

DEDICATION OF PLAT

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, SUMMER SYCAMORE I, LTD., IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING tract of land situated in the J. Heath Survey, Abstract No. 641, and the J. Van Lent Survey, Abstract No. 1871, Tarrant County, Texas and being part of that certain tract of land described by deed to Summer Sycamore I, Ltd., recorded in County Clerk's Document Number D207385663, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set X-cut in concrete in the north right-of-way line of Sycamore School Road (variable width public right-of-way), according to the plat recorded in County Clerk's Document Number D205008812, Plat Records, Tarrant County, Texas, the southwest corner of Lot 3, Block 9, Summer Creek Station, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D215256701, Plat Records, Tarrant County, Texas, and being the beginning of a non-tangent curve to the left having a central angle of 06°05'20", a radius of 1,265.00 feet, a chord bearing and distance of South 65°40'39" West - 134.37 feet;

THENCE with the north right-of-way line of said Sycamore School Road and with said non-tangent curve to the left in a southwesterly direction, an arc length of 134.43 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 62°37'59" West, continuing with the north right-of-way line of said Sycamore School Road, a distance of 178.31 feet to a set X-cut in concrete for the southeast corner of Lot X, Block 1A, Summer Creek Station, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D218126777, Plat Records, Tarrant County, Texas;

THENCE departing the north right-of-way line of said Sycamore School Road and with the easterly line of said Lot X, Block 1A, Summer Creek Station the following courses and distances:

North 24°44'04" West, a distance of 120.47 feet to a set X-cut in concrete;
North 18°50'24" West, a distance of 81.40 feet to a set X-cut in concrete for the beginning of a curve to the right having central angle of 24°11'06", a radius of 36.00 feet and a chord bearing and distance of North 06°44'52" West - 15.08 feet;
With said curve to the right in a northwesterly direction, an arc length of 15.20 feet to a set X-cut in concrete;

North 62°39'47" East, a passing distance of 13.61 feet to a point for the southwest corner of Lot 1, Block 3, said Summer Creek Station and continuing with the south line of said Lot 1, Block 3, said Summer Creek Station for a total distance of 289.67 feet to a set X-cut in concrete for the northwest corner of said Lot 3, Block 9, Summer Creek Station;

THENCE South 27°20'25" East, departing the south line of said Lot 1, Block 3, said Summer Creek Station, with the west line of said Lot 3, Block 9, Summer Creek Station, a distance of 221.95 feet to the POINT OF BEGINNING and containing a calculated area of 65,939 square feet or 1.512 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Summer Sycamore I, Ltd., BEING THE OWNER OF THE PREVIOUS DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS:

Summer Creek Station
Lot 2, Block 9

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS)
COUNTY OF TARRANT)

EXECUTED THIS 23rd DAY OF JANUARY, 2020.

SUMMER SYCAMORE I, LTD.,
a Texas limited partnership

By: Legacy Capital Partners II, Ltd.,
a Texas Limited Partnership,
its General Partner

By: Legacy Capital Company II,
a Texas Corporation,
its General Partner

By: Steven Saxon, President

STATE OF TEXAS)
COUNTY OF TARRANT)

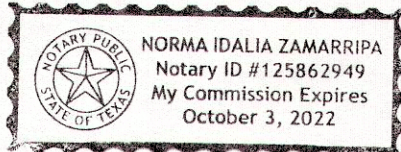
Before me, the undersigned authority, on this day personally appeared Steven Saxon, President of Summer Sycamore I, Ltd., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Summer Sycamore I, Ltd., a Texas limited partnership, as the authorized agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 23rd day of January, 2020.

Notary Public, State of Texas

Printed Name

My Commission Expires:

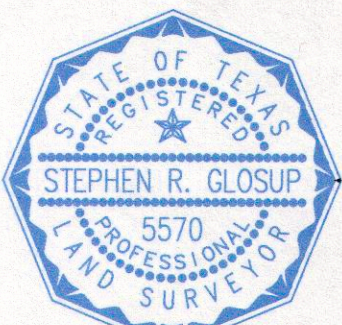


CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January, 2020.

Stephen R. Glosup
Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunawayassociates.com

January 20, 2020
Date



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".

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.

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 I of the current impact fee Ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

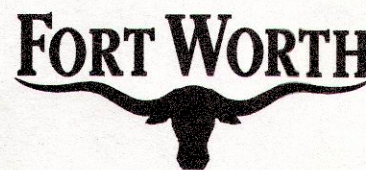
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along 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.

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 it's respective systems without the necessity at any time of procuring the permission of anyone.

Private Maintenance Note
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces 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.

Parkway Permit
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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 this 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.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: January 31, 2020

By: Donald R. Boren Chairman

By: Mary Elliott Secretary

Case #FP-19-133

Private P.R.V's: Private P.R.V's will be required; water pressure exceeds 80 P.S.I.	
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.	
LAND USE TABLE	
Total Gross Acreage	1.512 Ac.
Right-of-Way Dedication	0.00 Ac.
Net Acreage	1.512 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	1.512 Ac.
Private Park Acreage	0
Public Park Acreage	0

GENERAL NOTES

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon measurements, according to the GPS Reference Network.

Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance.

According to the FEMA Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, Panel 295 of 495, Map Number 48439C0295 K, Map revised dated: September 25, 2009, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

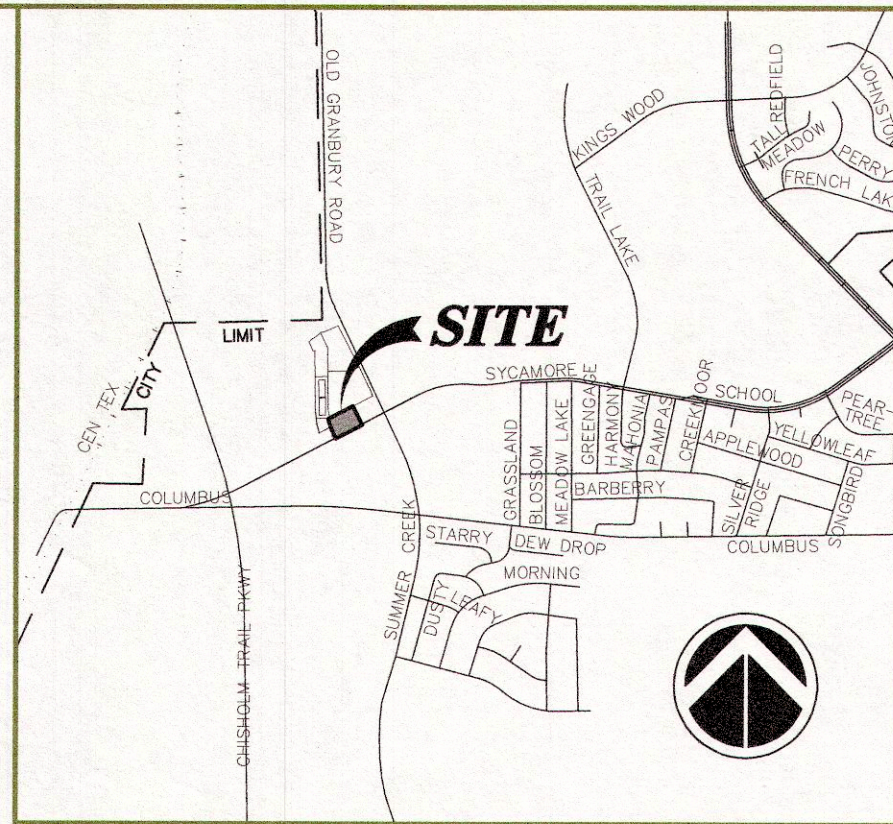
5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

Reference the following approved studies:
Preliminary ISWMP SWM-2015-0490 / Final ISWMP SWM-2016-0283
Traffic Impact Analysis (see attached letter dated Nov. 14, 2019)
Water and Sewer Study WSL-2015-015

(CM) Control Monument

LEGEND

C.C.D. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TX.
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TX.



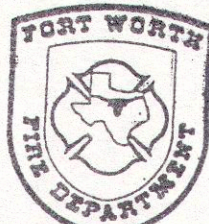
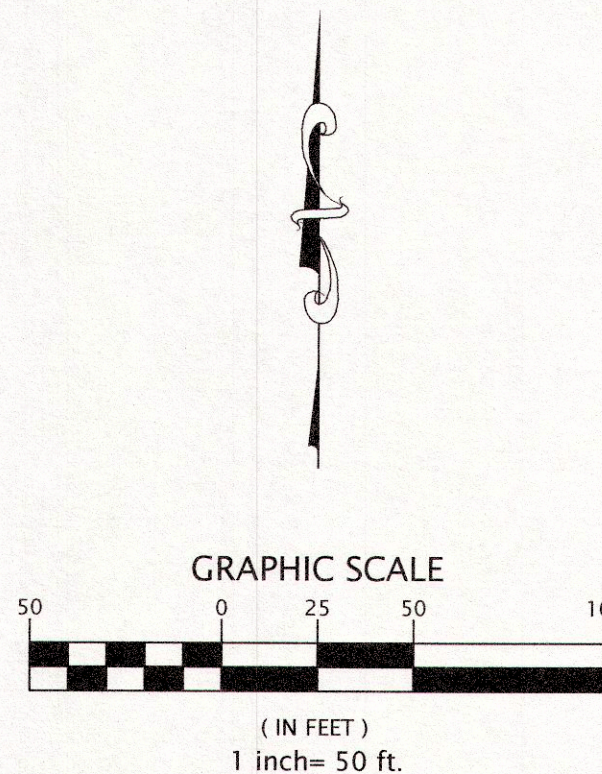
VICINITY MAP
Not To Scale

OWNER / DEVELOPER:

SUMMER SYCAMORE I, LTD
2929 CARLISLE STREET - SUITE 365
DALLAS, TEXAS 75204
(210) 487-7878
STEVEN D. SAXON
SDS@LEGACYCAP.COM

ENGINEER/SURVEYOR:

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE - SUITE 400
FORT WORTH, TX 76107
(817)-335-1121
DONALD HEMPHILL, P.E.
DHEMPHILL@DUNAWAY-ASSOC.COM



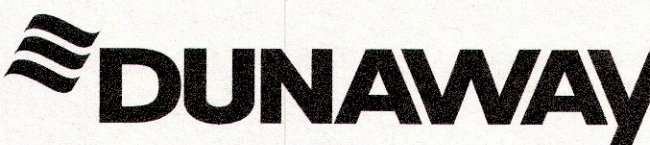
Final Plat of SUMMER CREEK STATION Lot 2, Block 9

A 1.512 acre addition to the City of Fort Worth
situated in the J. Heath Survey, Abstract No. 641, and
the J. Van Lent Survey, Abstract No. 1871

1 non-residential lot

This plat was prepared in November 2019

Reference PP-012-003
Approved by CPC May, 2012



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

THIS PLAT RECORDED IN DOCUMENT
NUMBER D220024743 DATE: 02/03/2020