VIA TELEPHONE CONFERENCE

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of Benbrook will conduct its Regular Meeting scheduled for **7:30 p.m.** on **Thursday August 13, 2020**, in the City Council Chambers, 911 Winscott Road, Benbrook, Texas by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (Covid-19). While this meeting is open to the public, social distancing and wearing of masks will be enforced.

For this meeting, the presiding officer will be physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at http://www.benbrook-tx.gov/AgendaCenter.

The public toll-free dial-in number to participate in the telephone meeting is: 1-866-894-9011 or local number 817-443-6248.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

This meeting will be recorded, and the recording will be available to the public in accordance with the Open Meeting Act upon written request.

AGENDA
BENBROOK PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 13, 2020
911 WINSCOTT ROAD
PRE-COMMISSION WORK SESSION, 7:00 P.M.
CENTRAL CONFERENCE ROOM

1. Review and Discuss Items for the Regular Meeting

REGULAR MEETING, 7:30 P.M.
COUNCIL CHAMBERS
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

A. Approve Minutes Of The Regular Meeting Held On July 9, 2020.

Documents:

PZ MINUTES 07092020.PDF

IV. REPORTS BY CITY STAFF

A. SUBDIVISION

1. FP-20-01

Whitestone Crest Phase 2. A request to approve a Final Plat for 19.165 acres for residential development.

Documents:

FP-20-01 PZ STAFF REPORT.PDF
FP-20-01 FINAL PLAT.PDF

B. ZONING

V. ADJOURNMENT

MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 9, 2020

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, July 9, 2020, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey-via Telephone Conference
Nathan Sultemeier-via Telephone Conference
Matthew Wallis-via Telephone Conference
Jon Craver-Vice Chair
Hunter Brauer-via Telephone Conference
David Eason-via Telephone Conference
Damon Farrar-via Telephone Conference

Absent: John Logan
Alfredo Valverde-Chair

Also present:	Jim Hinderaker	Assistant City Manager
	Doug Howard	City Planner
	Caroline Stewart	Assistant City Planner, Acting Recording Secretary
	Heath Haseloff	City Engineer-via Telephone Conference

I. CALL TO ORDER

The presiding officer, Vice Chair Craver, called the meeting to order at 7:30 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

The presiding officer paused the meeting for any citizen comments on any agenda item via telephone conference. There were no calls.

III. MINUTES

A. Approve Minutes of the Regular Meeting Held on March 12, 2020.

Motion by Commissioner Sultemeier to approve the minutes of the March 12th meeting. Seconded by Commissioner Eason. The presiding officer called the question.

Vote on the motion:
Ayes: Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: Mr. Ramsey

Motion carried: 6 – 0 – 1

IV. REPORTS OF CITY STAFF

A. SUBDIVISION

1) **F-20-02** – Whitestone Heights Phase 2. A request to approve a Final Plat for 37.94 acres for residential development.

Doug Howard, City Planner, presented the staff report and answered questions from the Commission.

The applicant, Casey Stevenson with Peloton Land Solutions, was available for questions. There were no questions from the Commission for the applicant.

Motion by Commissioner Sultemeier to approve the final plat, FP-20-02. Seconded by Commissioner Farrar. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 –0

IV. ADJOURNMENT

There being no further business on the agenda, the presiding officer adjourned the meeting at 7:49 p.m.

APPROVED _____,2020

_____

Chair/Presiding Officer

City of Benbrook

Planning and Zoning Commission

DATE:	REFERENCE NUMBER:	SUBJECT:	PAGE:
08/13/2020	**FP-20-01**	**Whitestone Crest Phase 2. A request to approve a Final Plat for 19.165 acres for residential development.**	**1 of 2**

With a passing of the "Shot-Clock Bill" (H.B. 3167) during the 86th legislative session of the Texas State Legislature, the Planning and Zoning Commission must approve, approve with conditions, or disapprove any standard final plat submitted to the city, along with their accompanying subdivision construction plans. If the plat and/or subdivision plan conform to adopted city development regulations, the Planning and Zoning Commission must approve.

Project Name: Whitestone Crest Phase 2

Request Type: Final Plat

Site Description: 19.165 acres, out of the E. Taylor Survey, Abstract No. 1560

Location: Planning Area "E"
East of Whitestone Crest Phase 1

Zoning District: "BR-PD" One-Family Reduced Planned Development District (Ord. No. 1365)

Property Owner/ Developer: SJ Rolling Hills Development, LP
Fort Worth, TX

Background

May of 2005: The Planning and Zoning Commission approved a preliminary plat for Whitestone Crest Phases 1 and 2.

Apr. of 2006: The final plats for both phases were submitted for review. With the economic down-turn and drop in the housing market at the time, the developer suspended the pursuit of final plat approval.

Apr. of 2014: The City Council approved Ordinance No. 1365, rezoning the Whitestone Crest Area, 38.91 acres of land, from "BR-PD" One-Family Reduced Planned Development District to "BR-PD" One-Family Reduced Planned Development District.

Dec. of 2014: The preliminary plat, approved in May of 2005, expired. A preliminary plat expires 2 years after its approval if a final plat application has not been submitted; or, 2 years after the filing of a final plat of property within the preliminary plat boundaries. The Planning and Zoning Commission approved the re-establishment of S-14-02 Whitestone Crest preliminary plat for 2 phases.

Mar. of 2017: The Phase 1 final plat was recorded and construction began thereafter. The Phase 2 final plat was never recorded.

Jun. of 2019: The preliminary plat expired in March 2019. The Planning and Zoning Commission approved a one year extension of the Dec. 2014 preliminary plat (S-14-02).

Summary

Generally, the applicant's subdivisions plans depict the following:

- Residential Lots and Tracts
  - 81 single-family residential lots.
  - 1 HOA tract.
- Conformance to zoning regulations ("BR-PD" Ord. No. 1365):
  - Lots meet the minimum lot dimensional requirements of the zoning ordinance and approved preliminary plat.
  - Five lots will need to be resized to meet the minimum requirements:
    - Interior lots (7,000sqft minimum size): Block 1, Lot 24
    - Corner lots (8,400sqft minimum size): Block 2, Lots 1 & 17; Block 1, Lot 7; Block 5, Lot 31
- Access
  - Access to Whitestone Crest from existing streets; Slick Rock Drive, Trail Ridge Drive, and Hanks Creek Road.
- Storm Drainage
  - Storm water is primarily directed towards City rights-of-way.
  - Where needed, lot-to-lot drainage is permitted through drainage easements.

Staff Review

- The construction plans and the final plat were reviewed and approved by the city staff.

- The City Engineer certifies that the municipal infrastructure improvements on the project are roughly proportionate to the proposed development as required on similar projects in accordance with Texas Local Government Code Section 212.904.

- Water and Sanitary Sewer Plans
  - Final water and sanitary sewer plans were approved by the BWA Board on July 7th.

Staff Recommended Motion:

Move to approve the Final Plat, number FP-20-01, with the following conditions:

1. Off-site drainage easement must be secured from Oncor and accepted by the City; and
2. Revise the plans to show all lots meeting the minimum lot dimensional requirements of the zoning district.

Next Steps

- Off-site drainage easement acceptance by City Council.
- Plat Recordation. If FP-20-01 is approved, the following must occur prior to plat recordation:
  - Execution of a City of Benbrook Developer Agreement.
  - Submission of all documents and fees required for plat recordation.
- Pre-Construction Meeting:
  - Meet with BWA and city development staff prior to beginning construction.

Attachments

1. Final Plat

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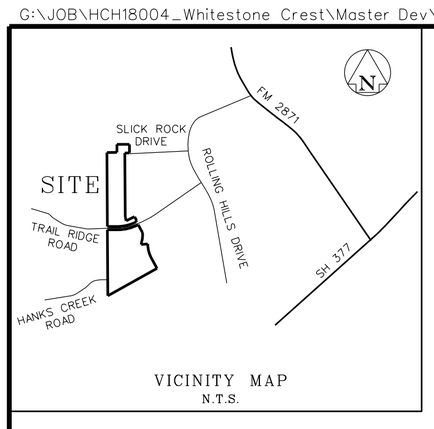


VICINITY MAP
N.T.S.

Lot Tabulation

Block 1	20 Lots (1 Open Space)
Block 2	17 Lots
Block 3	11 Lots
Block 4	18 Lots
Block 5	16 Lots
Residential	81 Lots
Open Space	1 Lots
Total	82 Lots

Land Use Table

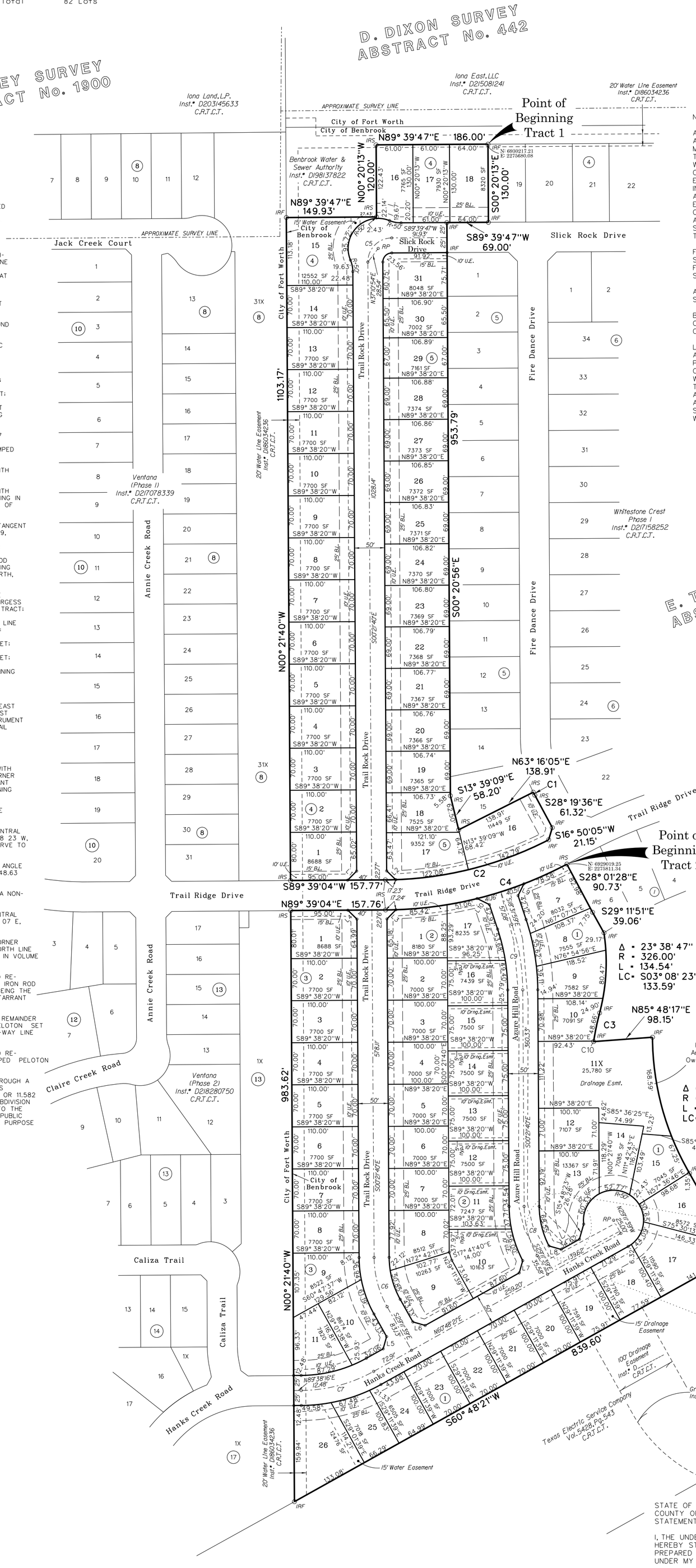
Residential	14.775 Acres
Open Space	0.592 Acres
Right-Of-Way	3.798 Acres
Total	19.165 Acres

LEGEND

IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
SF	= SQUARE FEET
RP	= RADIUS POINT
R	= RADIUS

N W E S

0 100 200 300
GRAPHIC SCALE IN FEET



NOTES:

ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF BENBROOK AND THE BENBROOK WATER AUTHORITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF BENBROOK AND THE BENBROOK WATER AUTHORITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SUCH EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, 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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0270K, DATED SEPTEMBER 25, 2009.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83, WITH A COMBINED SCALE FACTOR OF 0.999860.

LOT-TO-LOT DRAINAGE IS PROHIBITED OUTSIDE OF A DRAINAGE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC. THE PURPOSE OF THE PRIVATE DRAINAGE EASEMENT IS TO CONVEY SURFACE FLOW FROM OTHER PROPERTIES TO THE RIGHT-OF-WAY. THE CITY OF BENBROOK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS. FENCES LOCATED IN DRAINAGE EASEMENTS SHALL BE DESIGNED TO ACCOMMODATE DRAINAGE FLOW. ASIDE FROM FENCES, NO STRUCTURE, EQUIPMENT, OR OTHER OBSTRUCTION SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE APPROVED BY THE CITY OF BENBROOK.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	01° 35' 41"	200.00'	5.57'	S 27° 31' 46" E	5.57'
C2	26° 56' 19"	600.00'	282.10'	S 76° 10' 54" W	279.51'
C3	06° 33' 32"	425.05'	48.66'	S 11° 43' 15" W	48.63'
C4	27° 40' 34"	650.00'	313.98'	N 75° 48' 47" E	310.93'
C5	89° 58' 33"	40.00'	62.81'	S 44° 39' 03" W	56.56'
C6	28° 49' 58"	170.00'	85.55'	S 14° 46' 39" E	84.65'
C7	26° 15' 43"	300.00'	137.51'	N 74° 15' 49" E	136.31'
C8	28° 49' 58"	170.00'	85.55'	S 14° 46' 39" E	84.65'
C9	18° 10' 18"	350.00'	111.01'	S 09° 26' 49" E	110.54'
C10	00° 06' 41"	425.05'	0.83	S 08° 29' 49" W	0.83'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 44° 38' 42" W	21.21'
L2	N 45° 49' 23" W	21.04'
L3	N 44° 13' 07" E	21.37'
L4	S 45° 21' 18" E	21.22'
L5	S 15° 48' 21" W	21.21'
L6	N 74° 11' 39" W	21.21'
L7	S 15° 54' 05" W	21.25'
L8	N 74° 03' 54" W	21.17'
L9	N 26° 27' 07" E	21.93'
L10	S 63° 29' 23" E	22.79'

Owner / Developer

SJ Rolling Hills Development, L.P.
7201 Hawkins View Drive
Suite 101
Fort Worth, Texas 76132

Surveyor

Peloton Land Solutions
9800 Hillwood Parkway
Suite 250
Fort Worth, Texas 76177
817-562-3350 Office

STATE OF TEXAS
COUNTY OF TARRANT
OWNER S ACKNOWLEDGEMENT AND DEDICATION

I/(WE), SJ ROLLING HILLS DEVELOPMENT LP, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED AS FOLLOWS:

BEING 2 TRACTS OF LAND SITUATED IN THE E. TAYLOR SURVEY, ABSTRACT NUMBER 1560, CITY OF BENBROOK, TARRANT COUNTY, TEXAS, BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO SJ ROLLING HILLS DEVELOPMENT LP, RECORDED IN INSTRUMENT NUMBER D203176403, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND AT THE NORTH-EAST CORNER OF SAID REMAINDER, BEING THE NORTHWEST CORNER OF LOT 19, BLOCK 4, WHITESTONE CREST PHASE ONE, AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D217158252, SAID COUNTY RECORDS AND BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO BENBROOK WATER & SEWER AUTHORITY RECORDED IN INSTRUMENT NUMBER D198137822, SAID COUNTY RECORDS:

THENCE WITH THE EAST LINE OF SAID REMAINDER AND THE WEST LINE OF SAID WHITESTONE CREST THE FOLLOWING BEARINGS AND DISTANCES:

S 00 20 13 E, 130.00 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SLICK ROCK DRIVE (A 50 FOOT RIGHT-OF-WAY):

S 89 39 47 W, 69.00 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND:

S 00 20 56 E, DEPARTING SAID RIGHT-OF-WAY LINE, AT 50.00 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SLICK ROCK DRIVE, IN ALL 953.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

S 13 39 09 E, 58.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

N 63 16 05 E, 138.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET IN THE WEST RIGHT-OF-WAY LINE OF FIRE DANCE DRIVE (A 50 FOOT RIGHT-OF-WAY, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 5.57 FEET, THROUGH A CENTRAL ANGLE OF 01 35 41, HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD WHICH BEARS S 27 31 46 E, 5.57 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

S 28 19 36 E, 61.32 FEET, CONTINUING WITH SAID RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND:

S 16 50 05 W, 21.15 FEET, CONTINUING WITH SAID RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND AT THE SOUTHEAST CORNER OF SAID REMAINDER AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF TRAIL RIDGE DRIVE (A 50 FOOT RIGHT-OF-WAY), THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

THENCE WITH THE SOUTH LINE OF SAID REMAINDER AND SAID RIGHT-OF-WAY LINE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 282.10 FEET, THROUGH A CENTRAL ANGLE OF 26 56 19, HAVING A RADIUS OF 600.00 FEET, THE LONG CHORD WHICH BEARS S 76 10 54 W, 279.51 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

THENCE S 89 39 04 W, 157.77 FEET, CONTINUING WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET AT THE SOUTHWEST CORNER OF SAID REMAINDER, BEING THE SOUTHEAST CORNER OF LOT 31X, BLOCK 8, VENTANA, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D217078339, SAID COUNTY RECORDS:

THENCE N 00 21 40 W, 1103.17 FEET, WITH THE WEST LINE OF SAID REMAINDER AND THE EAST LINE OF SAID LOT 31X, BLOCK 8, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED CARTER & BURGESS FOUND AT THE SOUTHWEST CORNER OF AFOREMENTIONED BENBROOK WATER & SEWER AUTHORITY TRACT:

THENCE DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID REMAINDER AND THE SOUTH LINE OF SAID BENBROOK WATER & SEWER AUTHORITY TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 89 39 47 E, 149.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

N 00 20 13 W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

THENCE N 89 39 47 E, 186.00 FEET, CONTINUING WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 330,323 SQUARE FEET OR 7.583 ACRES OF LAND MORE OR LESS.

TRACT 2

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET AT THE NORTHEAST CORNER OF SAID REMAINDER, BEING THE NORTHWEST CORNER OF LOT 6, BLOCK 1, WHITESTONE CREST PHASE ONE, AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D217158252, SAID COUNTY RECORDS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF TRAIL RIDGE DRIVE (A 50 FOOT RIGHT-OF-WAY)

THENCE S 28 01 28 E, 90.73 FEET, WITH THE EAST LINE OF SAID REMAINDER AND THE WEST LINE OF SAID LOT 6, BLOCK 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET:

THENCE S 29 11 51 E, 39.06 FEET, CONTINUING WITH SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 1, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ROLLING HILLS PARK ADDITION, AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D211233055, SAID COUNTY RECORDS, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

THENCE WITH THE EAST LINE OF SAID REMAINDER AND THE WEST LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 134.54 FEET, THROUGH A CENTRAL ANGLE OF 23 38 47, HAVING A RADIUS OF 326.00 FEET, THE LONG CHORD WHICH BEARS S 03 08 23 W, 133.59 FEET TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT:

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 48.66 FEET, THROUGH A CENTRAL ANGLE OF 06 33 32, HAVING A RADIUS OF 425.05 FEET, THE LONG CHORD WHICH BEARS S 11 43 15 W, 48.63 FEET TO A 1/2 INCH IRON ROD WITH NO CAP FOUND:

N 85 48 17 E, 98.15 FEET, TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 237.19 FEET, THROUGH A CENTRAL ANGLE OF 30 05 09, HAVING A RADIUS OF 451.70 FEET, THE LONG CHORD WHICH BEARS S 15 13 07 E, 234.47 FEET TO A 1/2 INCH IRON ROD WITH NO CAP:

S 29 01 39 E, 156.66 FEET, TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHEAST CORNER OF SAID REMAINDER, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY RECORDED IN VOLUME 5428, PAGE 543, SAID COUNTY RECORDS:

THENCE S 60 48 21 W, 839.60 FEET, DEPARTING SAID COMMON LINE WITH THE SOUTH LINE OF SAID REMAINDER AND THE NORTH LINE OF SAID TEXAS ELECTRIC SERVICE COMPANY TRACT TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED FULTON FOUND AT THE SOUTHWEST CORNER OF SAID REMAINDER, BEING THE SOUTHEAST CORNER OF LOT 1X, BLOCK 17, VENTANA, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D218280750, SAID COUNTY RECORDS:

THENCE N 00 21 40 W, 983.62 FEET, DEPARTING SAID COMMON LINE WITH THE WEST LINE OF SAID REMAINDER AND THE EAST LINE OF SAID VENTANA TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET AT THE NORTHWEST CORNER OF SAID REMAINDER, BEING IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF TRAIL RIDGE DRIVE:

THENCE N 89 39 04 E, 157.76 FEET, DEPARTING SAID COMMON LINE WITH THE NORTH LINE OF SAID REMAINDER AND SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 313.98 FEET, THROUGH A CENTRAL ANGLE OF 27 40 34, HAVING A RADIUS OF 650.00 FEET, THE LONG CHORD WHICH BEARS N 75 48 47 E, 310.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 504,508 SQUARE FEET OR 11.582 ACRES OF LAND MORE OR LESS AND DESIGNATED HEREIN AS THE WHITESTONE CREST, PHASE 2 SUBDIVISION TO THE CITY OF BENBROOK, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC IN FEE SIMPLE ALL STREETS, ALLEYS, RIGHTS-OF-WAYS AND PARKS, AND DEDICATE TO THE PUBLIC FOREVER ALL WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, SAVE AND EXCEPT THE WATER EASEMENTS.

THAT SJ ROLLING HILLS DEVELOPMENT LP, THE OWNER, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, OF THE PROPERTY DESCRIBED IN THIS PLAT, IN ADDITION TO THE FORGOING DEDICATION AND CONTEMPORANEOUSLY HEREWITH, DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE BENBROOK WATER AUTHORITY, TARRANT COUNTY, TEXAS ITS SUCCESSORS AND ASSIGNS (BWA) A PERPETUAL AND EXCLUSIVE EASEMENT (THE WATER [AND/OR WASTEWATER] EASEMENT AS DEPICTED HEREIN) AND DOES CERTIFY THE FOLLOWING:
I. THE WATER [AND/OR WASTEWATER] EASEMENT SHALL BE USED EXCLUSIVELY TO CONSTRUCT, RECONSTRUCT, INSTALL, OPERATE, INSPECT, REPAIR, MAKE CONNECTIONS TO, RELOCATE WITHIN THE EASEMENT, REMOVE OR ABANDON IN PLACE AND MAINTAIN WATER AND SANITARY SEWER LINES, TOGETHER WITH ALL NECESSARY ABOVE OR BELOW GROUND APPURTENANCES THERETO (THE PIPELINES), AND WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES, TO ENTER SAID PREMISES, OR ANY PART THEREOF, AS IS NECESSARY OR CONVENIENT TO THE PROPER USE OF THE WATER [AND/OR WASTEWATER] EASEMENT.
II. OWNER AGREES NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE WATER [AND/OR WASTEWATER] EASEMENT EXCEPT (A) OWNER MAY CONSTRUCT A ROAD OR PAVEMENT ACROSS THE WATER EASEMENT, AND (B) SUBJECT TO BWA S PRIOR WRITTEN CONSENT, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, INSTALL UTILITY CROSSINGS OR GRANT ADDITIONAL RIGHTS-OF-WAY ABOVE OR BELOW BWA'S PIPELINES (ALL MAINTAINING SUFFICIENT DISTANCE TO PROTECT THE PIPE AND/OR COMPLY WITH ANY APPLICABLE LEGAL REQUIREMENT), PROVIDED THE FOREGOING INTERSECT BWA'S PIPELINES AT AN ANGLE BETWEEN SIXTY DEGREES (60) AND NINETY DEGREES (90) WITH EACH BEING CLEARLY MARKED ACROSS THE EASEMENT AND SO LONG AS THE FOREGOING CONSTRUCTION AND USE DO NOT UNREASONABLY INTERFERE WITH BWA S EXERCISE AND USE OF THE WATER [AND/OR WASTEWATER] EASEMENT GRANTED HEREIN, AND SAFE OPERATION OF THE PIPELINES. BWA SHALL BE GIVEN AT LEAST 30 DAYS ADVANCE WRITTEN NOTICE OF ANY SUCH PROPOSED CONSTRUCTION TOGETHER WITH ANY ENGINEERING REPORTS. SUCH CONSTRUCTION SHALL BE SUBJECT TO ANY APPLICABLE OR RELEVANT LAW, REGULATION OR CONSTRUCTION STANDARD.
III. PROVIDED ANY PRIVATE IMPROVEMENTS ARE PLACED IN THE WATER [AND/OR WASTEWATER] EASEMENT, SUCH IMPROVEMENTS SHALL BE PLACED AT NO RISK OR OBLIGATION TO BWA, AND BWA SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IN, UNDER OR OVER THE WATER[AND/OR WASTEWATER] EASEMENT IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS GRANTED HEREIN.
IV. THE BWA SHALL HAVE THE RIGHT: (1) TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) OF INGRESS AND EGRESS TO OR FROM AND UPON THE WATER [AND/OR WASTEWATER] EASEMENT, OTHER PUBLIC EASEMENTS AND OWNER S ADJACENT PROPERTY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
V. BWA SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF PAVING ON OR UPON THE WATER[AND/OR WASTEWATER] EASEMENT.
VI. THE WATER [AND/OR WASTEWATER] EASEMENT DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL TEMPORARY AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEAN OUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES.
VII. ALL MODIFICATIONS TO WATER [AND/OR WASTEWATER] EASEMENT OR THE TERMS AND CONDITIONS CONTAINED HEREIN SHALL BE BY MEANS OF PLAT OR OTHER WRITTEN, RECORDABLE INSTRUMENT AND APPROVED BY BWA.

EXECUTED THIS THE ____ DAY OF _____, A.D., 2020

SJ ROLLING HILLS DEVELOPMENT LP
A TEXAS LIMITED PARTNERSHIP

BY:_____

NAME:_____

TITLE:_____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ , 2020.

NOTARY PUBLIC_____

_____ COUNTY

CITY OF BENBROOK

Approved by Planning and Zoning Commission:
Chair: _____

Attested by City Secretary: _____

Date of Approval: _____

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 8/6/2020

STATE OF TEXAS
COUNTY OF TARRANT
STATEMENT OF SURVEYOR

I, THE UNDERSIGNED, A PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER _____
DATE: _____

THIS DOCUMENT FILED IN INSTRUMENT NUMBER _____, DATE_____

A Final Plat of

Lots 7-10, 11X, 12-26, Block 1, Lots 1-17, Block 2,
Lots 1-11, Block 3, Lots 1-18, Block 4, and Lots 16-31, Block 5.

Whitestone Crest Phase 2

Being 19.165 Acres of land situated in the E. Taylor Survey,
Abstract Number 1560, City of Benbrook, Tarrant County, Texas.

Date of Preparation: May 2020

Phase 2

SHEET 1 OF 1 SHEETS

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

A Final Plat of
Lots 7-10, 11X, 12-26, Block 1, Lots 1-17, Block 2,
Lots 1-11, Block 3, Lots 1-18, Block 4, and Lots 16-31, Block 5.
Whitestone Crest, Phase 2
Being 19.165 Acres of land situated in the E. Taylor Survey,
Abstract Number 1560, City of Benbrook, Tarrant County, Texas.

Job #:	HCH18004	Revisions:
Drawn By:	D. Freemon	
Checked By:	T. Bridges	
Date:	05-24-19	