

±5.5 & ±1.7 ACRE DEVELOPMENT SITES

CHAPEL CREEK BOULEVARD & WESTPOINT BOULEVARD, FORT WORTH, TEXAS 76108



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

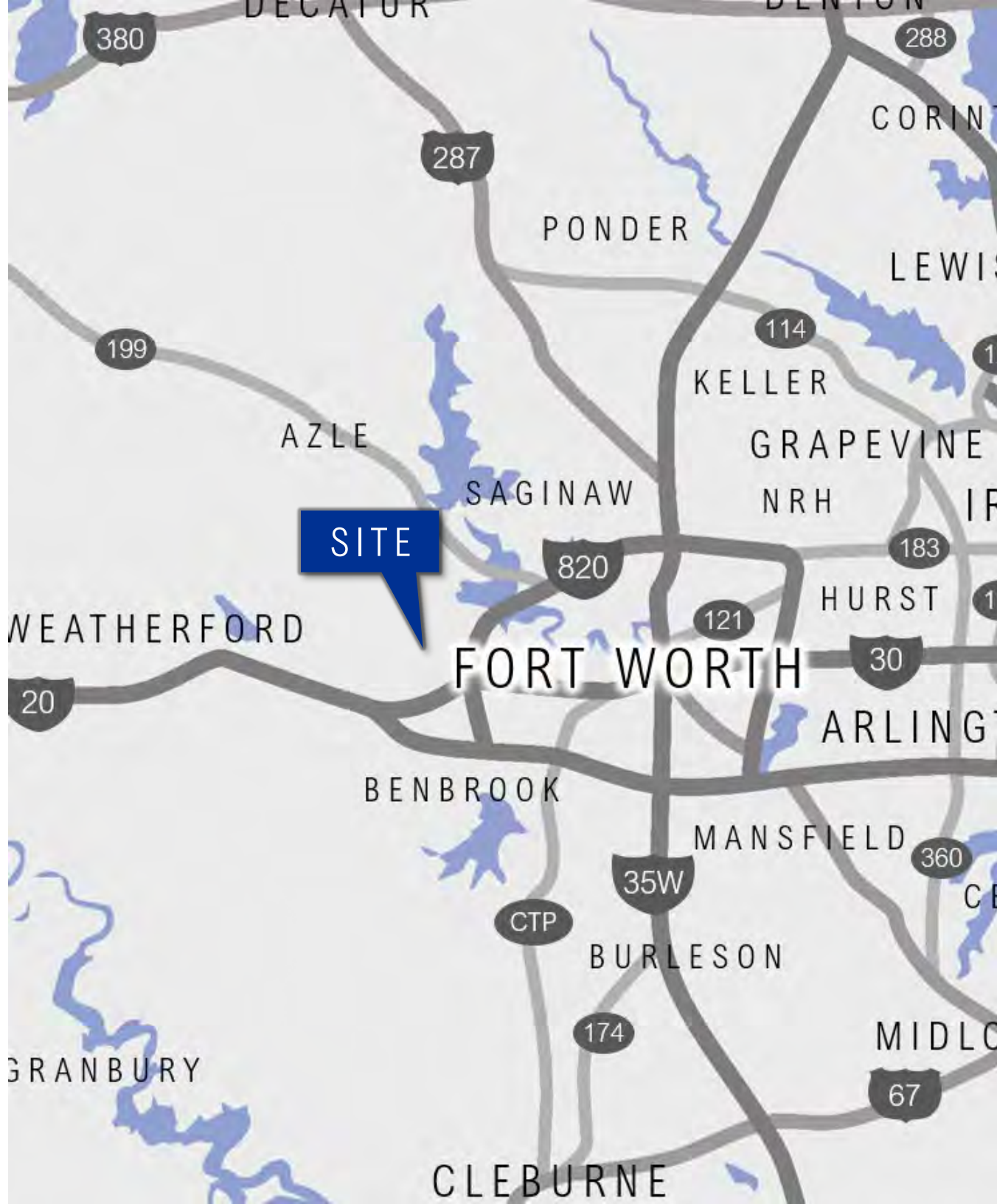
tyunderwood@sljcompany.com

SLJ

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EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer ±5.5 & ±1.7 Acre Development Sites in Fort Worth, Texas (the “Property”). The Property is located at the northeast corner of Westpoint Blvd. and Chapel Creek Blvd., and the northwest corner of Westpoint Blvd. and Blue Haze Dr. in the West Southwest Fort Worth Submarket. The Property is in close proximity to Interstate 20, Interstate 30, and Interstate 820. Additionally, the Property is just minutes from West Fort Worth’s new 7,000 acre Walsh Ranch community. The Property offers the opportunity to develop in an area with liberal zoning, ease of access and rapid population growth. No minerals are included in the proposed transaction.



WALSH
7,000+ Acre
Master-Planned
Community



PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located at the northeast corner of Westpoint Blvd. and Chapel Creek Blvd., and at the northwest corner of Westpoint Blvd. and Blue Haze Dr., the Property is well positioned in Far West Fort Worth. The Property offers ease of access to Interstate 20, Interstate 30, Interstate 820 and the area’s other major thoroughfares. The Property is just minutes from West Forth Worth’s 7,000 acre innovative master-planned Walsh Ranch community.

PRIME DEVELOPMENT SITES

The Property’s adjacency to established residential neighborhoods and proximity to numerous traffic drivers make this a prime development site. Lot 1 consists of approximately 612 feet of frontage on Westpoint Blvd. and approximately 466 feet of frontage on Chapel Creek Blvd. Lot 2 consists of approximately 250 feet of frontage on Westpoint Blvd. and approximately 396 feet of frontage on Blue Haze Dr. The Property offers high visibility and excellent access. A conceptual site plan has been completed which divides the Property in 7 lots of varying retail, restaurant and office uses. Lot 2 has already been platted, saving additional construction time.

LIBERAL ZONING

The Property is located in Fort Worth’s “E” Neighborhood Commercial District. This liberal zoning district allows a variety of uses including Retail Sales, Banks, Restaurants, Gasoline Sales, Alcohol Sales, Offices, Bakeries, Daycare, Nursing Homes, Healthcare, Beauty/Barber Shops, Drug Stores, and Public/Civic Uses.

RAPID POPULATION GROWTH

With a population of approximately 50,333 and 95,964 living within a 3 and 5 mile radii of the property respectively, the Property benefits from a large pool of consumers in close proximity. Population growth over the next five years (2019-2024) within a 5 mile radius of the Property is projected to reach 8.93%.



PROPERTY PROFILE – LOT 1

ADDRESS

10210 & 10250 Westpoint Blvd., Fort Worth, TX 76108

*No minerals are included in the proposed transaction

LOCATION

The subject property is located at the northeast corner of Chapel Creek Blvd. and Westpoint Blvd. in West Fort Worth.

LOT DIMENSIONS

Frontage on Chapel Creek Blvd: Approximately 466 Feet
 Frontage on Westpoint Blvd: Approximately 612 Feet

LAND AREA

Approximately 5.5778 Acres (242,969 Square Feet)

ZONING

“E” Neighborhood Commercial District

Primary Uses: Retail, Personal Service, Office, Banks, Restaurant, Gasoline Sales, Alcohol Sales, Nursing Home, Health Care, Daycare.

TRAFFIC COUNTS

Chapel Creek Blvd: 5,382 VPD (2018)
 Westpoint Blvd: 4,854 VPD (2018)



PROPERTY PROFILE – LOT 2

ADDRESS

10200 Westpoint Blvd., Fort Worth, TX 76108

*No minerals are included in the proposed transaction

LOCATION

The subject property is located at the northwest corner of Westpoint Blvd. and Blue Haze Dr. in West Fort Worth.

LOT DIMENSIONS

Frontage on Westpoint Blvd:	Approximately 250 Feet
Frontage on Blue Haze Dr:	Approximately 396 Feet

LAND AREA

Approximately 1.7892 Acres (77,938 Square Feet)

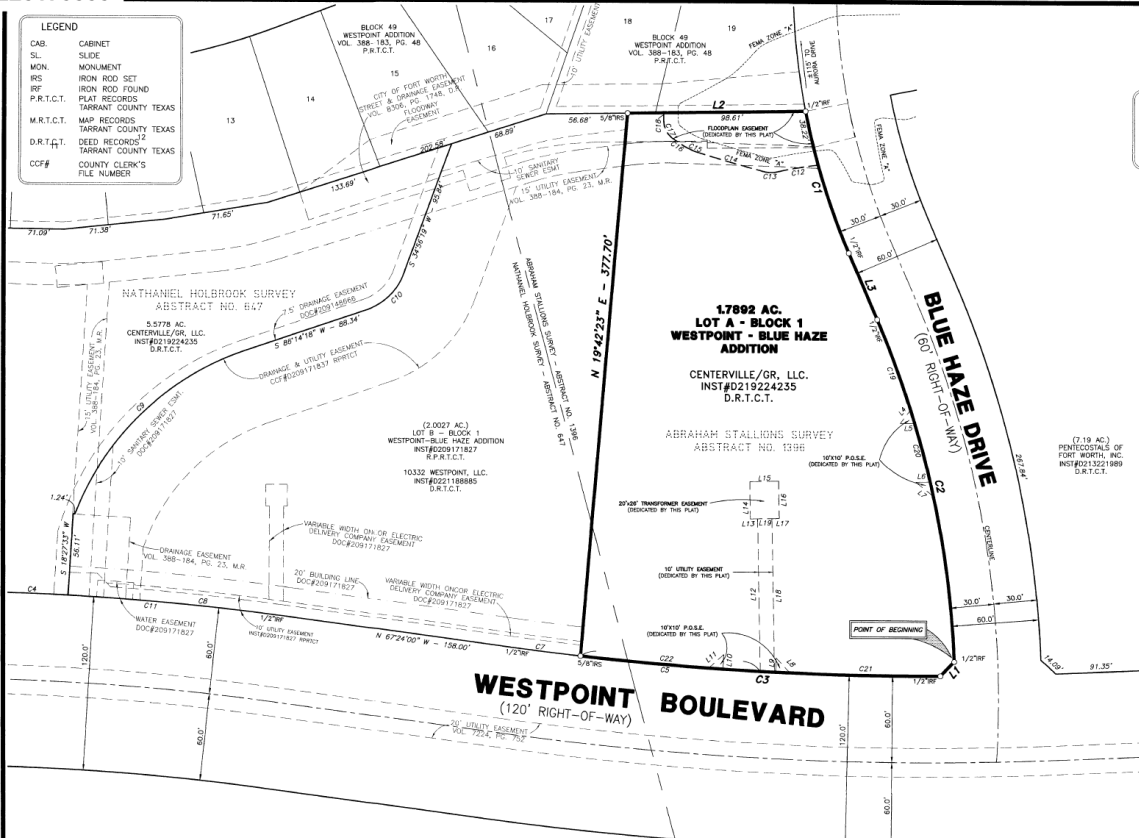
ZONING

“E” Neighborhood Commercial District

Primary Uses: Retail, Personal Service, Office, Banks, Restaurant, Gasoline Sales, Alcohol Sales, Nursing Home, Health Care, Daycare.

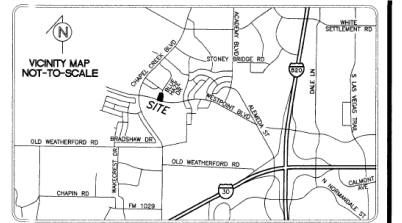
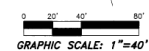
TRAFFIC COUNTS

Chapel Creek Blvd:	5,382 VPD (2018)
Westpoint Blvd:	4,854 VPD (2018)



NOTICE

SELLING ANY PORTION OF THIS ADDITION BY THE METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



OWNER'S CERTIFICATE

STATE OF TEXAS |
COUNTY OF TARRANT |

WHEREAS CENTERVILLE/GR, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE OWNER OF ALL THAT CERTAIN 1.7892 ACRES TRACT OF LAND OUT OF THE ABRAHAM STALLIONS SURVEY, ABSTRACT 1396 AND THE NATHANIEL HOLBROOK SURVEY, ABSTRACT 647, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.7892 ACRES TRACT OF LAND DESCRIBED AS TRACT 2 AND CONVEYED TO CENTERVILLE/GR, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NUMBER D219224235 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD (120' FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF BLUE HAZE DRIVE AS SHOWN BY PLAT OF WESTPOINT BOULEVARD AND BLUE HAZE DRIVE, VOLUME 388-184, PAGE 23, MAP OR PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 58° 49' 23" WEST, ALONG SAID CORNER CLIP FOR A DISTANCE OF 13.97 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WEST END OF SAID CORNER CLIP; SAID POINT BEING THE COMMON SOUTHWEST CORNER OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD; SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2184.18 FEET WITH A CENTRAL ANGLE OF 01° 20' 03" AND A CHORD BEARING NORTH 72° 02' 50" WEST AT A DISTANCE OF 250.02 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD FOR AN ARC DISTANCE OF 250.18 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "90LS 1890" SET FOR CORNER SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT AND BEING THE SOUTHWEST CORNER OF LOT B IN BLOCK 498 OF WESTPOINT BLUE HAZE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDS IN VOLUME 388-184, PAGES 48-49 OF THE MAP OR PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT;

THENCE NORTH 11° 42' 23" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WESTPOINT BOULEVARD AND ALONG THE WEST LINE OF SAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT AND THE EAST LINE OF SAID LOT B IN BLOCK 498 OF WESTPOINT-BLUE HAZE ADDITION FOR A DISTANCE OF 377.70 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "90LS 1890" SET FOR CORNER IN THE SOUTH LINE OF LOT B IN BLOCK 498 OF WESTPOINT PHASE THREE, SECTION TWO, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT RECORDS IN VOLUME 388-184, PAGES 48-49 OF THE MAP OR PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT;

THENCE SOUTH 75° 57' 13" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT B IN BLOCK 498 OF SAID WESTPOINT PHASE THREE, SECTION TWO AND ALONG THE NORTH LINE OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT FOR A DISTANCE OF 123.89 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF AFORESAID BLUE HAZE DRIVE; SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT AND THE SOUTHWEST CORNER OF SAID LOT B; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 486.67 FEET WITH A CENTRAL ANGLE OF 12° 08' 44" AND A CHORD WHICH BEARS SOUTH 02° 21' 35" EAST AT A DISTANCE OF 102.89 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 102.88 FEET TO A 1/2" IRON ROD FOUND FOR CORNER

THENCE FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID BLUE HAZE DRIVE AND THE EAST LINE OF AFORESAID 1.7892 AC. - CENTERVILLE/GR, LLC TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) AND (2):

(1) SOUTH 08° 24' 53" EAST FOR A DISTANCE OF 50.08 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 664.13 FEET WITH A CENTRAL ANGLE OF 2107° 11" AND A CHORD WHICH BEARS SOUTH 02° 08' 37" WEST AT A DISTANCE OF 243.43 FEET;

(2) SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 244.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7892 ACRES OF LAND, MORE OR LESS.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE TARRANT COUNTY TEXAS AND INCORPORATED AREAS - MAP NO. 14-020236G, MAP REVISED, SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED).

ZONE "A" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODING MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATE OF OWNERSHIP AND REGISTRATION

STATE OF TEXAS |
COUNTY OF TARRANT |

CENTERVILLE/GR, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, IS THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING ALL THAT CERTAIN CALLED 1.7892 ACRES TRACT OF LAND OUT OF THE ABRAHAM STALLIONS SURVEY, ABSTRACT 1396 AND THE NATHANIEL HOLBROOK SURVEY, ABSTRACT 647, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.7892 ACRES TRACT OF LAND DESCRIBED AS TRACT 2 AND CONVEYED TO CENTERVILLE/GR, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN INSTRUMENT NUMBER D219224235 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT OF LOT A, BLOCK 1, WESTPOINT - BLUE HAZE ADDITION.

CENTERVILLE/GR, LLC
David Petree
1/19/25
DATE
A.H. Sabowitz, Pres.
TITLE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *David Petree*, WHOSE NAME IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF February, 2025.

Meredith Hargis Rodas
NOTARY PUBLIC, TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES: April 29, 2026

STATE OF TEXAS
COUNTY OF TARRANT

SURVEYOR'S CERTIFICATE

THAT I, DAVID R. PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND, AND THAT ALL THE CORNER MONUMENTS SHOWN HEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

SIGNED THIS 9th DAY OF February, 2025.

DAVID R. PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

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 REGISTRATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 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.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED 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 THIS 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 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 1 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.

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 FOR THIS SITE. IF A DRAINAGE PLAN IN SOME INSTANCES MAY BE REQUIRED, IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A SEA FOR ANY REQUIRED DRAINAGE. MAINTENANCE OF BELONGING OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STAFFING ADDRESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOORPLAN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOORPLAN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS IN ORDER TO SECURE APPROVAL. DETAILED ENGINEERING PLANS AND/OR STUDIES WHICH SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN AND SUBMITTED BY THE PARTY (IES) DESHED TO CONSTRUCT WITHIN THE FLOORPLAN EASEMENT ARE PERMITTED. ALL FINISHED FLOORING SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOORPLAN BASE FLOOR ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTURATED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINWAYS TRAVELING THEIR PROPERTY CLEAR AND FREE OF DEBRIS, SOOT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFENDED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOORPLAN EASEMENT LINE AS SHOWN ON THIS PLAT.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE BUILDINGS AND AREAS AS SET FORTH HEREIN.

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 ANY OF THE FOLLOWING: WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR LATTER WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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".

OIL OR GAS WELL PROXIMITY TO BUILDINGS

BUILDINGS(S), NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL, VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE. THE MEASURED DISTANCE SHALL BE IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF SUCH BUILDING(S), WITHOUT REGARD TO INTERVENING STRUCTURES, LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION. THESE REQUIREMENTS SHALL BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING, OR FRACTURE STIMULATION OF A WELL.

OIL OR GAS LOW AND HIGH PRESSURE PIPELINES

THE FOLLOWING INFORMATION WILL BE REQUIRED:

1. THE TYPE, PRESSURE RATING, AND DEPTH BELOW EXISTING GRADE OF ALL EXISTING OR PROPOSED LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

2. THE TYPE, PRESSURE RATING, AND DEPTH BELOW THE DESIGN FINISHED GRADE OF ALL EXISTING LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REFLAT DOES NOT VAGUATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ADJUTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITH AN APPROPRIATE EASEMENT.

CONVEYANCE PLAT LIMITATIONS

THIS CONVEYANCE PLAT SHALL NOT CONVEY ANY RIGHTS TO DEVELOPMENT, OR GUARANTEE OF PUBLIC UTILITIES, PUBLIC OR PRIVATE ACCESS, OR RESIDENCE OR ADDRESSING AND PERMITS, WITHOUT COMPLIANCE WITH ALL SUBDIVISION RULES AND REGULATIONS AND THE APPROVAL AND RECORDING OF A FINAL PLAT.

OWNER

CENTERVILLE/GR, LLC
602 MAGIC MILE STREET
ARLINGTON, TEXAS 76011
(817)999-3540

SURVEYOR

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
ATTN: DAVID PETREE
PHONE: (214) 358-4500
FAX: (214) 358-4600

CITY PLAN COMMISSION
CITY OF FORT WORTH

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

Plat Approval Date: 09/16/2025

By: *David Petree* Chairman
By: *David Petree* Secretary

FINAL PLAT

WESTPOINT - BLUE HAZE ADDITION
LOT A - BLOCK 1

BEING 1.7892 ACRES OF LAND OUT OF THE ABRAHAM STALLIONS SURVEY - ABSTRACT NO. 1396 NATHANIEL HOLBROOK SURVEY - ABSTRACT NO. 647 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

1 LOT

SEPTEMBER 19, 2024

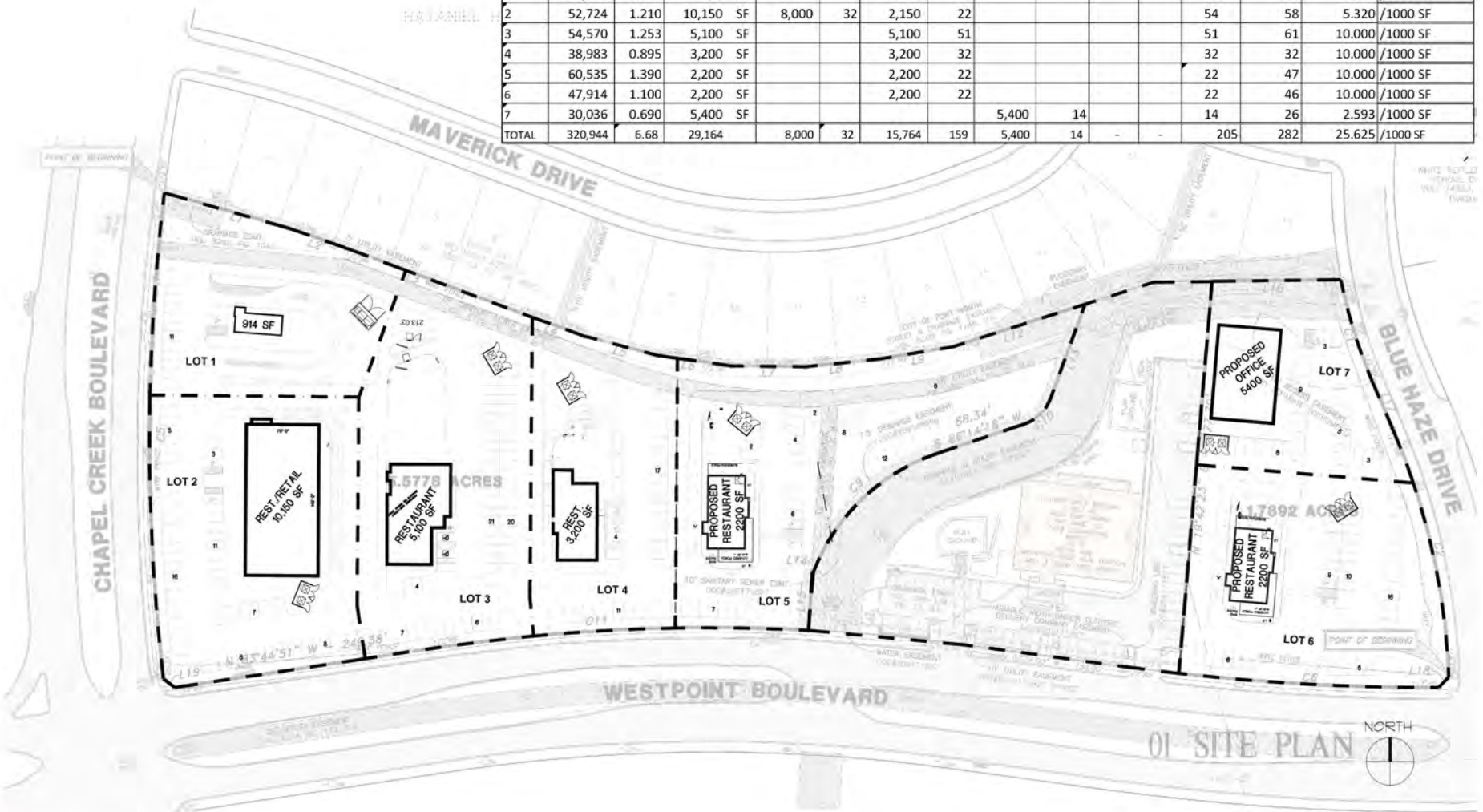
CASE NUMBER: FS-24-243
SHEET 1 OF 2

THIS PLAT WAS FILED IN DOCUMENT NUMBER _____ DATE: _____

CONCEPTUAL SITE PLAN

TABLATIONS

LOT	SITE AREA		BUILDING AREA	PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO		
	SF	ACRES		Retail	Restaurant	Office								
				1 PER	250	1 PER	100	2.5 PER	1000					
1	36,182	0.831	914 SF				914	10			10	12	10.941 /1000 SF	
2	52,724	1.210	10,150 SF	8,000	32		2,150	22			54	58	5.320 /1000 SF	
3	54,570	1.253	5,100 SF				5,100	51			51	61	10.000 /1000 SF	
4	38,983	0.895	3,200 SF				3,200	32			32	32	10.000 /1000 SF	
5	60,535	1.390	2,200 SF				2,200	22			22	47	10.000 /1000 SF	
6	47,914	1.100	2,200 SF				2,200	22			22	46	10.000 /1000 SF	
7	30,036	0.690	5,400 SF						5,400	14	14	26	2.593 /1000 SF	
TOTAL	320,944	6.68	29,164	8,000	32		15,764	159	5,400	14	-	-	205	25.625 /1000 SF



CHAPEL CREEK & WEST POINT

FORT WORTH TEXAS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO. 22-005
ISSUE DATE: 2/22/2022
SCALE: AS NOTED



2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	50	389	130,551
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	64.3%	59.1%	64.4%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	91K	35K	35.5
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2021-2026
	\$76K	\$179K	5.47%



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

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SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date