

Lot Tabulation

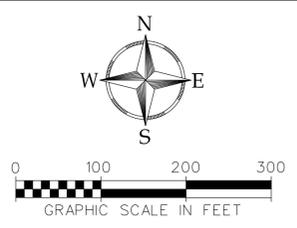
Block 1	20 Lots (1 Open Space)
Block 2	17 Lots
Block 3	11 Lots
Block 4	18 Lots
Block 5	16 Lots
Residential	81 Lots
Open Space	1 Lots
Total	82 Lots

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



STATE OF TEXAS
COUNTY OF TARRANT
OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, (W/E), SJ ROLLING HILLS DEVELOPMENT LP, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED AS FOLLOWS WHICH BEARS S 1/4 SECTION 10, TARRANT COUNTY, TEXAS, 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 D20376403, 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 D21758252, 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 SOUTHWEST 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 500.00 FEET, THE LONG CHORD WHICH BEARS S 1° 43' 15" W, 48.63 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 SOUTHWEST CORNER OF LOT 1, BLOCK 1, WHITESTONE CREST PHASE ONE, AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D21758252, SAID COUNTY RECORDS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF TRAIL RIDGE DRIVE (A 50 FOOT RIGHT-OF-WAY);

THENCE N 00° 21' 40" W, 103.17 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 SAID REMAINDER AND SAID 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 D21758252, 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° 19' 36" E, 90.73 FEET, WITH THE EAST LINE OF SAID REMAINDER AND THE WEST LINE OF SAID LOT 6, BLOCK 1, WHITESTONE CREST PHASE ONE, AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D21233055, 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, WHITESTONE CREST PHASE ONE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D21233055, SAID COUNTY RECORDS;

THENCE S 60° 48' 21" W, 839.60 FEET, DEPARTING SAID COMMON LINE WITH THE SOUTH LINE OF SAID REMAINDER AND 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 SOUTHWEST CORNER OF LOT 1X, BLOCK 17, VENTANA, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D21078339, 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 S 73° 48' 47" E, 310.33 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, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED 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 FOREGOING 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 (LAND/OR WASTEWATER) EASEMENT) AS DEPICED HEREIN AND DOES CERTIFY THE FOLLOWING:

I. THE WATER (LAND/OR WASTEWATER) EASEMENT SHALL BE USED EXCLUSIVELY TO CONSTRUCT, RECONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR, TAKE 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 THEREON (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 (LAND/OR WASTEWATER) EASEMENT.

II. OWNER AGREES NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE WATER (LAND/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 (LAND/OR WASTEWATER) EASEMENT, GRANTED HEREIN, AND SAID OPERATIONS SHALL BE IN ACCORDANCE WITH ANY APPLICABLE LAW, REGULATION OR CONSTRUCTION STANDARD.

III. PROVIDED ANY PREVIOUS IMPROVEMENTS ARE PLACED IN THE WATER (LAND/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 UNLESS OR OVER THE WATER (LAND/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 ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) OF INGRESS AND EGRESS TO OR FROM AND UPON THE WATER (LAND/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 (LAND/OR WASTEWATER) EASEMENT.

VI. THE WATER (LAND/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; VI. ALL MODIFICATIONS TO WATER (LAND/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

STATE OF TEXAS
COUNTY OF TARRANT

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 _____
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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.

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