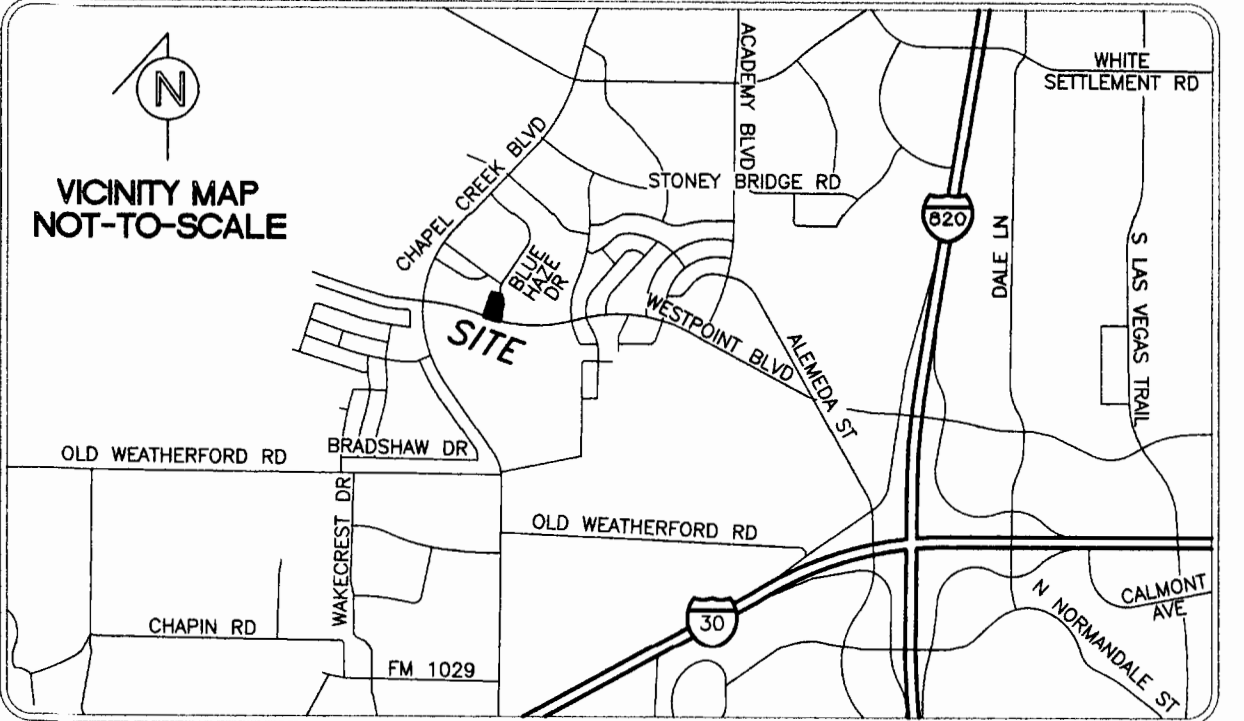
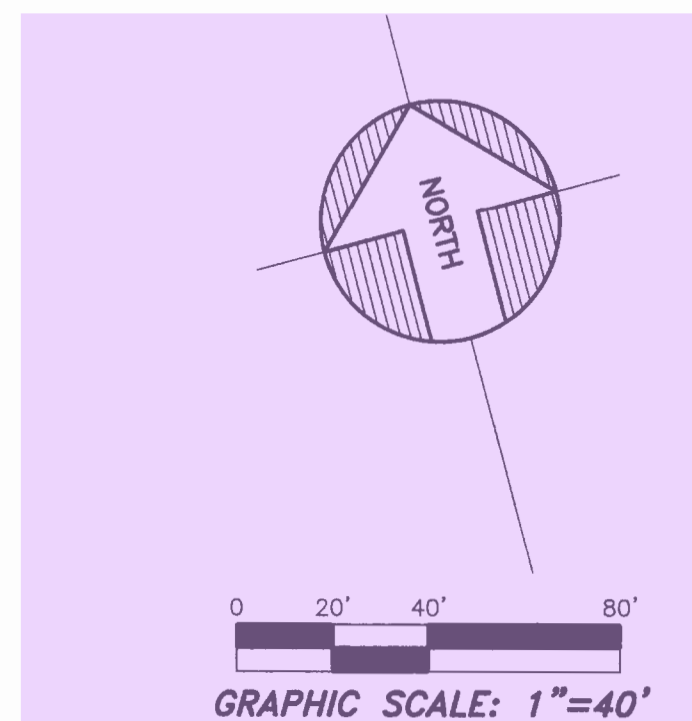


FS-24-243

NOTICE
SELLING ANY PORTION OF THIS ADDITION BY THE METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



OWNER'S CERTIFICATE
STATE OF TEXAS }
COUNTY OF TARRANT }
WHEREAS CENTERVILLE/GR, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE OWNER OF ALL THAT CERTAIN 1.7892 ACRE TRACT OF LAND OUT OF THE ABRAHAM STALLIONS SURVEY, ABSTRACT 1396 AND THE NATHANIEL HOLBROOK SURVEY, ABSTRACT 647, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.7892 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND CONVEYED TO CENTERVILLE/GR, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NUMBER D219224235 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD (120 FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF BLUE HAZE DRIVE AS SHOWN BY PLAT OF WESTPOINT BOULEVARD AND BLUE HAZE DRIVE, VOLUME 388-184, PAGE 23, MAP OR PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 58° 49' 23" WEST, ALONG SAID CORNER CLIP FOR A DISTANCE OF 13.97 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WEST END OF SAID CORNER CLIP; SAID POINT ALSO BEING THE COMMON SOUTHEAST CORNER OF AFORESAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2164.18 FEET WITH A CENTRAL ANGLE OF 01° 20' 03" AND A CHORD BEARING NORTH 72° 02' 50" WEST AT A DISTANCE OF 250.02 FEET;
THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD FOR AN ARC DISTANCE OF 250.16 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT AND BEING THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 49B OF WESTPOINT-BLUE HAZE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D209171827 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS;
THENCE NORTH 19° 42' 23" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD AND ALONG THE WEST LINE OF SAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT AND THE EAST LINE OF SAID LOT B IN BLOCK 49B OF WESTPOINT-BLUE HAZE ADDITION FOR A DISTANCE OF 377.70 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR CORNER IN THE SOUTH LINE OF LOT 18 IN BLOCK 49B OF WESTPOINT PHASE THREE, SECTION TWO, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-183, PAGES 48-49 OF THE MAP OR PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT;
THENCE SOUTH 75° 57' 13" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 18 AND LOT 19 IN BLOCK 49 OF SAID WESTPOINT PHASE THREE, SECTION TWO ADDITION AND THE NORTH LINE OF AFORESAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT FOR A DISTANCE OF 123.69 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF AFORESAID BLUE HAZE DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT AND THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 486.67 FEET WITH A CENTRAL ANGLE OF 12° 06' 44" AND A CHORD WHICH BEARS SOUTH 02° 21' 35" EAST AT A DISTANCE OF 102.69 FEET;
THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 102.88 FEET TO A 1/2" IRON ROD FOUND FOR CORNER
THENCE FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID BLUE HAZE DRIVE AND THE EAST LINE OF AFORESAID 1.7892 AC.- CENTERVILLE/GR, LLC TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) AND (2):
(1) SOUTH 08° 24' 57" EAST FOR A DISTANCE OF 50.08 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 684.13 FEET WITH A CENTRAL ANGLE OF 21°07' 11" AND A CHORD WHICH BEARS SOUTH 02° 08' 37" WEST AT A DISTANCE OF 243.43 FEET;
(2) SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 244.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7892 ACRES OF LAND, MORE OR LESS.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48439C0280K, MAP REVISED, SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED).
ZONE "A" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS }
COUNTY OF TARRANT }
CENTERVILLE/GR, LLC
DATE: 9/16/25
PRINT TITLE: L.H. Lebowitz, Pres
STATE OF TEXAS }
COUNTY OF TARRANT }
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L.H. Lebowitz KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF July, 2025.
Meredith Abigail Kendall
NOTARY PUBLIC, TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES: Aug 29 2026
Meredith Abigail Kendall
Notary ID #133681425
My Commission Expires April 29, 2026
SURVEYOR'S CERTIFICATE
THAT I, DAVID R. PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT ALL THE CORNER MONUMENTS SHOWN HEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
SIGNED THIS 9th DAY OF July, 2025.
David Petree
DAVID R. PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

WATER / WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRaversed BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRaversing THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE "LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

OIL OR GAS WELL PROXIMITY TO BUILDINGS
BUILDING(S), NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE. THE MEASURED DISTANCE SHALL BE IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF SUCH BUILDING(S), WITHOUT REGARDS TO INTERVENING STRUCTURES. LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING, OR FRACTURE STIMULATION OF A WELL.

OIL OR GAS LOW AND HIGH PRESSURE PIPELINES
THE FOLLOWING INFORMATION WILL BE REQUIRED:
1. THE TYPE, PRESSURE RATING, AND DEPTH BELOW EXISTING GRADE OF ALL EXISTING OR PROPOSED LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.
2. THE TYPE, PRESSURE RATING, AND DEPTH BELOW THE DESIGN FINISHED GRADE OF ALL EXISTING LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL LIMITED LOCAL RESIDENTIAL CUL-DE-SAC LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

CONVEYANCE PLAT LIMITATIONS
THIS CONVEYANCE PLAT SHALL NOT CONVEY ANY RIGHTS TO DEVELOPMENT, OR GUARANTEE OF PUBLIC UTILITIES, PUBLIC OR PRIVATE ACCESS, OR ISSUANCE OF ADDRESSING AND PERMITS, WITHOUT COMPLIANCE WITH ALL SUBDIVISION RULES AND REGULATIONS AND THE APPROVAL AND RECORDING OF A FINAL PLAT

OWNER
CENTERVILLE/GR, LLC
602 MAGIC MILE STREET
ARLINGTON, TEXAS 76011
(817)999-3540

SURVEYOR
BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
ATTN: DAVID PETREE
PHONE: (214) 358-4500
FAX: (214) 358-4600

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 09/16/2025
By: Donald B. Barnes Chairman
By: David Petree Secretary

FINAL PLAT
WESTPOINT - BLUE HAZE ADDITION
LOT A - BLOCK 1
BEING 1.7892 ACRES OF LAND OUT OF THE ABRAHAM STALLIONS SURVEY - ABSTRACT NO. 1396 NATHANIEL HOLBROOK SURVEY - ABSTRACT NO. 647 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 LOT
SEPTEMBER 19, 2024
CASE NUMBER: FS-24-243
SHEET 1 OF 2
THIS PLAT WAS FILED IN DOCUMENT NUMBER _____, DATED: _____

NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	486.67'	12°06'44"	102.88'	S 02°21'35" E	102.69'
C2	664.13'	21°07'11"	244.80'	S 02°08'37" W	243.42'
C3	2164.18'	01°20'03"	250.16'	N 72°02'50" W	250.02'
C4	1800.53'	16°20'51"	513.72'	N 75°34'26" W	511.98'
C5	2164.18'	07°57'26"	300.56'	N 71°22'48" W	300.32'
C7	2164.18'	01°20'03"	50.40'	N 68°04'07" W	50.40'
C8	1800.53'	04°46'39"	150.13'	N 69°47'20" W	150.09'
C9	192.83'	50°22'52"	169.56'	S 61°02'52" W	164.15'
C10	41.68'	51°18'00"	37.31'	S 60°35'19" W	36.18'
C11	1800.53'	11°34'12"	363.59'	N 77°55'45" W	362.97'

NO.	BEARING	DISTANCE
L1	S 58°49'23" W	13.97'
L2	S 75°57'13" E	123.69'
L3	S 08°24'57" E	50.08'

NO.	BEARING	DISTANCE
L4	S 51°26'40" W	11.90'
L5	S 75°51'14" E	10.00'
L6	S 75°51'14" E	10.00'
L7	S 36°50'13" E	15.54'
L8	N 27°23'16" W	14.14'
L9	S 18°40'05" W	10.01'
L10	N 18°41'33" E	10.10'
L11	S 63°26'21" W	14.20'

NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C12	257.40'	06°15'48"	28.14'	N 85°01'14" W	28.12'
C13	21.94'	27°42'44"	10.61'	N 07°17'46" W	10.51'
C14	1105.48'	02°25'27"	46.77'	N 59°13'41" W	46.77'
C15	44.64'	10°42'55"	8.35'	N 52°39'30" W	8.34'
C16	68.01'	10°54'49"	12.95'	N 41°50'38" W	12.93'
C17	15.03'	49°19'05"	12.94'	N 11°43'41" W	12.54'
C18	317.49'	01°06'13"	6.11'	N 13°28'57" E	6.11'

NO.	BEARING	DISTANCE
L12	N 13°52'14" E	105.73'
L13	N 76°07'46" W	5.00'
L14	N 13°52'14" E	26.00'
L15	S 76°07'46" E	20.00'
L16	S 13°52'14" W	26.00'
L17	N 76°07'46" W	5.00'
L18	S 13°52'14" W	106.42'
L19	N 76°07'46" W	10.00'


NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C19	664.13'	05°44'25"	66.54'	S 05°32'45" E	66.51'
C20	664.13'	03°38'41"	42.25'	S 00°00'09" E	42.24'
C21	2164.18'	02°45'42"	104.32'	N 73°58'40" W	104.31'

NO.	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C22	2164.18'	02°21'48"	89.26'	N 69°55'02" W	89.26'



Eng D Hood 9/15/2025
Eng D Hood 9/15/2025 (Sep 15, 2025 10:30:29 EDT)

SURVEYOR
BLUE SKY SURVEYING &
MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
ATTN: DAVID PETREE
PHONE: (214) 358-4500
FAX: (214) 358-4600

 <h1 style="margin: 0;">FORT WORTH</h1>	
<h2 style="margin: 0;">CITY PLAN COMMISSION</h2> <h2 style="margin: 0;">CITY OF FORT WORTH</h2>	
<p style="margin: 0;">THIS PLAN IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.</p>	
Plat Approval Date: _____	09/16/2025
By: <u>Jonas G. Boren</u> <small>(Please Print and Sign in Permanent Ink)</small>	<i>Chairman</i>
By: <u>[Signature]</u>	<i>Secretary</i>

BEING 1.7892 ACRES OF LAND OUT OF THE
ABRAHAM STALLIONS SURVEY - ABSTRACT NO. 1396
NATHANIEL HOLBROOK SURVEY - ABSTRACT NO. 647
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 LOT

SEPTEMBER 19, 2024

CASE NUMBER: FS-24-243
SHEET 2 OF 2

THIS PLAT WAS FILED IN DOCUMENT NUMBER _____, DATED:_____