

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Convergence Capital, LLC, is the owner of all that certain 8.443 acres of land, 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 - 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 southeast corner of Lot 7, Block 1, of Parkman Addition, recorded in Doc No. 202210376, P.R.T.C.T.;

THENCE South 00° 29' 41" East - 304.95' along the west line of 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' 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 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.

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 1-12, 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 plating 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: June 12, 2019

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 _____

Notary Signature _____ Notary Stamp: _____

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. 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.
- This plat does not remove any existing covenants or restrictions, if any, on the property.

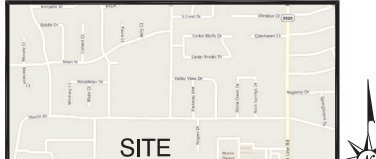
WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this day of _____ to approve this Preliminary Plat.

Chairman, Planning and Zoning Commission _____
Attest: Secretary, Planning and Zoning Commission _____

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

VICINITY MAP NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°11'39" E	26.33'
L2	N 83°52'09" E	88.12'
L3	NORTH	15.88'
L4	EAST	20.00'
L5	SOUTH	23.79'
L6	S 83°52'09" W	101.77'
L7	S 27°11'39" W	14.24'
L8	N 27°25'46" E	25.96'
L9	N 85°03'59" E	19.75'
L10	N 85°03'59" E	34.07'
L11	NORTH	7.62'
L12	EAST	20.00'
L13	SOUTH	15.93'
L14	S 85°03'59" W	54.15'
L15	S 85°03'59" W	13.39'
L16	S 27°25'46" W	14.03'
L17	N 75°37'01" E	37.56'
L18	EAST	44.86'
L19	EAST	27.66'
L20	EAST	87.10'
L21	SOUTH	118.77'
L22	SOUTH	10.00'
L23	EAST	17.66'
L24	SOUTH	97.25'
L25	EAST	189.12'
L26	S 00°01'12" E	63.52'
L27	N 00°01'12" W	73.42'
L28	EAST	157.50'
L29	EAST	157.51'
L30	S 00°01'03" E	67.02'
L31	NORTH	32.93'
L32	EAST	15.37'
L33	S 00°15'48" E	15.65'
L34	N 89°44'12" E	103.07'
L35	N 00°01'03" W	66.56'
L36	EAST	151.34'
L37	N 89°44'12" E	188.39'
L38	N 89°44'12" E	105.05'
L39	S 42°37'30" E	22.60'
L40	EAST	130.46'
L41	S 82°59'57" E	61.48'
L42	S 82°59'57" E	41.40'
L43	WEST	19.51'
L44	NORTH	10.62'
L45	EAST	19.10'
L46	EAST	15.09'
L47	NORTH	10.00'
L48	WEST	11.25'
L49	NORTH	7.01'
L50	WEST	10.00'
L51	SOUTH	13.88'
L52	WEST	130.48'
L53	N 00°02'45" W	69.38'

LINE TABLE

LINE	BEARING	DISTANCE
L54	N 00°02'45" W	69.38'
L55	WEST	130.54'
L56	WEST	130.52'
L57	WEST	24.45'
L58	WEST	15.00'
L59	EAST	139.13'
L60	NORTH	21.06'
L61	NORTH	21.28'
L62	WEST	151.27'
L63	S 00°01'03" E	69.38'
L64	WEST	151.35'
L65	N 00°01'03" W	63.38'
L66	S 75°59'13" W	14.95'
L67	WEST	170.30'
L68	WEST	157.50'
L69	EAST	13.48'
L70	SOUTH	13.43'
L71	WEST	157.49'
L72	WEST	157.52'
L73	N 00°01'12" W	63.38'
L74	WEST	157.51'
L75	WEST	169.32'
L76	N 76°37'44" W	14.03'
L77	WEST	188.94'
L78	WEST	151.84'
L79	N 00°01'12" W	81.09'
L80	N 45°00'00" W	8.55'
L81	S 45°00'00" W	10.00'
L82	S 45°00'00" E	9.78'
L83	WEST	151.22'
L84	WEST	80.08'
L85	WEST	50.01'
L86	WEST	21.83'
L87	N 75°31'28" W	43.92'
L88	N 75°31'28" W	100.01'
L89	NORTH	81.09'
L90	WEST	151.27'
L91	WEST	154.91'
L92	SOUTH	87.12'
L93	SOUTH	3.61'
L94	WEST	33.45'
L95	WEST	32.62'
L96	S 75°37'01" W	15.00'
L97	WEST	18.18'
L98	NORTH	10.00'
L99	EAST	18.09'
L100	S 75°33'45" E	51.59'
L101	S 70°23'55" W	52.99'

CURVE TABLE

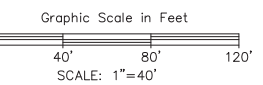
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5802.08'	99.05'	99.05'	N 83°29'54" E	58°41"
C2	25.00'	26.53'	25.30'	N 45°12'56" E	60°48'11"
C3	25.00'	6.46'	6.45'	N 07°24'25" E	14°48'53"
C4	25.00'	24.39'	23.43'	N 62°03'22" W	55°53'17"
C5	25.00'	14.88'	14.67'	N 17°03'22" W	34°06'43"
C6	45.00'	70.69'	63.64'	S 45°00'00" E	90°00'00"
C7	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C8	25.00'	39.26'	35.35'	S 45°00'36" E	89°58'48"
C9	25.00'	11.51'	11.41'	S 13°10'08" W	26°22'39"
C10	25.00'	10.14'	10.08'	S 37°58'58" W	23°15'02"
C11	25.00'	17.62'	17.26'	S 69°48'14" W	40°23'31"
C12	25.00'	39.26'	35.35'	S 45°00'36" E	89°58'48"
C13	20.00'	7.24'	7.20'	S 10°20'18" W	20°44'44"
C14	20.00'	9.28'	9.19'	N 13°18'58" W	26°34'17"
C15	25.00'	39.28'	35.36'	N 44°59'24" E	90°01'12"
C16	25.00'	39.26'	35.35'	N 45°00'36" W	89°58'48"
C17	25.00'	39.28'	35.36'	N 44°59'24" E	90°01'12"
C18	25.00'	5.83'	5.82'	S 83°18'52" E	13°22'16"
C19	25.00'	5.83'	5.82'	S 83°18'52" E	13°22'16"
C20	40.00'	9.78'	9.76'	N 82°59'37" E	14°00'47"
C21	40.00'	9.78'	9.76'	N 82°59'37" E	14°00'47"
C22	25.00'	39.26'	35.35'	S 45°00'32" E	89°58'57"
C23	25.00'	39.28'	35.36'	S 44°59'28" W	90°01'03"
C24	25.00'	9.93'	9.86'	S 11°21'38" W	22°45'22"
C25	25.00'	19.50'	19.01'	S 45°05'06" W	44°41'33"
C26	25.00'	9.85'	9.78'	S 78°42'56" W	22°34'08"
C27	25.00'	39.26'	35.35'	S 45°00'32" E	89°58'57"
C28	25.00'	39.28'	35.36'	S 44°59'28" W	90°01'03"
C29	25.00'	39.26'	35.35'	S 45°00'32" E	89°58'57"
C30	20.00'	8.57'	8.51'	S 12°15'57" W	24°33'29"
C31	20.00'	8.89'	8.82'	S 12°51'39" E	25°28'44"
C32	49.00'	7.87'	7.66'	N 85°30'52" E	8°58'17"
C33	49.00'	21.49'	21.32'	N 68°27'44" E	80°07'58"
C34	49.00'	21.49'	21.32'	N 68°27'44" E	80°07'58"
C35	49.00'	2.95'	2.95'	N 47°18'34" E	3°26'59"
C36	49.00'	12.75'	12.71'	N 38°07'52" E	14°54'26"
C37	49.00'	26.28'	25.96'	N 15°18'57" E	30°43'24"
C38	25.00'	8.93'	8.88'	N 79°46'03" E	20°27'53"
C39	25.00'	12.26'	12.14'	N 55°29'18" E	28°05'37"
C40	25.00'	18.10'	17.71'	N 20°41'52" E	41°29'15"
C41	25.00'	39.25'	35.34'	N 45°01'23" W	89°57'15"
C42	49.00'	76.93'	69.27'	N 45°01'23" W	89°57'15"

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

A PRELIMINARY PLAT OF LOTS 1-12, BLOCK A BERRY CREEK VILLAGE

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, BEING A PLAT OF A TRACT OF LAND CONVEYED TO CONVERGENCE CAPITAL, LLC, RECORDED IN DOCUMENT NUMBER D218240825, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 8.443 ACRES IN THE T.K. MARTIN SURVEY, A-1055 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

NRH CASE NUMBER: PP-2019-02
SPRY PROJECT NO. 034-234-30
DATE: MARCH 2019



Jun 12, 2019 3:02pm s:\034-234-Berry Village-Creek\30-PrelimPlat.dwg spry-BerryVillage-PrelimPlat.dwg