



**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 herein 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 herein 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. 48439C0205K, published by the Federal Emergency Management Agency, Dated September 25, 2009, the surveyed property shown herein does not lie within any special flood hazard area inundated by the 100-year flood.

**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. SLICE  
 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

**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 herein were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of North Richland Hills, Texas.

David Carlton Lewis, 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 11<sup>th</sup> day of January, 2023.

Notary Signature: *Freddie V. Sanchez*  
 Notary Stamp:

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	NORTH	40.79'	L12	EAST	15.00'
L2	N 89°59'14" E	22.53'	L13	SOUTH	61.30'
L3	N 89°58'57" E	27.00'	L14	EAST	73.75'
L4	N 42°37'30" W	5.71'	L15	WEST	53.79'
L5	N 45°15'48" W	29.20'	L16	S 50°42'57" W	43.17'
L6	NORTH	18.13'	L17	N 45°00'00" E	18.73'
L7	EAST	15.00'	L18	NORTH	14.89'
L8	SOUTH	11.87'	L19	EAST	10.00'
L9	S 45°15'48" E	16.73'	L20	SOUTH	11.70'
L10	S 42°37'30" E	25.98'	L21	NORTH	14.48'
L11	NORTH	62.83'	L22	EAST	14.79'

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

WHEREAS, Convergence Capital, LLC, is the owner of all that certain 4.141 acres of land, out of the 8.443 acre tract recorded in Document Number 222132829 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 herein are based on the Texas Coordinate System of 1983, North Central Zone)

COMMENCING 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.), and being a point on a curve to the right, having a central angle of 05° 37' 28"; a radius of 5789.58'; and a chord bearing and distance of North 85° 48' 25" East - 568.10'; then along said curve to the right, along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 568.32' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE North 00° 01' 03" West - 40.79' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 89° 59' 05" East - 22.54' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 00' 55" West - 95.77' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 89° 58' 57" East - 27.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 01' 03" West - 164.42' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, in the north line of said 8.443 acre tract, common to the south line of the 5.254 acre tract described in the deed to Ardella Lawon Bonham, recorded in Volume 7016, page 748, D.R.T.C.T., and from which a 1/2" iron rod found for the southwest corner of said 5.254 acre tract bears South 89° 09' 15" West - 231.33';

THENCE North 89° 09' 15" East - 580.23' to a 1/2" iron rod with cap stamped "HORIZON" found for the northeast corner of the herein described tract, common to the southeast corner of Lot 7, Block 1, Parkman Addition, recorded in Volume 388-9, Page 647 P.R.T.C.T. and in the west line of Lot 1R-1, Block 1, Home Depot Addition, recorded in Document Number D202210376 P.R.T.C.T.;

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

THENCE South 89° 40' 08" 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 01° 00' 25", a radius of 5789.58' and a chord bearing and distance of South 89° 07' 22" West - 101.76';

THENCE along said curve to the left, continuing along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 101.76', to the POINT OF BEGINNING and containing 4.141 acres of land.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5789.58'	101.76'	101.76'	S 89°07'22" W	1°00'25"
C2	25.00'	39.27'	35.36'	N 45°01'03" W	90°00'00"
C3	20.00'	31.42'	28.28'	N 44°58'57" E	90°00'00"
C4	20.00'	31.42'	28.28'	N 45°01'03" W	90°00'00"
C5	25.00'	12.27'	12.15'	N 75°55'05" E	28°07'43"
C6	25.00'	12.27'	12.15'	N 75°55'05" E	28°07'43"
C7	20.00'	31.42'	28.28'	N 44°58'57" E	90°00'00"
C8	25.00'	39.06'	35.21'	S 45°15'22" E	89°31'22"
C9	20.00'	31.25'	28.17'	S 45°15'22" E	89°31'22"
C10	20.00'	31.58'	28.40'	S 44°44'38" W	90°28'38"
C11	25.00'	38.27'	34.64'	S 46°07'43" W	87°42'27"
C12	25.00'	39.27'	35.36'	N 45°01'03" W	90°00'00"
C13	20.00'	31.42'	28.28'	S 44°58'57" W	90°00'00"

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Convergence Capital, LLC, the Owner, does hereby adopt this plat designating the herein before described property as **Lots 5-11, 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 11<sup>th</sup> day of January, 2023.

Signature: *John Fegan*, Managing Partner  
 Convergence Capital, LLC

**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 **John Fegan**, 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 11<sup>th</sup> day of January, 2023.

Notary Signature: *Freddie V. Sanchez*  
 Notary Stamp:

WHEREAS the City Council of North Richland Hills, Texas, voted affirmatively on this 9<sup>th</sup> day of January, 2023, to approve the Preliminary Plat for filing of record.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this 15<sup>th</sup> day of December, 2022, to approve this preliminary plat.

Signature: *Julie Williams*  
 Chair, Planning and Zoning Commission

Signature: *Kathy Luppy*  
 Attest: Secretary, Planning and Zoning Commission

**D223009455**  
 Filed On: 1/18/2023

**PURPOSE OF PLAT**  
 The Purpose of this plat is to plat un-platted property for a 7 lot commercial development.

**A FINAL PLAT OF**  
**LOTS 5-11, BLOCK A**  
**BERRY CREEK VILLAGE PHASE 1**

WHICH IS 4.141 ACRES  
 IN THE T.K. MARTIN SURVEY, A-1055  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

NRH CASE NUMBER: PLAT22-0030  
 DATE: JANUARY 2023

**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