

- ABBREVIATIONS**
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - DOC. NO. DOCUMENT NUMBER
  - IRF IRON ROD FOUND
  - C.M. CONTROLLING MONUMENT
  - U.E. UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - B.L. BUILDING LINE
- LEGEND** NOT TO SCALE
- BOUNDARY CORNER
  - LOT CORNER

**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: September 28, 2018

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

**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 \_\_\_\_\_, 2018.

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



**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, CONVERGENCE CAPITAL LLC., is the owner of all that certain 0.9760 of an acre of land by virtue of the deed recorded in Document Number D218076143 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), which is all of Lot 1 and Lot 2, Block C, Brynwyck, recorded in Document Number D208364504, 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 the metes and bounds as follows: (all bearings shown hereon are based on record bearings of the plat of said Brynwyck)

BEGINNING at an "X" in concrete found for the southwest corner of said Lot 1, Block C, Brynwyck, common to the southeast corner of Lot 2, Block 14, Glenann Addition recorded in Cabinet A, Slide 6202 P.R.T.C.T., being in the north right of way of Mid-Cities Blvd. (variable width right of way) and the southwest corner of the herein described tract;

THENCE North 00° 01' 07" East, along the common line of said Lot 1, Block C, Brynwyck and said Glenann Addition, passing at 189.00' a 1/2" iron rod with a cap stamped "SPRY 5647" found on line, continuing for a total distance of 190.00' to the northwest corner of the herein described tract, common to the southwest corner of Lot 28, Block A, of Brynwyck recorded in Document Number D21236536 P.R.T.C.T.;

THENCE North 86° 24' 57" East - 219.11' along the common line of said Block A and Block C, Brynwyck, to a PK Nail with a shiner stamped "SPRY 5647" found for the northeast corner of said Lot 2, Block C, Brynwyck, common to the northwest corner of Lot 3, said Block C, Brynwyck;

THENCE South 01° 57' 48" East - 191.25' to a PK Nail with a shiner stamped "SPRY 5647" found for the southeast corner of said Lot 2, common to the southwest corner of said Lot 3, Brynwyck, in the north right-of-way line of said Mid-Cities Boulevard, and which is a point on a curve to the left, having a central angle of 2° 16' 50", a radius of 5669.58' and a chord bearing and distance of South 86° 48' 36" West - 225.65'.

THENCE along said curve to the left, along the north right-of-way line of said Mid-Cities Boulevard, for an arc distance of 225.66' to the POINT OF BEGINNING and containing 0.9760 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, I, CONVERGENCE CAPITAL, LLC, do hereby adopt this plat designating the herein before described real property as LOT 1R, BLOCK C, BRYNWyCK, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, rights-of-way, and alleys, and any other public areas shown on this plat.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Rhonda Berry, for CONVERGENCE CAPITAL, LLC Title \_\_\_\_\_

**NOTARY CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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 persons 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 \_\_\_\_\_, 2018.

My Printed Name \_\_\_\_\_ Notary Stamp: \_\_\_\_\_

My Commission Expires \_\_\_\_\_

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, 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 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 \_\_\_\_\_

**AN AMENDED PLAT OF LOT 1R, BLOCK C  
BRYNWyCK**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK C, BRYNWyCK RECORDED IN DOCUMENT NUMBER D208364504, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 0.976 ACRES IN THE T. K. MARTIN SURVEY, A - 1055 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

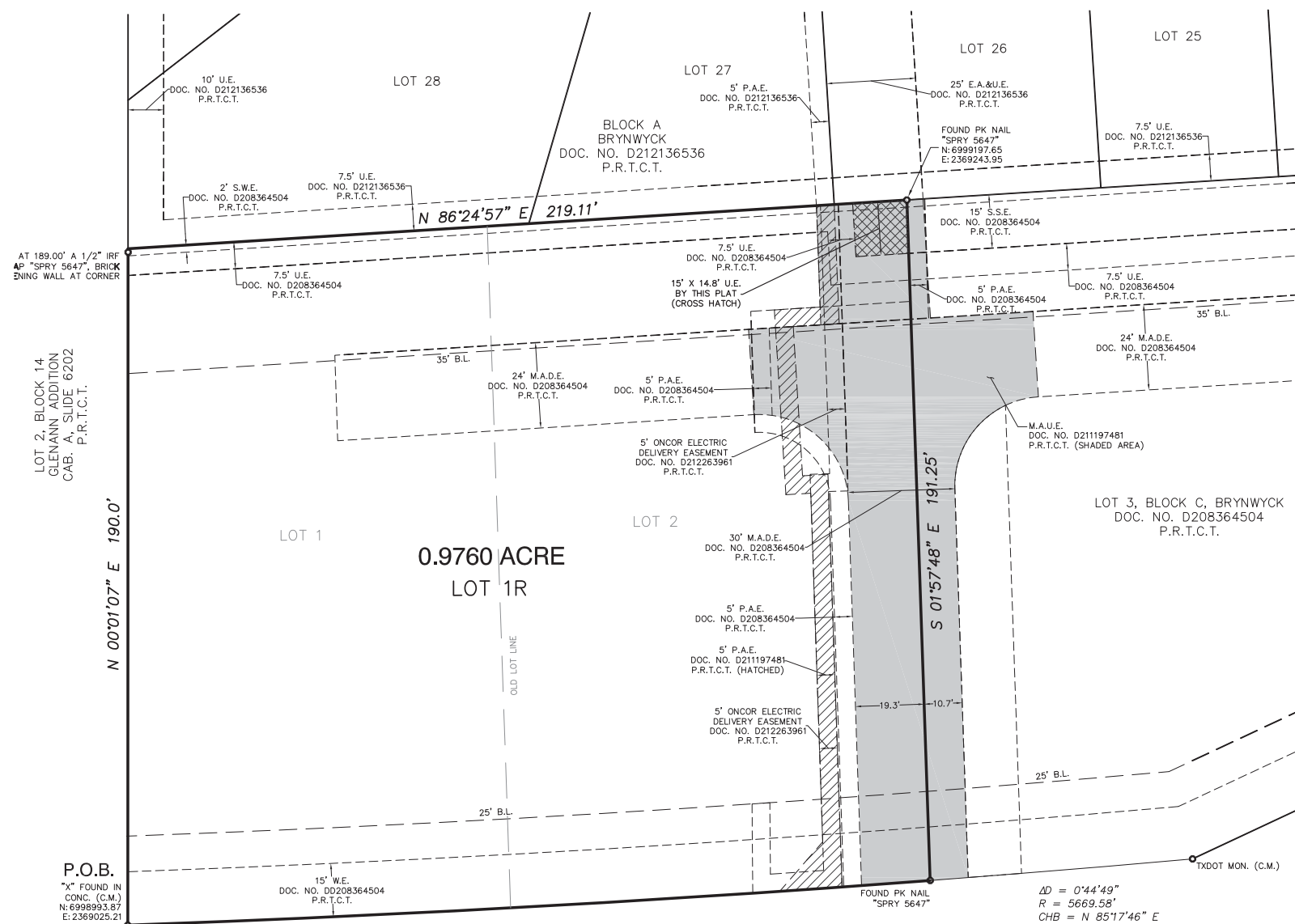
OWNER: Convergence Capital, LLC PO BOX 631 Colleyville, TX 76034	ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-776-4049 Spry Project No. 034-226-30 Firm Reg. No. 10112000	SURVEYOR: Spry Surveyors, LLC 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Spry Project No. 034-226-30 Firm Reg. No. 10112000
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DATE: SEPTEMBER 2018

THIS PLAT FILED IN DOCUMENT NUMBER \_\_\_\_\_ DATED \_\_\_\_\_

CASE NUMBER AP 2018-05

Sep 28, 2018 - 8:30am s:\034 Hamilton Duffy\034-226 Brynwyck Lots 1-4 - NRH\30 - Replat\ spry-Brynwyck-Plat.dwg



$\Delta D = 2'16'50''$   
 $R = 5669.58'$   
 $CHB = S 86°48'36'' W$   
 $CHD = 225.65'$   
 $A = 225.66'$

MID CITIES BOULEVARD  
VOL. 11395, PG. 603  
(VARIABLE WIDTH R.O.W.)

CENTERLINE OF  
HAWK AVE.  
(60' R.O.W.)

$\Delta D = 0'44'49''$   
 $R = 5669.58'$   
 $CHB = N 85°17'46'' E$   
 $CHD = 73.91'$   
 $A = 73.91'$