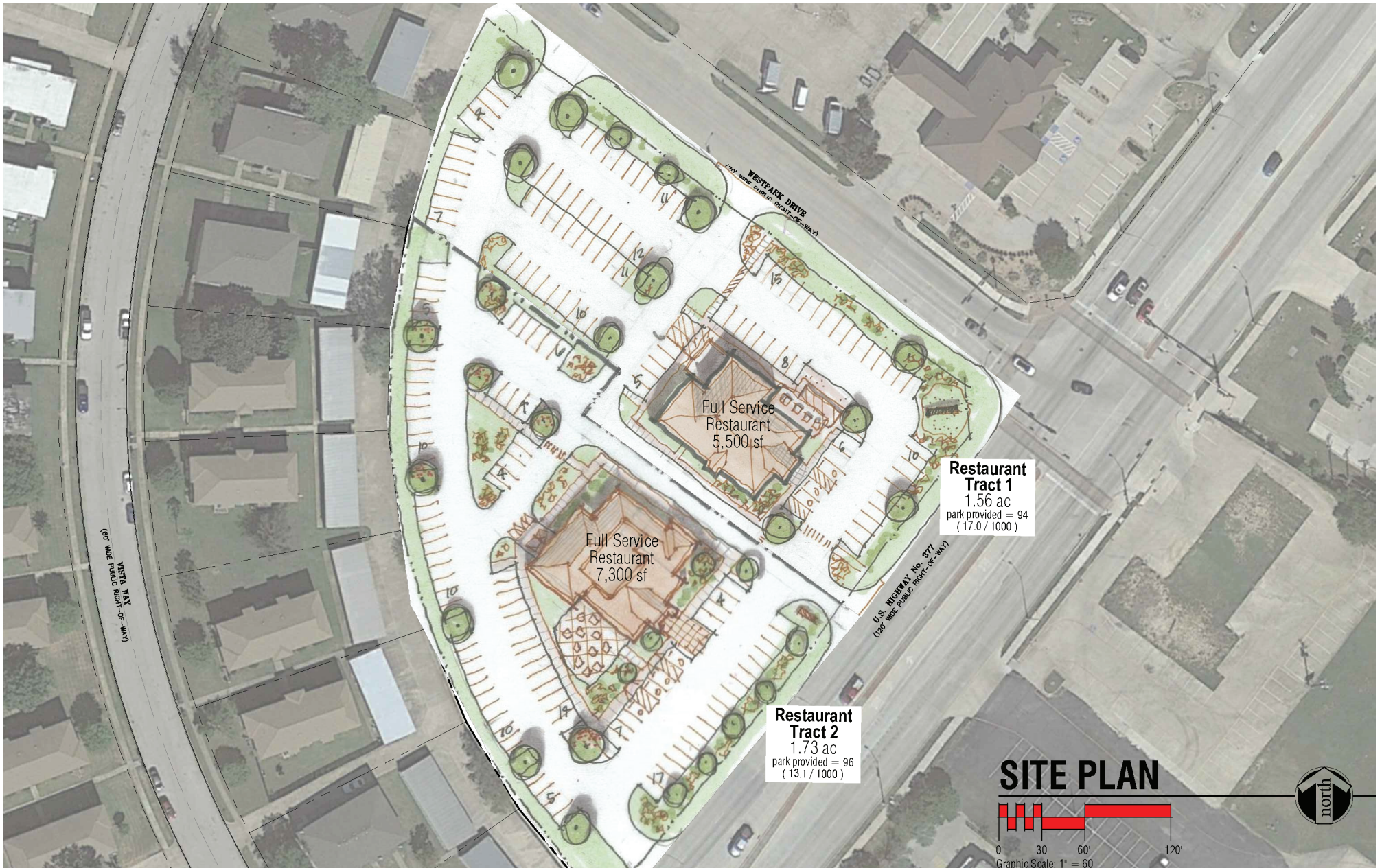


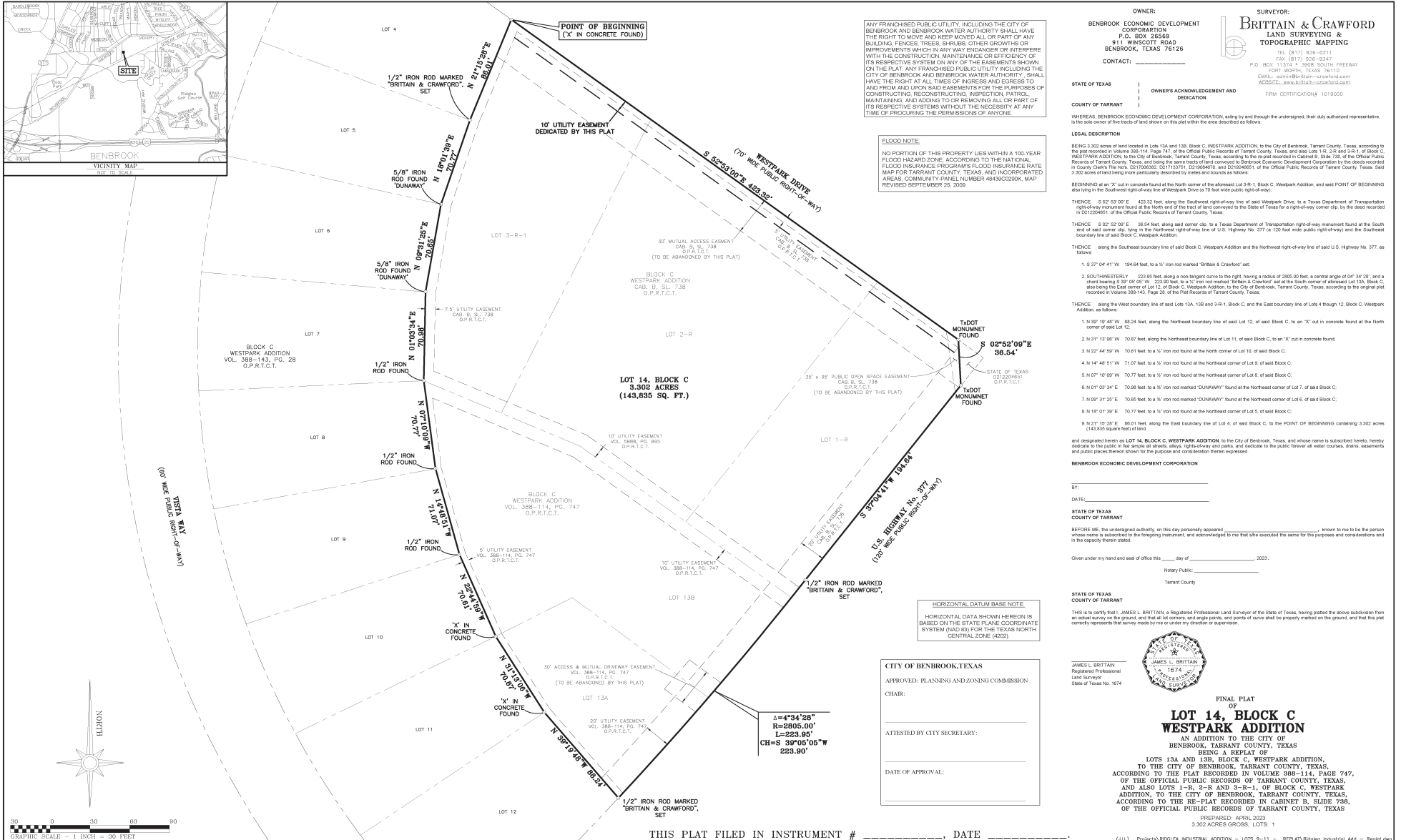
# WESTPARK CORNER | SWC US 377 & WESTPARK DR, BENBROOK, TX 76126



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**weitzman**<sup>®</sup>

# WESTPARK CORNER | SWC US 377 & WESTPARK DR, BENBROOK, TX 76126



**OWNER:**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
 P.O. BOX 25669  
 911 WINSCOTT ROAD  
 BENBROOK, TEXAS 76126

**CONTACT:** \_\_\_\_\_

**STATE OF TEXAS** )  
 ) **OWNERS ACKNOWLEDGEMENT AND**  
 ) **DEDICATION**  
**COUNTY OF TARRANT** )

WHEREAS BENBROOK ECONOMIC DEVELOPMENT CORPORATION, acting by and through the undersigned, their duly authorized representative, is the sole owner of the tracts of land shown on this plat in the area described as follows:

**LEGAL DESCRIPTION**

BEING 3.302 acres of land located in Lots 13A and 13B, Block C, WESTPARK ADDITION, to the City of Benbrook, Tarrant County, Texas, according to the plat recorded in Volume 388-114, Page 747, of the Official Public Records of Tarrant County, Texas, and also Lots 1-R, 2-R and 3-R-1, of Block C, WESTPARK ADDITION, to the City of Benbrook, Tarrant County, Texas, according to the record recorded in Cabinet B, Slide 738, of the Official Public Records of Tarrant County, Texas, and being the entire tract of land covered by the Benbrook Economic Development Corporation by the deeds recorded in County Clerk's File Nos. 0217003830, 0217133751, 0219268470, and 0219246551 of the Official Public Records of Tarrant County, Texas, said 3.302 acres of land being more particularly described by names and bounds as follows:

BEGINNING at an "X" cut in concrete found at the North corner of the aforesaid Lot 3-R-1, Block C, Westpark Addition, and said POINT OF BEGINNING also lying in the Southwest right-of-way line of Westpark Drive (a 70 foot wide public right-of-way);

THENCE S 52° 53' 00" E 423.32 feet, along the Southwest right-of-way line of said Westpark Drive, to a Texas Department of Transportation right-of-way monument found at the North end of the East boundary of the State of Texas for a right-of-way corner city, by the deed recorded in 0212046501, of the Official Public Records of Tarrant County, Texas;

THENCE S 02° 52' 00" E 38.54 feet, along said corner city, to a Texas Department of Transportation right-of-way monument found at the South end of said corner city, lying in the Northwest right-of-way line of U.S. Highway No. 377, a 100 foot wide public right-of-way and the Southwest boundary line of said Block C, Westpark Addition;

THENCE along the Southeast boundary line of said Block C, Westpark Addition and the Northwest right-of-way line of said U.S. Highway No. 377, as follows:

- S 03° 41' 00" W 194.54 feet, to a 30' iron rod marked "Brittan & Crawford" set;
- SOUTHWESTERLY 223.95 feet, along a non-tangent curve to the right, having a radius of 2805.00 feet, a central angle of 04° 34' 28" and a chord bearing S 30° 09' 00" W 223.95 feet, to a 30' iron rod marked "Brittan & Crawford" set at the South corner of aforesaid Lot 13A, Block C, also being the East corner of Lot 12, of Block C, Westpark Addition, to the City of Benbrook, Tarrant County, Texas, according to the original plat recorded in Volume 388-143, Page 25, of the Plat Records of Tarrant County, Texas;
- along the West boundary line of said Lots 13A, 13B and 3-R-1, Block C, and the East boundary line of Lots 4 through 12, Block C, Westpark Addition, as follows:

- N 30° 19' 45" W 85.24 feet, along the Northeast boundary line of said Lot 12, of said Block C, to an "X" cut in concrete found at the North corner of said Lot 12;
- N 31° 13' 00" W 70.87 feet, along the Northeast boundary line of Lot 11, of said Block C, to an "X" cut in concrete found at the North corner of said Lot 11;
- N 22° 44' 50" W 70.61 feet, to a 30' iron rod found at the North corner of Lot 10, of said Block C;
- N 14° 48' 51" W 71.07 feet, to a 30' iron rod found at the Northeast corner of Lot 9, of said Block C;
- N 07° 10' 00" W 70.73 feet, to a 30' iron rod found at the Northeast corner of Lot 8, of said Block C;
- N 01° 03' 41" E 70.88 feet, to a 30' iron rod marked "DUNAWAY" found at the Northeast corner of Lot 7, of said Block C;
- N 09° 31' 20" E 70.65 feet, to a 30' iron rod marked "DUNAWAY" found at the Northeast corner of Lot 6, of said Block C;
- N 18° 01' 30" E 70.77 feet, to a 30' iron rod found at the Northeast corner of Lot 5, of said Block C;
- N 21° 10' 28" E 86.01 feet, along the East boundary line of Lot 4, of said Block C, to the POINT OF BEGINNING containing 3.302 acres (143,835 square feet) of land.

and designated herein as LOT 14, BLOCK C, WESTPARK ADDITION, to the City of Benbrook, Texas, and whose name is subscribed hereto, hereby dedicates to the public in fee simple, all streets, alleys, right-of-way and parks, and dedicates to the public forever all water courses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

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 acknowledged to me that she executed the same for the purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public:  
 Tarrant County

STATE OF TEXAS  
 COUNTY OF TARRANT

THIS is to certify that JAMES L. BRITAIN, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all its corners, end angle points, and points of curve were duly and properly marked on the ground, and that the plat correctly represents that survey made by me or under my direction or supervision.

JAMES L. BRITAIN  
 Registered Professional  
 Land Surveyor  
 State of Texas No. 1674

**FINAL PLAT**  
 OF  
**LOT 14, BLOCK C**  
**WESTPARK ADDITION**  
 AN ADDITION TO THE CITY OF  
 BENBROOK, TARRANT COUNTY, TEXAS  
 BEING A REPLAT OF  
 LOTS 13A AND 13B, BLOCK C, WESTPARK ADDITION,  
 TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS,  
 ACCORDING TO THE PLAT RECORDED IN VOLUME 388-114, PAGE 747,  
 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS,  
 AND ALSO LOTS 1-R, 2-R AND 3-R-1, OF BLOCK C, WESTPARK  
 ADDITION, TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS,  
 ACCORDING TO THE RE-PLAT RECORDED IN CABINET B, SLIDE 738,  
 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: APRIL 2023  
 3.302 ACRES GROSS, LOTS: 1

(10) \_Projects\RDGLEA INDUSTRIAL ADDITION - LOTS 9-11 - REPLAT\RDGLEA Industrial Add - Replat.dwg