

SUTTONWOOD DRIVE
(60' WIDE R.O.W.)

WHITE SETTLEMENT ROAD
(120' WIDE R.O.W.)

ACADEMY BOULEVARD
(130' WIDE R.O.W.)

P.O.B.
(9917)
EXISTING OUT PARCEL

EXISTING DAYCARE

9909

LOT 21R2, BLOCK 31
WESTPOINT, PHASE TWO

39,060 SQ. FT. OR
0.897 ACRES

FINAL PLAT
WESTPOINT, PHASE TWO,
SECTION ONE
PLAT NO. FS-13-207

LOT 21R1, BLOCK 31
WESTPOINT, PHASE TWO

383,732 SQ. FT. OR
8.809 ACRES

(CALLED 9.875 ACRES)
GLOBAL SKY PROPERTIES, L.P.
INST. NO. D206047703
D.R.T.C.T.

!!! NOTICE !!!
FOR MULTIPLE ADDRESSES IN THIS
LEGAL DESCRIPTION, CONTACT THE
FORT WORTH FIRE DEPARTMENT AT
817-392-6797 OR **817-392-6833**
THE FORT WORTH FIRE DEPARTMENT
MUST APPROVE OR ASSIGN ALL ADDRESSES
James.Pickett@fortworthtexas.gov

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 filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of the said ordinance, and becomes effective 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 easement 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 I 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.

SIDEWALKS:

Sidewalks are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

BUILDING PERMIT:

No building permit 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 and paving improvements; and approval is 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.

URBAN FORESTRY PLAT NOTE:

Compliance with Tree Ordinance #17228-10-2006 will be required.

Covenants or Restrictions are Un-altered:

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivisions, nor does it amend or remove any deed covenants or restrictions.

SURVEYORS CERTIFICATION

I, Roy Rodriguez, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

Roy Rodriguez
Registered Professional Land Surveyor No. 5596



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 day of April, 2014.

Notary Public in and for Dallas County, Texas
My Commission Expires:



Note:

CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.
Private P.R.V's will be required if water pressure exceeds 80 P.S.I.

NOTES: (1) The basis of bearings for this plat is the east line of the subject Plat, (2) (C)M - Correcting monument; (3) Unless otherwise noted, subject property is affected by any and all notes, easements and other matters that are shown on or as part of the recorded plat and/or as part of the site commitment provided.

COPYRIGHT © BLUE STAR LAND SURVEYING ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

Table with columns: NO., DATE, REVISION. Includes legend for symbols like GAS METER, CLEAN OUT, STORM DRAIN MAN HOLE, etc.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WHEREAS Global Sky Properties, L.P. is the sole owners of a 9.875 acre tract of land, situated in the T. O. Moody Survey, Abstract No. 1069 in the City of Fort Worth, Tarrant County, Texas and being all of that certain tract of land described in a deed to Global Sky Properties L.P. as recorded in Instrument No. D206047703, Deed Records, Tarrant County, Texas, being all of Lot 21, Block 31, Westpoint, Phase Two, Section One, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-123, Page 67, Plat Records, Tarrant County, Texas, and being particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said point being the northwest corner of said Lot 21, Block 31, same being the northeast corner of Lot 21-A, Block 31, Phase Two, Section One Westpoint addition, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-137, Page 36, Plat Records, Tarrant County, Texas, same point being in the south right-of-way line of White Settlement Road (a 120' wide right-of-way);

THENCE South 89°40'01" E, along the north line of said Lot 21, and the south right-of-way line of said White Settlement Road, a distance of 643.82 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said Lot 21, and being the southwest intersection of White Settlement Road and Academy Boulevard (a 130' right-of-way);

THENCE S 00°21'39" W, along the east line of said Lot 21, and the west right-of-way line of said Academy Boulevard, a distance of 595.83 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of Lot 20, Block 31, Phase Two, Section One, Westpoint, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-123, Page 67, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Lot 21, and said Phase Two, Section One, Westpoint, recorded in Volume 388-123, Page 67, Plat Records, Tarrant County, Texas, the following:

N 89°07'00" W, a distance of 768.59 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 21, same being the southeast corner of Lot 8, Block 31, of said Phase Two, Section One, Westpoint, recorded in Volume 388-123, Page 67, Plat Records, Tarrant County, Texas;

N 00°20'05" E, a distance of 388.45 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 21-A, Block 31;

THENCE along the common line of said Lot 21, and Lot 21-A, the following:

S 89°40'00" E, a distance of 125.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 21-A, same being an interior corner of said Lot 21;

N 00°20'12" E, a distance of 200.00 feet to the POINT OF BEGINNING and containing 430,172 square feet or 9.875 acres of land more or less

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The Global Sky Properties, L.P. does hereby adopt this plat of WESTPOINT, PHASE TWO, SECTION ONE, LOT 21R1, AND LOT 21R2, BLOCK 31, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 16 day of April, 2014.

Global Sky Properties, L.P.

By: *[Signature]*
Owner for Global Sky Properties, L.P.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared *Al Dossan* for Global Sky Properties, L.P. 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 16 day of April, 2014.

Cari Tiedt
Notary Public in and for the State of Texas
My Commission Expires: 9/12/17



FS13-207

FINAL PLAT
LOT 21R1, LOT 21R2, BLOCK 31
WESTPOINT, PHASE TWO, SECTION ONE
BEING A REPLAT OF
LOT 21, BOCK 31
WESTPOINT, PHASE TWO, SECTION ONE
VOLUME 388-123, PG. 67, P.R.T.C.T.
SITUATED IN THE
T.O. MOODY SURVEY, ABSTRACT NO. 1069
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PLAT NO. FS-13-207

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for City of Fort Worth, Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 09-25-2009 Community Panel No. 48439C0165K.



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: 10/28/14
BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

PARKWAY PERMIT:
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.
PARKWAY MAINTENANCE NOTE:
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open soaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Based on the Preliminary Stormwater Management Plan done by Huffman Consulting Engineers in March 2014, a 2.31 acre-foot detention basin and outlet is required for Lot 21R1, Block 31 to decrease the post-development rates for the 1-, 10-, and 100-year storms to pre-development conditions. A Final Stormwater Management Plan must be submitted and approved by the City of Fort Worth prior to any land disturbance activity on Lot 21R1, Block 31.

OWNER:
GLOBAL SKY PROPERTIES, L.P.
520 EAST NORTHWEST HIGHWAY
GRAPEVINE, TEXAS 76051
CONTACT PERSON: ANWAR DOSSANI
PHONE: 817-328-1900
FAX: 817-459-1160
EMAIL: anwardossani@gsinvestments.net
ENGINEER:
HUFFMAN CONSULTING ENGINEERS
6716 ADLE AVENUE
FORT WORTH, TEXAS 76135
CONTACT PERSON: JACEY Y. HUFFMAN
PHONE: 817-357-5264
FAX: 817-887-1940
EMAIL: jhuffman@h-c-e.net

#D214102736
05/20/2014

0' 25' 50'
SCALE: 1" = 50'

Table with columns: NO., DATE, REVISION. Contains 3 revision entries.

BLUE STAR LAND SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033 FAX (817) 665-9223
bluestarsurveying@att.net
JN 2013-039 GF # DATE: 10/28/13