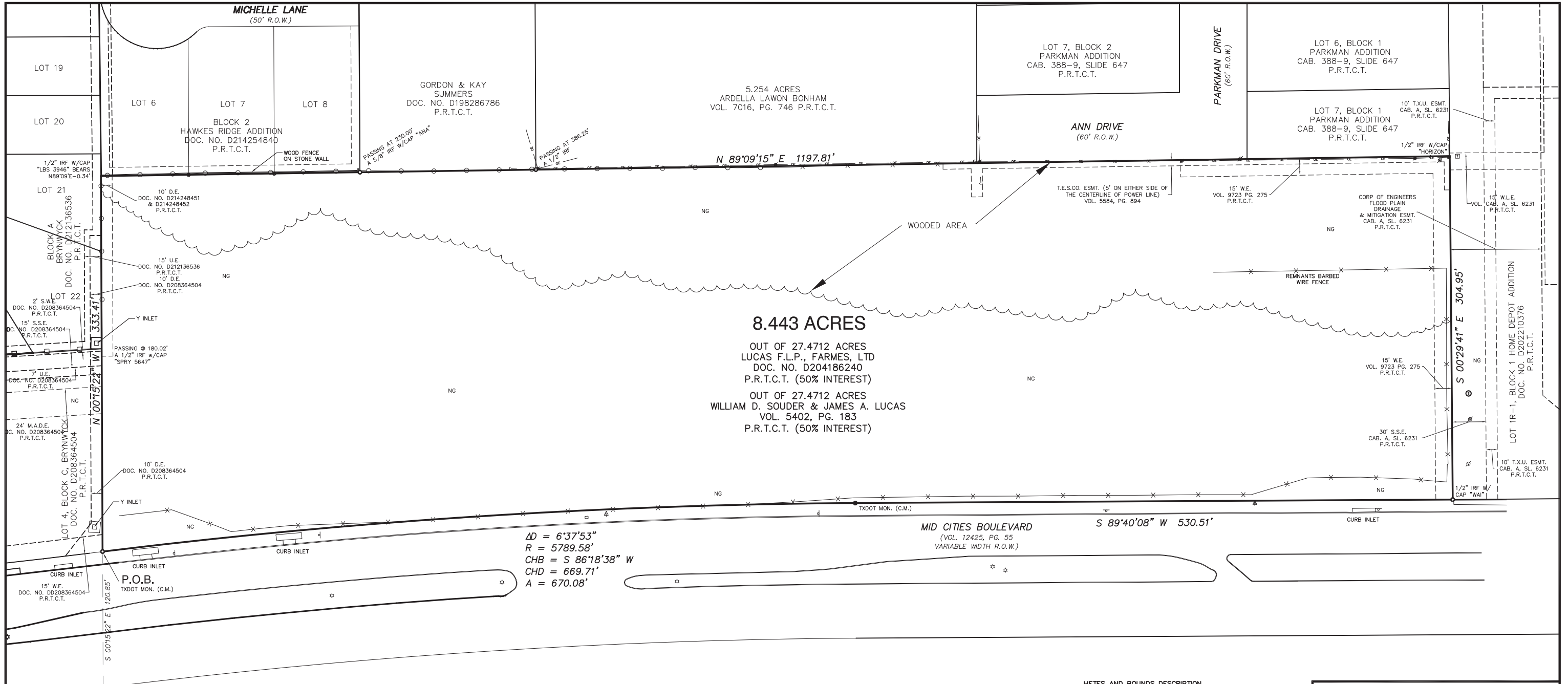


Aug 28, 2018 - 3:07pm  
 S:\034 Hamilton Duff\034-234 Berry Village Creek\10-LTS\spry-Berry Village\_Lts.dwg



$$\Delta D = 6'37'53''$$

$$R = 5789.58'$$

$$CHB = S 86'18'38'' W$$

$$CHD = 669.71'$$

$$A = 670.08'$$

**ABBREVIATIONS**

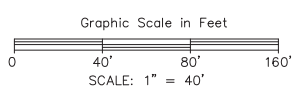
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
S.W.E.	SCREENING WALL EASEMENT
D.E.	DRAINAGE EASEMENT
R.C.P.	REINFORCED CONCRETE PIPE
M.A.D.E.	MUTUAL ACCESS AND DRAINAGE EASEMENT
E.A.&U.E.	EMERGENCY ACCESS & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.L.	BUILDING LINE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
CONC.	CONCRETE
NG	NATURAL GROUND

**LEGEND**

●	BOUNDARY CORNER
⊙	STORM DRAIN MANHOLE
⊕	FIRE HYDRANT
⊗	WATER VALVE
⊠	WATER METER
⊡	POWER POLE
→	GUY WIRE
⊛	TRAFFIC LIGHT
⊙	SANITARY SEWER MANHOLE
⊕	REFLECTOR/BARRIER
⊠	COMMUNICATION VAULT
⊡	UNDERGROUND COMMUNICATION MARKER

**LINETYPES**

—	BRICK WALL W/ COLUMNS
—	OVERHEAD UTILITY LINE
—	WIRE FENCE
—	WOOD FENCE



**NOTES**

- This Land Title Survey is issued in conjunction with the Examiners Report, 23812DFW, prepared by Trinity Title of Texas, L.L.C. effective date: August 6, 2018. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- The Texas Electric Service Company Easements, recorded in Volume 1296, Page 105 and Volume 2124, Page 63 P.R.T.C.T., are not located on the surveyed property.
- The 68' right-of-way for a public street described in the Agreement recorded in Volume 9723, Page 272 P.R.T.C.T., is not located on the surveyed property. It is located south of Mid-Cities Boulevard (formerly Watauga Road).
- All bearings shown hereon are based on the Texas Coordinate System, Zone 4202, North Central Zone, NAD 83.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0205K, published by the Federal Emergency Management Agency, Dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey, the surveyed property shown hereon is zoned AG (Agriculture) according to the City of North Richland Hills zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

**METES AND BOUNDS DESCRIPTION**  
**8.443 ACRES**  
**IN THE T. K. MARTIN SURVEY, A-1055**  
**CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

All that certain 8.443 acres of land, out of the 27.4712 acre tract and recorded in Document Number D204186240 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 west line of said 27.4712 acre tract, 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 - 1197.81' to a 1/2" iron rod with cap stamped "HORIZON" found for the northeast corner of the herein described tract, common to the northeast corner of said 27.4712 acre tract and southeast corner of Lot 7, Block 1, of Parkman Addition, recorded in Volume 388-9, Slide 648, P.R.T.C.T. and in the west line of Lot 1R-1, Block A, Home Depot Addition, recorded in Doc No. 202210376, P.R.T.C.T.;

THENCE South 00° 29' 41" East - 304.95' along the common line of said 27.4712 acre tract and said Lot 1R-1, Block A, Home Depot Addition, to a 1/2" iron rod with cap stamped "WAI", found for the southwest corner of said Lot 1R-1, Block A, Home Depot Addition, common to the southeast corner of the herein described tract and in the north right-of-way of said Mid-Cities Boulevard;

THENCE South 89° 40' 09" West - 530.51' along the north right-of-way line of said Mid-Cities Boulevard to a TXDOT monument found for the beginning of a curve to the left, having a central angle of 06° 37' 53"; a radius of 5789.58' and a chord bearing and distance of South 86° 18' 38" West - 669.71';

THENCE along said curve to the left, continuing along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 670.08', to the POINT OF BEGINNING and containing 8.443 acres of land.

Certified to: Trinity Title of Texas, LLC, and Convergence Capital

I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2, Survey.

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: **JANUARY 1, 2018**

March 16, 2018  
 CERTIFICATE DATE DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

DATE	REVISION NOTES

**SPRY SURVEYORS**  
 8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182  
 Firm Reg. No. 1012000 - PHS 817 776 4049 - spry@sprysurveyors.com - www.sprysurveyors.com

**LAND TITLE SURVEY**

**8.443 ACRES**

OUT OF THE 27.4712 ACRE TRACT  
 IN THE T. K. MARTIN SURVEY, A-1055  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 08/xx/2018 SCALE: 1" = 20' PROJECT NO.: 034-226-10