
C9	25.00'	39.27'	35.36'	N 44°58'57" E	90°00'00"
C10	25.00'	39.27'	35.36'	N 44°58'57" E	90°00'00"
C11	20.00'	31.42'	28.28'	S 44°58'57" W	90°00'00"
C12	25.00'	35.58'	32.65'	N 49°14'52" W	81°32'21"
C13	25.00'	35.58'	32.65'	N 49°14'52" W	81°32'21"

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20__, to approve this plat for filing of record.

_____
Mayor, City of North Richland Hills

_____
Attest: City Secretary

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, recommend approval of this plat by the City Council on this _____ day of _____ 20__.

_____
Chair, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

PURPOSE OF PLAT
The Purpose of this plat is to plat un-platted property for a 4 lot commercial development.

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. 034-234-33

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: Convergence Capital, LLC
1303 Bellefonte Lane
Colleyville, TX 76034

A FINAL PLAT OF LOTS 1-4, BLOCK A BERRY CREEK VILLAGE PHASE 2

WHICH IS 4.302 ACRES
IN THE T.K. MARTIN SURVEY, A-1055
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

NRH CASE NUMBER: PLAT23-0048
DATE: OCTOBER 2023

Oct 04, 2023 - 8:46am
C:\Users\Spry Surveyors\Spry Surveyors, LLC\Spry Surveyors - Documents\projects\034 Hamilton Duffy\034-234 Berry Creek Village\34-Final Plat Ph 2.dwg