



**TOWN OF WESTLAKE, TEXAS  
PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**December 06, 2016**

**WESTLAKE TOWN HALL  
1301 Solana Blvd.  
Building 4, Suite 4202  
2<sup>ND</sup> FLOOR, COUNCIL CHAMBERS  
WESTLAKE, TEXAS 76262**

**Work Session 5:30 p.m.  
Regular Session 6:00 p.m.**

**Work Session**

- 1. CALL TO ORDER**
- 2. DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING AGENDA.**
- 3. STANDING ITEM: PRESENTATION AND DISCUSSION OF DEVELOPMENT PROJECTS PER NOVEMBER 2016 REPORT.**
- 4. STANDING ITEM: DISCUSSION REGARDING COMPREHENSIVE PLAN RELATED ISSUES AND BOARD PROFESSIONAL DEVELOPMENT.**
- 5. ADJOURNMENT**

## **Regular Session**

1. CALL TO ORDER
2. DISCUSSION AND CONSIDERATION OF THE MINUTES FROM THE MEETING HELD ON SEPTEMBER 13, 2016.
3. DISCUSSION AND CONSIDERATION OF THE MINTUES FROM THE WORKSESSION HELD ON NOVEMBER 28, 2016.
4. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A REPLAT OF AN APPROXIMATELY 2.474-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE REPLAT SHOWS BLOCK A, LOTS 1R, 2, 3, 4, AND BLOCK O, LOTS 1R, 2RX, AND 3RX.
5. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A REPLAT OF AN APPROXIMATELY 3.388-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE REPLAT SHOWS BLOCK L, LOT 6, AND BLOCK S, LOT 2X.
6. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A REPLAT OF A 5.03-ACRE PORTION OF LOT 1, FIDELITY INVESTMENTS ADDITION, PHASE 1.
7. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING THE REZONING A 5.03-ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF DOVE ROAD AND DAVIS BOULEVARD, IDENTIFIED AS A PORTION OF PLANNED DEVELOPMENT DISTRICT 2; REZONING SAID TRACT FROM PLANNED DEVELOPMENT DISTRICT 2 TO GOVERNMENT USE.
8. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION THE FINAL PLAT FOR PHASE II OF THE APPROXIMATELY 84 ACRE DEVELOPMENT KNOWN AS GRANADA, LOCATED GENERALLY EAST OF DAVIS BLVD., SOUTH OF SOLANA BLVD., AND NORTH OF DOVE ROAD.
9. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING A FINAL PLAT FOR PHASE 1 AND PHASE 2A OF THE QUAIL HOLLOW SUBDIVISION, SHOWING 52 RESIDENTIAL LOTS OF ONE-ACRE OR MORE IN SIZE. THE PROPERTY INCLUDED IN THE FINAL PLAT IS A PORTION OF THE APPROVED 188.28-ACRE PRELIMINARY PLAT LOCATED AT 1755 DOVE ROAD, SOUTHEAST CORNER OF THE FM 1938/DOVE ROAD INTERSECTION.

## 10. ADJOURNMENT

### CERTIFICATION

I certify that the above notice was posted at the Town Hall of the Town of Westlake, 1301 Solana Blvd., Bldg. 4, Ste. 4202, Westlake, Texas, 76262, November 30, 2016, by 5:00 p.m. under the Open Meetings Act, Chapter 551 of the Texas Government Code.

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Tanya Morris, Administrative Assistant

If you plan to attend this public meeting and have a disability that requires special needs, please advise the Town Secretary 48 hours in advance at 817-490-5710 and reasonable accommodations will be made to assist you.

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# Planning and Zoning

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Item # 2 –

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Back up material has not  
been provided for this  
item.

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**DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING  
AGENDA.**

***NO ACTION WILL BE TAKEN DURING THE WORK SESSION.***

*TOWN OF*  
*W*  
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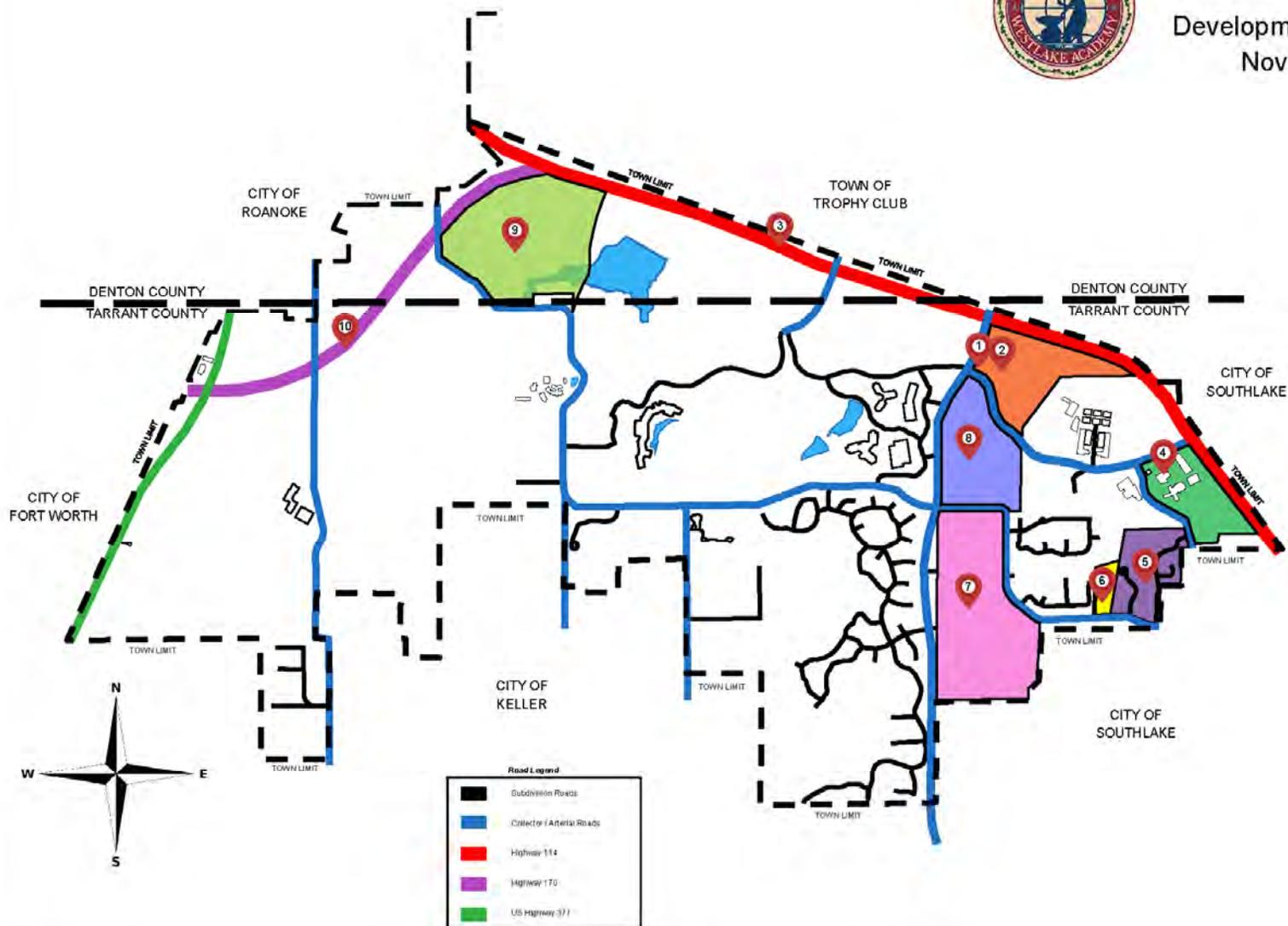
**Development Snapshot**

**November 2016**



# Town of Westlake

## Development Activities Map November 2016



### Map Guide

- 1 CVS Pharmacy Entrada  
35 Arta Drive
- 2 Primrose School Entrada  
26 Arta Drive
- 3 Highway 114 Lane Expansion
- 4 Hollywood Hamburger Solana  
1301 Solana Boulevard
- 5 Terra Bella  
Residential Development
- 6 Carlyle Court  
Residential Development
- 7 Quail Hollow  
Residential Development
- 8 Granada  
Residential Development
- 9 Project Blizzard  
Mixed-Use Development
- 10 Highway 170 Lane Expansion

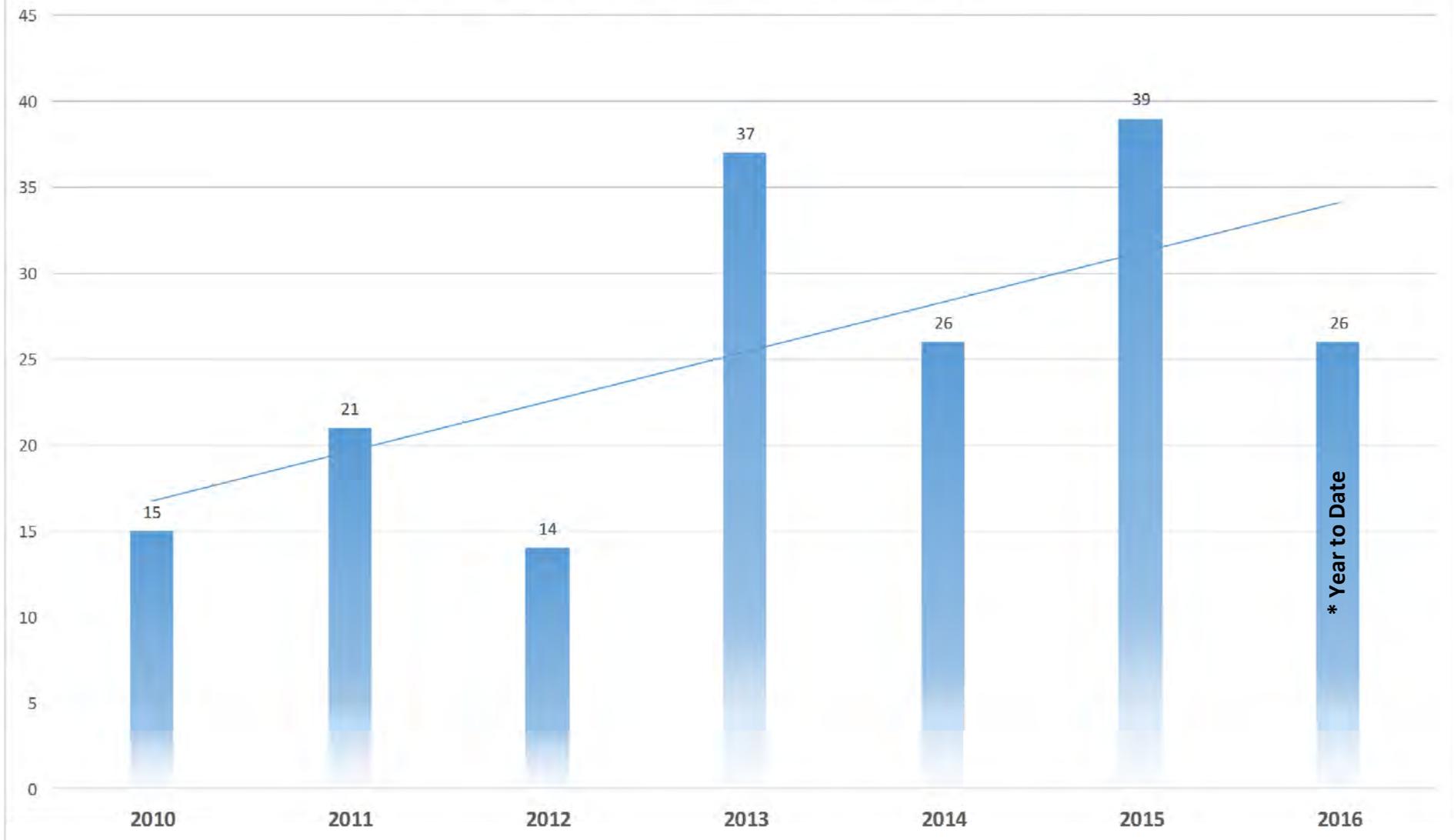
This map is for information purpose only.

## Development Activities Map Legend

1. CVS Pharmacy: Status—Store open; Temporary C of O issued pending final Town compliance
2. Primrose School: Status—Under construction. Projected completion: Winter/Spring 2017
3. SH 114 Expansion: Status—Construction underway. Projected completion: Fall 2018
4. Hollywood Hamburger: Status—Construction underway. Projected completion: Winter 2017
5. Terra Bella Subdivision (28 Lots): Status—13 lots are currently developed
6. Carlyle Court Subdivision (8 Lots): Status—3 lots are currently developed or under construction
7. Quail Hollow Subdivision (92 Lots): Status—Phase I under construction. Phase II under review
8. Granada Subdivision (84 Lots): Status—Phase I is 78% built-out; Phase II is under construction
9. Project Blizzard (Schwab): Status—Preliminary utility work underway. Concept plan and site plan to be reviewed and approved. Projected building construction start: Summer 2017
10. SH 170 Expansion: Status—Construction underway. Projected completion: Fall 2018



## New Residential Permits Issued 2010 - 2016



TOWN OF  
*W*ESTLAKE

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# Planning and Zoning

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Item # 4 –

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Back up material has not  
been provided for this  
item.

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**STANDING ITEM: DISCUSSION REGARDING COMPREHENSIVE PLAN  
RELATED ISSUES AND BOARD PROFESSIONAL DEVELOPMENT.**

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# Planning and Zoning

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Item # 5 – Adjournment  
Work Session

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Back up material has not  
been provided for this  
item.

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**MINUTES OF THE  
TOWN OF WESTLAKE, TEXAS  
PLANNING AND ZONING COMMISSION MEETING**

**September 13, 2016**

**PRESENT:** Chairman Tim Brittan, Commissioners Liz Garvin, Greg Goble, Ryan Groce, and Michelle Lee. Alternate Ken Kraska and Sharon Sanden.

**ABSENT:**

**OTHERS PRESENT:** Town Manager Tom Brymer, Town Attorney Cathy Cunningham, Town Secretary Kelly Edwards, Director of Public Works Jarrod Greenwood, Development Coordinator Joel Enders, Director of Building Construction/Zoning Enforcement Eddie Edwards, Fire Chief Richard Whitten, and Administrative Assistant Tanya Morris

**Work Session**

**1. CALL TO ORDER**

Chairman Brittan called the work session to order at 5:01 p.m.

**2. DISCUSSION REGARDING ITEMS LISTED ON THE REGULAR MEETING AGENDA.**

Coordinator Enders and Mr. Robin McCaffrey, MESA Planning, provided a presentation and overview of Item 5 of the regular agenda.

Discussion ensued regarding separate HOA, property owner's association maintaining streets, street easements for garages, CCRs, Town's maintenance responsibility, property sales, retail development, commercial corner, spec homes, and escrow maintenance account.

**3. DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES ON DEVELOPMENT TRENDS, INCLUDING PERIMETER ROAD PROJECTS FOR SOLANA BOULEVARD AND F.M. 1938 (DAVIS BOULEVARD), PROGRESS PROJECTS AND TOWN COUNCIL ACTIONS ON PAST AGENDA ITEMS.**

Town Manager Brymer provided the following updates: Carlyle Court, Granada Phase I and II (drainage, chapel, and Granada entrance), Quail Hollow, FM 1938 (Davis Boulevard) median, Vaquero, Paigebrooke, Mahotea Boone, Charles Schwab (utility work, economic development agreement, and construction schedule), construction of intersection at Solana Boulevard and FM 1938 (Davis Boulevard), expanding Highway 114, FM 1938 (Davis Boulevard) deceleration lane, Solana traffic during construction, Entrada to put in trails and landscaping, CVS, street lighting, motorized vehicles, skateboarding, and bicycling on pedestrian walkways.

**4. ADJOURNMENT**

Chairman Brittan adjourned the work session at 5:57 p.m.

**Regular Session**

**1. CALL TO ORDER**

Chairman Brittan called the regular session to order at 6:10 p.m.

**2. DISCUSSION AND CONSIDERATION OF THE MINUTES FROM THE MEETING HELD ON AUGUST 1, 2016.**

**MOTION:** Commissioner Goble made a motion to approve the minutes. Commissioner Lee seconded the motion. The motion carried by a vote of 5-0.

**3. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION FOR A TEMPORARY CONCRETE BATCHING PLANT TO BE LOCATED AT THE PLANNED ESTATES OF QUAIL HOLLOW SUBDIVISION, AN 80-ACRE SITE LOCATED NEAR THE SOUTHEAST CORNER OF DOVE ROAD AND DAVIS BOULEVARD.**

Coordinator Enders provided a presentation and overview of the Item.

Discussion ensued regarding the concrete batch plant and buffering provided by the trees.

Chairman Brittan opened the public hearing.

No one addressed the Commission.

Chairman Brittan closed the public hearing.

**MOTION:** Commissioner Garvin made a motion to recommend approval of the replat. Commissioner Groce seconded the motion. The motion carried by a vote of 5-0.

4. **CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION REGARDING A REPLAT FOR ENTRADA BLOCK I (VESTA HOMES) TO REPLAT AN APPROXIMATELY 1.023-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE REPLAT SHOWS BLOCK I, LOTS 1XR, 2XR, 3-14, 15X AND 16X. THE PROPOSED LOTS ARE LOCATED NEAR THE INTERSECTION OF SOLANA BOULEVARD, GRANADA TRAIL, AND THE PLANNED CORTES DRIVE.**

Coordinator Enders provided a presentation regarding the Item.

Discussion ensued regarding the interior motor court, developer cooperation, planters and trees required within development, and identifying common areas within Entrada.

Chairman Brittan opened the public hearing.

No one addressed the Commission.

Chairman Brittan closed the public hearing.

**MOTION:** Commissioner Goble made a motion to recommend approval of the replat. Commissioner Garvin seconded the motion. The motion carried by a vote of 5-0.

5. **DISCUSSION AND CONSIDER A RECOMMENDATION REGARDING A SITE PLAN FOR (VESTA HOMES) APPROXIMATELY 1.023-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE AREA SHOWN ON THIS PD SITE PLAN IS LOCATED NEAR THE INTERSECTION OF SOLANA BOULEVARD, GRANADA TRAIL, AND THE PLANNED CORTES DRIVE.**

Coordinator Enders gave a presentation over the Item.

Discussion ensued regarding the quality being maintained.

**MOTION:** Commissioner Lee made a motion to recommend approval of the site plan for Block I with the following conditions: 1. Fulfillment of all zoning requirements as set out in Ordinance 703 in addition to the conditions accepted by the Town Council at the time of zoning approval (April 22, 2013). 2. All Development Plan conditions for approval established in Ordinance 720 (adopted October 28, 2013) apply to this PD Site Plan. 3. All building elevations shown on this PD Site Plan include the requirement that structures meet all aspects of the Entrada Design Guidelines established by Ordinance 703 and Ordinance 760. 4. Town Staff will review and approve an exterior stone wall mockup and exterior wall stucco mockup to ensure compliance with the approved PD Design Guidelines prior to the issuance of building permits. Plans for building construction shall include said mockup photos as referenced details. 5. If, at any time, there is a conflict between the approved Design Guidelines, PD Site Plan, and vertical construction drawings, the Design Guidelines shall be controlling. 6. Where building walls face the street, particularly at intersections, the Town may require wall mounted, ceramic tile street name signs as shown in the approved Design Guidelines in the interest of space and/or aesthetics. 7. The following statements shall be added to the PD Site Plan to clarify the scope of Site Plan approval: 1) PD Site Plans are recommended for approval based on a determination that the plans reflect general compliance with the approved PD Concept Plan, PD Development Plan, Master Landscape Plan, Design Guidelines, and other PD ordinance regulations. The individual building elevations are approved conceptually, subject to compliance with PD Design Guidelines to be shown in detail on construction plans that are to be submitted when applying for a building permit. 2) Construction drawings submitted along with an application for a building permit will be reviewed for detailed compliance with Design Guidelines and compliance with the approved PD Site Plan as well as other PD ordinance regulations, the Code of Ordinances, the UDC, and the International Code Council (ICC) construction codes. 3) The individual lots shown on this PD Site Plan are approved conceptually, and must be reflected on an approved replat prior to the issuance of any building permits for vertical construction. 8. With the exception of Lots 7,8,9, and 12, staff recommend that exterior garage doors be either (a) set back within an arched inset having a depth similar to that shown for lots 4-6 or (b) carriage-style double doors. Commissioner Groce seconded the motion. The motion carried by a vote of 5-0.

**6. ADJOURNMENT**

There being no further business to come before the Commissioners, Chairman Brittan asked for a motion to adjourn.

**MOTION:** Commissioner Goble made a motion to adjourn the meeting. Commissioner Lee seconded the motion. The motion carried by a vote of 5-0.

Chairman Brittan adjourned the meeting at 6:29 p.m.

**APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 06, 2016.**

ATTEST:

\_\_\_\_\_  
Chairman, Tim Brittan

\_\_\_\_\_  
Tanya Morris, Administrative Assistant



**MINUTES OF THE  
TOWN OF WESTLAKE, TEXAS  
PLANNING AND ZONING COMMISSION MEETING**

**November 28, 2016**

**PRESENT:** Chairman Tim Brittan, Commissioners Liz Garvin, Greg Goble, Ryan Groce, and Michelle Lee. Alternate Ken Kraska and Sharon Sanden.

**ABSENT:**

**OTHERS PRESENT:** Town Manager Tom Brymer, Town Attorney Cathy Cunningham, Town Secretary Kelly Edwards, Director of Planning Ron Ruthven, Fire Chief Richard Whitten, Deputy Chief John Ard, and Administrative Assistant Tanya Morris

**Work Session**

**1. CALL TO ORDER**

Chairman Brittan called the work session to order at 5:01 p.m.

Chairman Brittan moved to discuss item 3, of the agenda, to the last discussion item.

**2. STANDING ITEM: PRESENTATION AND DISCUSSION OF DEVELOPMENT PROJECTS PER STAFF OCTOBER 2016 REPORT AND OCTOBER 2016 ENTRADA REPORT FROM THE DEVELOPER.**

Town Manager Tom Brymer introduced Director Ron Ruthven and the discussion item.

Discussion ensued regarding Director Ruthven's role in the Planning Department and the future employment of a Building Official.

Director Ruthven provided updates regarding:

Entrada: progress on CVS, the Primrose construction, the Tower, Town Homes, progress on the gas well drilling site, infrastructure, and replat(s)

Granada: final plats for Phase II

Quail Hollow: final plats for Phase I and IIA, the engineering of the dam, and impact to downstream ponds and properties from erosion and silt runoff

Terra Bella: new home construction

Carlyle: new home construction

Discussion also ensued regarding Solana Blvd, Solana parking garage, Solana development, Charles Schwab, signalization at Davis Blvd./FM 1938 and Solana Blvd. at Hwy 114, discussions with City of Southlake regarding signalization at Kirkwood/Hwy 114 and Kirkwood/Dove and traffic impact analysis needed for TD Ameritrade.

**3. DISCUSSION REGARDING PROPOSED TRANSFER DEVELOPMENT INTENSITY ORDINANCE.**

Chairman Brittan moved this to the last discussion item.

Robin McCaffrey and Ashley Shook, Mesa Planning, provided a presentation and overview.

Discussion ensued regarding residential trips per day, dividing planned developments, transfer development opportunities between property owners, incentives for public land transfers, possible incentives for private development, such as a golf course, that that maintains aesthetics, view sheds and corridors, as outlined in the comprehensive plan, additional incentives for open space or public park space benefiting school use, reclaiming property in floodplains, and the process moving forward.

**4. STANDING ITEM: DISCUSSION REGARDING COMPREHENSIVE PLAN RELATED ISSUES AND BOARD PROFESSIONAL DEVELOPMENT.**

Director Ruthven provided an overview of the item.

Discussion ensued regarding the possibility of discussing a component of the Comprehensive Plan during each meeting and training opportunities for Commissioners in the local area.

Alternate Commissioner Sanden asked about Entrada residential lot information that was shown and then removed from the MLS listings. Town Manager Brymer stated that the Town has had discussions with the developer regarding the issue.

**5. ADJOURNMENT**

Chairman Brittan adjourned the work session at 6:28 p.m.

**APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 6, 2016.**

ATTEST:

\_\_\_\_\_  
Chairman, Tim Brittan

\_\_\_\_\_  
Tanya Morris, Administrative Assistant



**TYPE OF ACTION**

Regular Meeting - Action Item

**Tuesday, December 06, 2016**

**TOPIC:** Conduct a public hearing and consider recommendation for a replat of an approximately 2.474-acre portion of Planned Development District 1, Planning Area 2 (PD 1-2), established by Ordinance 703 for the property generally located south of State Highway 114, east of Davis Boulevard, and north of Solana Boulevard, commonly known as Westlake Entrada.

**STAFF CONTACT:** Joel Enders, Development Coordinator & Management Analyst

**Strategic Alignment**

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme &amp; Results</u>	<u>Outcome Objective</u>
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<b><u>Strategic Initiative</u></b>			
Outside the Scope of Identified Strategic Initiatives			

**Time Line - Start Date:** December 6, 2016 **Completion Date:** December 12, 2016

**Funding Amount:** 00.00 **Status -**  **Not Funded** **Source -** N/A

**EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)**

Ordinance 761, approved December 14, 2015, approved a final plat of Entrada that included Block M (Primrose site), Block N (CVS Site), Block O (Information Center site), and Block A (Retail Corner site). The remainder of Entrada Phase I was platted as Block B, Lot 1. This final plat was approved in an effort to accommodate closing deadlines related to a CVS Pharmacy and Primrose School, and was accompanied by an amendment to the Development Agreement (Res. 15-35) to ensure timely completion of sewer infrastructure and acquisition of offsite easements necessary to serve Blocks M, N, O, and A. At the time Ordinance 761 was approved, it was understood that the developer would eventually need to replace this final plat via replat or replats in order to fully define the necessary lots, easements, rights-of-way, roads, etc. that were omitted from the first plat.

Instead of a single, comprehensive replat, the developer has chosen to submit a number of replats that define specific sections of Entrada. The replat under consideration fully defines Entrada Block A and Block O, which includes:

1. Four commercial lots, related easements, and rights-of-way
2. Two common area (landscape) lots
3. A public access and utility easement to be used for vehicular access which will be privately maintained but publicly accessible.
4. Two streets, Roses Drive and a portion of Andorra Drive. The future northern section of Andorra Drive that extends east to Aragon Drive is not shown on this plat.

Pursuant to Entrada's zoning (Ordinance 703), every lot, parcel, and tract in the development is subject to PD Site Plan approval. The PD Site Plan relative to this proposed replat was recommended by the Planning and Zoning Commission on 15 February, 2016 and approved by the Town Council on 22 February, 2016 (Ordinance 771).

Town staff has determined that the subject replat substantially comports to the Entrada Development Plan (Ordinance 720) and Preliminary Plat (Resolution 13-32).

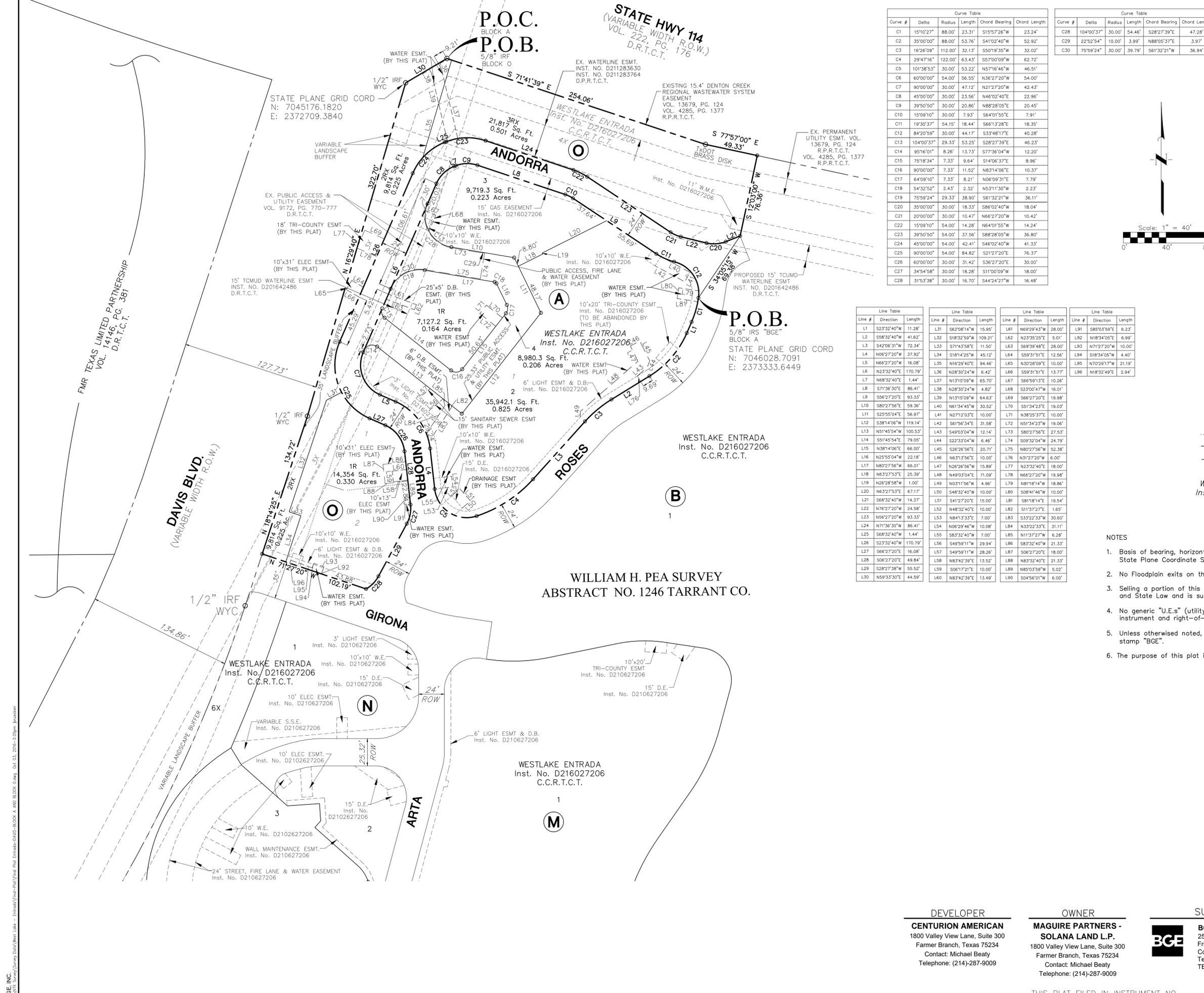
Approval of this replat is a prerequisite to the issuance of building permits, but is not the only remaining requirement that the developer must meet. Exhibit A, Section 3(F) of the Entrada Development Agreement (Resolution 13-34), allows the Town to withhold the issuance of building permits until all public and private infrastructure necessary to serve Block A has been completed and accepted by the Town. Note that the amendments to the Entrada Development Agreement specified in Resolution 15-35 do not modify the requirements specified in Section 3(F) of Resolution 13-34.

### **RECOMMENDATION**

Staff recommends approval of this replat.

### **ATTACHMENTS**

1. Replat document for consideration

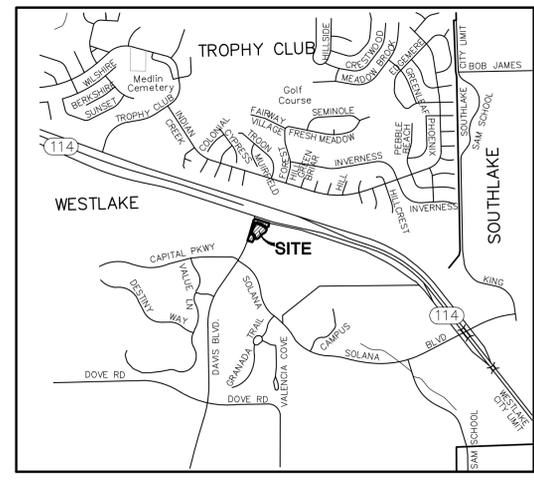
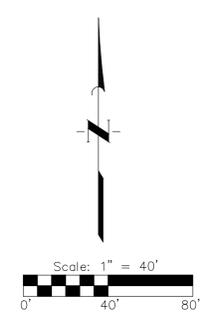


STATE HWY 114  
(VARIABLE WIDTH R.O.W.)  
VOL. 222, PG. 176  
D.R.T.C.T.

STATE PLANE GRID CORD  
N: 7045176.1820  
E: 2372709.3840

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	15°10'27"	88.00'	23.31'	S15°57'26"W	23.24'
C2	35°00'00"	88.00'	53.76'	S41°02'40"W	52.92'
C3	16°26'09"	112.00'	32.13'	S50°19'35"W	32.02'
C4	29°47'16"	122.00'	63.43'	S57°00'08"W	62.72'
C5	101°38'53"	30.00'	53.22'	N57°16'46"W	46.51'
C6	60°00'00"	54.00'	56.55'	N36°27'20"W	54.00'
C7	90°00'00"	30.00'	47.12'	N21°27'20"W	42.43'
C8	45°00'00"	30.00'	23.56'	N46°02'40"E	22.96'
C9	39°50'50"	30.00'	20.86'	N88°28'05"E	20.45'
C10	15°09'10"	30.00'	7.93'	S64°01'54"E	7.91'
C11	19°30'37"	54.15'	18.44'	S66°13'28"E	18.35'
C12	84°20'59"	30.00'	44.17'	S33°48'17"E	40.28'
C13	104°00'37"	29.33'	53.25'	S28°27'39"E	46.23'
C14	95°16'01"	8.26'	13.73'	S77°36'04"W	12.20'
C15	75°18'34"	7.33'	9.64'	S14°06'37"E	8.96'
C16	90°00'00"	7.33'	11.52'	N83°14'06"E	10.37'
C17	64°09'10"	7.33'	8.21'	N06°09'31"E	7.79'
C18	54°32'52"	2.43'	2.32'	N53°11'30"W	2.23'
C19	75°59'24"	29.33'	38.90'	S61°32'21"W	36.11'
C20	35°00'00"	30.00'	18.33'	S86°02'40"W	18.04'
C21	20°00'00"	30.00'	10.47'	N66°27'20"W	10.42'
C22	15°09'10"	54.00'	14.28'	N64°01'55"W	14.24'
C23	39°50'50"	54.00'	37.56'	S88°28'05"E	36.80'
C24	45°00'00"	54.00'	42.41'	S46°02'40"W	41.33'
C25	90°00'00"	54.00'	84.82'	S21°27'20"E	76.37'
C26	60°00'00"	30.00'	31.42'	S36°27'20"E	30.00'
C27	34°54'58"	30.00'	18.28'	S11°00'09"W	18.00'
C28	31°53'38"	30.00'	16.70'	S44°24'27"W	16.48'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C28	104°00'37"	30.00'	54.46'	S28°27'39"E	47.28'
C29	22°52'54"	10.00'	3.99'	N88°05'37"E	3.97'
C30	75°59'24"	30.00'	39.79'	S61°32'21"W	36.94'



VICINITY MAP  
(1"=2000')

- LEGEND**
- IRFC IRON ROD WITH YELLOW PLASTIC CAP FOUND
  - CIRS IRON ROD WITH YELLOW PLASTIC CAP STAMPED
  - IRF "RPLS 4023" SET IRON ROD FOUND
  - BL BUILDING LINE (SET BACK)
  - DB TOWN OF WESTLAKE DUCT BANK
  - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
  - R.P.R.T.C.T. REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
  - CC# COUNTY CLERK FILE NUMBER
  - U.E. UTILITY EASEMENT
  - VOL. VOLUME
  - PAGE PAGE
  - ROW RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - ESMT. EASEMENT
  - PID PUBLIC IMPROVEMENT DISTRICT
  - WYC WITH YELLOW CAP
  - W.L.I.&M.E. WATER, LIGHTING, IRRIGATION & MAINTENANCE EASEMENT
  - W.M.E. WALL MAINTENANCE EASEMENT
  - EXISTING LOT LINE NOTATION
  - FUTURE LOT LINE NOTATION
  - PROPOSED LOT LINE NOTATION
  - 1 EXISTING LOT NUMBER NOTATION
  - 1 WESTLAKE ENTRADA EXISTING FILE PLAT NOTATION
  - Inst. No. D216027206
  - D.R.T.C.T.

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S23°32'40"W	11.28'	L31	S62°08'14"W	15.95'	L61	N69°29'43"W	28.00'	L91	S85°03'59"E	6.23'
L2	S58°32'40"W	41.62'	L32	S18°32'59"W	109.21'	L62	N23°35'25"E	5.01'	L92	N18°34'05"E	6.99'
L3	S42°06'31"W	72.34'	L33	S71°43'58"E	11.50'	L63	S69°39'48"E	28.00'	L93	N71°27'20"W	10.00'
L4	N06°27'20"W	37.92'	L34	S18°14'25"W	45.12'	L64	S59°31'51"E	12.56'	L94	S18°34'05"W	4.40'
L5	N66°27'20"W	16.08'	L35	N16°29'40"E	94.46'	L65	N30°28'09"E	10.00'	L95	N70°29'17"W	21.19'
L6	N23°32'40"E	170.79'	L36	N28°30'24"W	6.42'	L66	S59°31'51"E	13.77'	L96	N18°32'49"E	2.94'
L7	N68°32'40"E	1.44'	L37	N13°15'09"W	65.70'	L67	S66°59'13"E	10.26'			
L8	S71°36'30"E	86.41'	L38	N28°30'24"W	4.82'	L68	S23°00'47"W	16.01'			
L9	S56°27'20"E	93.33'	L39	N13°15'09"W	64.63'	L69	S66°27'20"E	19.98'			
L10	S80°27'56"E	59.36'	L40	N81°34'45"W	30.52'	L70	S51°34'23"E	19.03'			
L11	S25°55'04"E	56.97'	L41	N27°12'03"E	10.00'	L71	N38°25'37"E	10.00'			
L12	S38°14'06"W	119.14'	L42	S61°56'34"E	31.58'	L72	N51°34'23"W	19.06'			
L13	N51°45'54"W	100.53'	L43	S49°33'04"W	12.14'	L73	S80°27'56"E	27.53'			
L14	S51°45'54"W	79.00'	L44	S22°33'04"W	6.46'	L74	S09°32'04"W	24.79'			
L15	N38°14'06"E	66.00'	L45	S28°28'56"E	20.71'	L75	N80°27'56"W	52.38'			
L16	N25°55'04"W	22.18'	L46	N63°13'56"E	10.00'	L76	N31°27'20"W	6.00'			
L17	N80°27'56"W	66.01'	L47	N26°28'56"W	15.89'	L77	N23°32'40"E	18.00'			
L18	N63°27'53"E	25.39'	L48	N49°03'04"E	71.09'	L78	N66°27'20"W	19.98'			
L19	N26°28'56"W	1.00'	L49	N03°11'56"W	4.96'	L79	N81°18'14"W	18.86'			
L20	N63°27'53"E	67.17'	L50	S48°32'40"W	10.00'	L80	S08°41'46"W	10.00'			
L21	S68°32'40"W	14.37'	L51	S41°27'20"E	15.00'	L81	S81°18'14"E	18.54'			
L22	N76°27'20"W	24.58'	L52	N48°32'40"E	10.00'	L82	S11°37'27"E	1.65'			
L23	N56°27'20"W	93.33'	L53	N84°13'33"E	7.00'	L83	S33°22'33"W	30.60'			
L24	N71°36'30"E	86.41'	L54	N06°29'46"W	10.08'	L84	N33°22'33"E	31.11'			
L25	S68°32'40"W	1.44'	L55	S83°32'40"W	7.00'	L85	N11°37'27"W	6.28'			
L26	S23°32'40"W	170.79'	L56	S49°59'11"W	29.94'	L86	S83°32'40"W	21.33'			
L27	S66°27'20"E	16.08'	L57	S49°59'11"W	28.26'	L87	S06°27'20"E	18.00'			
L28	S06°27'20"E	49.84'	L58	N83°42'39"E	13.52'	L88	N83°32'40"E	21.33'			
L29	S28°27'38"W	55.52'	L59	S06°17'21"E	10.00'	L89	N85°03'59"W	5.02'			
L30	N59°33'30"E	44.59'	L60	N83°42'39"E	13.49'	L90	S04°56'01"W	6.00'			

**NOTES**

- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- No Floodplain exists on this site.
- Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- No generic "U.E.s" (utility easements) will be allowed. No easement will be allowed by separate instrument and right-of-way points without written approval by the Town of Westlake.
- Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
- The purpose of this plat is to Replat Block A and Block O for development.

**REPLAT PLAT OF WESTLAKE ENTRADA**

LOTS 1R, 2, 3 & 4, BLOCK A, AND LOTS 1R, 2RX & 3RX, BLOCK O BEING 1.4180 ACRES (BLOCK A) & BEING 1.056 ACRES (BLOCK O) IN THE WILLIAM H. PEAS SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS OCTOBER 2016

<p><b>DEVELOPER</b> CENTURION AMERICAN 1800 Valley View Lane, Suite 300 Farmer Branch, Texas 75234 Contact: Michael Beaty Telephone: (214)-287-9009</p>	<p><b>OWNER</b> MAGUIRE PARTNERS - SOLANA LAND L.P. 1800 Valley View Lane, Suite 300 Farmer Branch, Texas 75234 Contact: Michael Beaty Telephone: (214)-287-9009</p>	<p><b>SURVEYOR/ENGINEER</b> <b>BGE, Inc.</b> 2529 Dallas Parkway, Suite 204 Frisco, Texas 75034 Contact: Jason Frey, P.E. Tel: 972-464-4800 • www.bgeinc.com TBPLS Registration No. 10193953 Copyright 2016</p>
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BGE INC. 0:\V\T\Survey\Survey Data\West Lake - Entrada\Final\Plat\Plat - Entrada-DAMS-BLOCK A AND BLOCK O.dwg Oct 03, 2016 - 3:05pm Burack

OWNER'S CERTIFICATION (BLOCK A)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, MAGUIRE PARTNERS-SOLANA LAND, L.P., is the owner of a tract or parcel of land situated in the William Pea Survey, Abstract No. 1246, Town of Westlake, Tarrant County, Texas, and being a portion of Westlake Entrada as recorded in Instrument Number D216027206, Plat Records, Tarrant County Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the north corner clip of the intersection of the east right-of-way of Davis Boulevard (a variable width right-of-way (old Precinct Line Road) and the south right-of-way of State Highway No. 114 (a variable width right-of-way) as recorded in Volume 222, Page 176, Deed Records, Tarrant County, Texas;

THENCE South 71'41'39" East a distance of 254.06 feet to a TxDot brass disk found for corner;

THENCE South 77'57'00" East a distance of 49.33 feet to a point for corner;

THENCE South 12'03'00" West a distance of 76.36 feet to a point for corner;

THENCE South 34'05'15" West a distance of 69.38 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for the POINT OF BEGINNING, said point being at the beginning of a curve to the right whose chord bears South 15'57'26" West, 23.24 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 15'10'27", a radius of 88.00 feet, an arc length of 23.31 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 23'32'40" West a distance of 11.28 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 41'02'40" West, 52.92 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 35'00'00", a radius of 88.00 feet, an arc length of 53.76 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 58'32'40" West a distance of 41.62 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears South 50'19'35" West, 32.02 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 16'26'09", a radius of 112.00 feet, an arc length of 32.13 feet to a point for corner;

THENCE South 42'06'31" West a distance of 72.34 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 57'00'09" West, 62.72 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 29'47'16", a radius of 122.00 feet, an arc length of 63.43 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears North 57'16'46" West, 46.51 feet;

THENCE in a Northwesterly direction along said curve to the right having a central angle of 101'38'53", a radius of 30.00 feet, an arc length of 53.22 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 06'27'20" West a distance of 37.92 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears North 36'27'20" West, 54.00 feet;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 60'00'00", a radius of 54.00 feet, an arc length of 56.55 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 66'27'20" West a distance of 16.08 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears North 21'27'20" West, 42.43 feet;

THENCE in a Northwesterly direction along said curve to the right having a central angle of 90'00'00", a radius of 30.00 feet, an arc length of 47.12 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 23'32'40" East a distance of 170.79 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears North 46'02'40" East, 22.96 feet;

THENCE in a Northeasterly direction along said curve to the right having a central angle of 45'00'00", a radius of 30.00 feet, an arc length of 23.56 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 68'32'40" East a distance of 1.44 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears North 88'28'05" East, 20.45 feet;

THENCE in a Northeasterly direction along said curve to the right having a central angle of 39'50'50", a radius of 30.00 feet, an arc length of 20.86 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 71'36'30" East a distance of 86.41 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 64'01'55" East, 7.91 feet;

THENCE in a Southeasterly direction along said curve to the right having a central angle of 15'09'10", a radius of 30.00 feet, an arc length of 7.93 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 56'27'20" East a distance of 93.33 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears South 66'13'28" East, 18.35 feet;

THENCE in a Southeasterly direction along said curve to the left having a central angle of 19'30'37", a radius of 54.15 feet, an arc length of 18.44 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 33'48'17" East, 40.28 feet;

THENCE in a Southeasterly direction along said curve to the right having a central angle of 84'20'59", a radius of 30.00 feet, an arc length of 44.17 feet to the POINT OF BEGINNING and containing 1.418 acres of land, more or less.

OWNER'S CERTIFICATION (BLOCK O)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, MAGUIRE PARTNERS-SOLANA LAND, L.P., is the owner of a tract or parcel of land situated in the William Pea Survey, Abstract No. 1246, Town of Westlake, Tarrant County, Texas, and being a portion of Westlake Entrada as recorded in Instrument Number D216027206, Plat Records, Tarrant County Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the north corner clip of the intersection of the east right-of-way of Davis Boulevard (a variable width right-of-way (old Precinct Line Road) and the south right-of-way of State Highway No. 114 (a variable width right-of-way) as recorded in Volume 222, Page 176, Deed Records, Tarrant County, Texas;

THENCE South 71'41'39" East a distance of 254.06 feet to a TxDot Brass Disk found for corner;

THENCE South 77'57'00" East a distance of 49.33 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 12'03'00" West a distance of 76.36 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 68'32'40" West a distance of 14.37 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 86'02'40" West, 18.04 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 35'00'00", a radius of 30.00 feet, an arc length of 18.33 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 76'27'20" West a distance of 24.58 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears North 66'27'20" West, 10.42 feet;

THENCE in a Northwesterly direction along said curve to the right having a central angle of 20'00'00", a radius of 30.00 feet, an arc length of 10.47 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 56'27'20" West a distance of 93.33 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears North 64'01'55" West, 14.24 feet;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 15'09'10", a radius of 54.00 feet, an arc length of 14.28 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 71'36'30" West a distance of 86.41 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears South 88'28'05" West, 36.80 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 39'50'50", a radius of 54.00 feet, an arc length of 37.56 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 68'32'40" West a distance of 1.44 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears South 46'02'40" West, 41.33 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 45'00'00", a radius of 54.00 feet, an arc length of 42.41 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 23'32'40" West a distance of 170.79 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears South 21'27'20" East, 76.37 feet;

THENCE in a Southeasterly direction along said curve to the left having a central angle of 90'00'00", a radius of 54.00 feet, an arc length of 84.82 feet to a point for corner;

THENCE South 66'27'20" East a distance of 16.08 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 36'27'20" East, 30.00 feet;

THENCE in a Southeasterly direction along said curve to the right having a central angle of 60'00'00", a radius of 30.00 feet, an arc length of 31.42 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 06'27'20" East a distance of 49.84 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 11'00'09" West, 18.00 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 34'54'58", a radius of 30.00 feet, an arc length of 18.28 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE South 28'27'38" West a distance of 55.52 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 44'24'27" West, 16.48 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 31'53'38", a radius of 30.00 feet, an arc length of 16.70 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner;

THENCE North 71'27'20" West a distance of 102.19 feet to a 5/8 inch iron rod with yellow cap stamped "BGE" set for corner, said point being in the east right-of-way line of said Davis Boulevard;

THENCE North 18'14'25" East along the east right-of-way line of said Davis Boulevard a distance of 134.72 feet to a 1/2 inch iron rod with yellow cap found for corner;

THENCE North 16'29'40" East a distance of 322.70 feet to a 1/2 inch iron rod with yellow cap found for corner, said point being a corner clip;

THENCE North 59'33'30" East a distance of 44.59 feet to the POINT OF BEGINNING and containing 1.056 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT MAGUIRE PARTNERS-SOLANA LAND, L.P., DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF WESTLAKE ENTRADA LOTS 1R, 2, 3 & 4, BLOCK A, AND LOTS 1R, 2RX & 3RX, BLOCK O, AN ADDITION TO THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS. THE EASEMENTS THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND THE PUBLIC AND PRIVATE UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE FOR THE USE OF A PARTICULAR EASEMENT. THE MAINTENANCE OF PAVING OR ANY OTHER SURFACE ON THE UTILITY AND FIRE LANE EASEMENTS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE. ANY PUBLIC UTILITY FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE TO USE A PARTICULAR EASEMENT SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS OR OTHER IMPROVEMENTS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS SYSTEM IN THE EASEMENT AND THAT PUBLIC UTILITY SHALL AT ALL TIMES HAVE FULL RIGHT OF INGRESS AND EGRESS UPON THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS SYSTEM, SUBJECT TO COMPLYING WITH ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE TOWN OF WESTLAKE, TEXAS, AND THE PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS, MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. NO GENERIC "U.E.S." (UTILITY EASEMENTS) WILL BE ALLOWED. NO EASEMENT WILL BE ALLOWED BY SEPARATE INSTRUMENT WITHOUT WRITTEN APPROVAL BY THE TOWN OF WESTLAKE.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE AND RETAIN THE RIGHT TO GRANT OTHER RIGHTS AND EASEMENTS ACROSS, OVER OR UNDER THE EASEMENT TRACT(S) TO SUCH OTHER PERSONS AS THE OWNERS DEEM PROPER, PROVIDED SUCH OTHER GRANTS ARE SUBJECT TO THE EASEMENTS TO THE TOWN OF WESTLAKE GRANTED IN THE EASEMENT DOCUMENTS, AND THE USES GRANTED DO NOT MATERIALLY INTERFERE WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE FOR THE PURPOSES SET FORTH HEREIN AND THE TOWN APPROVES SAID ADDITIONAL EASEMENTS OR ADDITIONAL USES IN WRITING. ANY DAMAGES TO FACILITIES LOCATED IN SAID EASEMENTS AS A RESULT OF THE USE GRANTED TO SUCH OTHER PERSON SHALL BE PROMPTLY REPAIRED BY SUCH OTHER PERSON, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGE TO SUCH OTHER PERSON'S FACILITIES IN CONNECTION WITH THE USE OF SAID EASEMENT BY THE TOWN OF WESTLAKE.

IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS, MAY USE THE EASEMENT TRACT(S) IDENTIFIED IN THE EASEMENT DOCUMENTS, AND SHOWN WITHIN THE BOUNDARIES OF THE PLATTED PROPERTY FOR PAVING, PEDESTRIAN WALKWAY, PARKING, LANDSCAPING AND AERIAL IMPROVEMENT PURPOSES (THE "IMPROVEMENTS"), WHICH DO NOT MATERIALLY INTERFERE WITH OR PREVENT THE USE BY THE TOWN OF WESTLAKE OF SAID EASEMENTS FOR THE PURPOSES SET FORTH HEREIN. ANY DAMAGES TO FACILITIES LOCATED IN THE EASEMENTS IDENTIFIED ON THE PLATTED PROPERTY AS A RESULT OF SUCH USES SHALL BE PROMPTLY REPAIRED BY THE THEN-CURRENT OWNER OF THE PLATTED PROPERTY THAT CAUSED SUCH DAMAGE, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGES TO THE IMPROVEMENTS IN CONNECTION WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE.

THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE TOWN OF WESTLAKE, IN FEE SIMPLE, TO THE PUBLIC IN PERPETUITY FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR PUBLIC PURPOSES.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

By: MAGUIRE PARTNERS-SOLOANA LAND, L.P. a Texas limited partnership

By: \_\_\_\_\_ Printed Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Westlake, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

PRELIMINARY
RELEASED 10-4-16 FOR REVIEW ONLY. THIS DOCUMENT
SHALL NOT BE RECORDED FOR ANY PURPOSE.

David F. McCullah
Texas Registered Professional Land Surveyor No. 4023



STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public, in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

NOTES

- 1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. No Floodplain exits on this site.
3. Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
4. No generic "U.E.s" (utility easements) will be allowed. No easement will be allowed by separate instrument and right-of-way points without written approval by the Town of Westlake.
5. Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
6. The purpose of this plat is to Replat Block A and Block O for development.

REVIEWED BY:
TOWN ATTORNEY
TOWN ENGINEER

TRI-COUNTY ELECTRIC COOPERATIVE APPROVES THE LOCATION AND ABANDONMENT OF THE ELECTRIC EASEMENTS SHOWN ON THIS PLAT
TRI-COUNTY ELECTRIC REPRESENTATIVE DATE

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS
on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
ATTEST:
Town Planning & Zoning Chairperson
Town Secretary

REPLAT PLAT OF WESTLAKE ENTRADA

LOTS 1R, 2, 3 & 4, BLOCK A, AND LOTS 1R, 2RX & 3RX, BLOCK O BEING 1.4180 ACRES (BLOCK A) & BEING 1.056 ACRES (BLOCK O) IN THE WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS OCTOBER 2016

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
ATTEST:
MAYOR
TOWN SECRETARY

DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmer Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009

OWNER
MAGUIRE PARTNERS - SOLANA LAND L.P.
1800 Valley View Lane, Suite 300
Farmer Branch, Texas 75234
Contact: Michael Beaty
Telephone: (214)-287-9009



SURVEYOR/ENGINEER
BGE, Inc.
2529 Dallas Parkway, Suite 204
Frisco, Texas 75034
Contact: Jason Frey, P.E.
Tel: 972-464-4800 • www.bgeinc.com
TBPLS Registration No. 10193953

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BGE, INC. 2529 Dallas Parkway, Suite 204, Frisco, TX 75034



# Westlake Planning and Zoning Commission



## TYPE OF ACTION

Regular Meeting - Action Item

**Tuesday, December 06, 2016**

**TOPIC:** Conduct a public hearing and consider recommendation for a replat of an approximately 3.388-acre portion of Planned Development District 1, Planning Area 2 (PD 1-2), established by Ordinance 703 for the property generally located south of State Highway 114, east of Davis Boulevard, and north of Solana Boulevard, commonly known as Westlake Entrada.

**STAFF CONTACT:** Joel Enders, Development Coordinator & Management Analyst

## Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme &amp; Results</u>	<u>Outcome Objective</u>
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<b><u>Strategic Initiative</u></b>			
Outside the Scope of Identified Strategic Initiatives			

**Time Line - Start Date:** December 6, 2016 **Completion Date:** December 12, 2016

**Funding Amount:** 00.00 **Status -**  **Not Funded** **Source -** N/A

## EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

Ordinance 761, approved December 14, 2015, approved a final plat of Entrada that included Block M (Primrose site), Block N (CVS Site), Block O (Information Center site), and Block A (Retail Corner site). The remainder of Entrada Phase I was platted as Block B, Lot 1. This final plat was approved in an effort to accommodate closing deadlines related to a CVS Pharmacy and Primrose School, and was accompanied by an amendment to the Development Agreement (Res. 15-35) to ensure timely completion of sewer infrastructure and acquisition of offsite easements necessary to serve Blocks M, N, O, and A. At the time Ordinance 761 was approved, it was understood that the developer would eventually need to replace this final plat via replat or replats in order to fully define the necessary lots, easements, rights-of-way, roads, etc. that were omitted from the first plat.

Instead of a single, comprehensive replat, the developer has chosen to submit a number of replats that define specific sections of Entrada. The replat under consideration establishes:

1. Block L, Lot 6. This lot was donated by the developer to the Town via Dedication Deed (Instrument No. D215003586, County Clerk Records, Tarrant County, Texas) as specified in the Entrada Economic Development Agreement (Resolution 13-17).
2. Lot 2X, a common area lot running the eastern length of Cortes Drive, denoting a retaining wall and providing a buffer between adjacent property owners.
3. Cortes Drive, designed to be Entrada's main entry point and thoroughfare.

Pursuant to Entrada's zoning (Ordinance 703), every lot, parcel, and tract in the development is subject to PD Site Plan approval. At this time, there is neither an approved nor contemplated PD Site Plan for Block L, Lot 6.

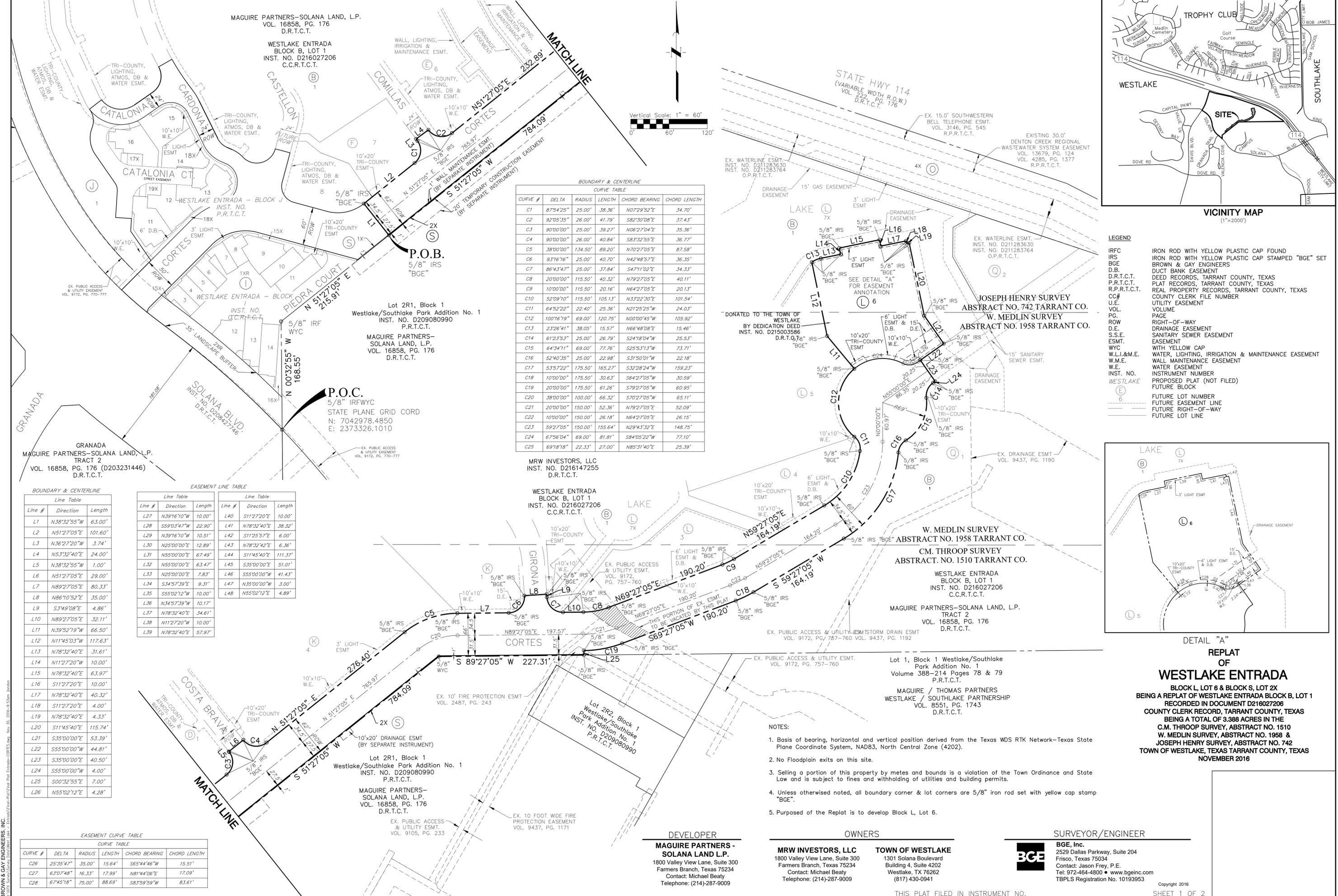
Town staff has determined that the subject replat substantially comports to the Entrada Development Plan (Ordinance 720) and Preliminary Plat (Resolution 13-32).

### **RECOMMENDATION**

Staff recommends approval of this replat.

### **ATTACHMENTS**

1. Replat document for consideration



MAGUIRE PARTNERS-SOLANA LAND, L.P.  
VOL. 16858, PG. 176  
D.R.T.C.T.

WESTLAKE ENTRADA  
BLOCK B, LOT 1  
INST. NO. D216027206  
C.C.R.T.C.T.

Lot 2R1, Block 1  
Westlake/Southlake Park Addition No. 1  
INST. NO. D209080990  
P.R.T.C.T.

MAGUIRE PARTNERS-SOLANA LAND, L.P.  
VOL. 16858, PG. 176  
D.R.T.C.T.

P.O.C.  
5/8" IRFWYC  
STATE PLANE GRID CORD  
N: 7042978.4850  
E: 2373326.1010

BOUNDARY & CENTERLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°54'25"	25.00'	38.36'	N07°29'52"E	34.70'
C2	92°05'35"	26.00'	41.79'	S82°30'08"E	37.43'
C3	90°00'00"	25.00'	39.27'	N06°27'04"E	35.36'
C4	90°00'00"	26.00'	40.84'	S83°32'55"E	36.77'
C5	38°00'00"	134.50'	89.20'	N70°27'05"E	87.58'
C6	93°16'16"	25.00'	40.70'	N42°48'57"E	36.35'
C7	86°43'47"	25.00'	37.84'	S47°11'02"E	34.33'
C8	20°00'00"	115.50'	40.32'	N79°27'05"E	40.11'
C9	10°00'00"	115.50'	20.16'	N64°27'05"E	20.13'
C10	52°09'10"	115.50'	105.13'	N33°22'30"E	101.54'
C11	64°52'22"	22.40'	25.36'	N21°25'25"W	24.03'
C12	100°16'19"	69.00'	120.75'	N00°00'45"W	105.92'
C13	23°26'41"	38.05'	15.57'	N66°48'08"E	15.46'
C14	61°23'53"	25.00'	26.79'	S24°18'04"W	25.53'
C15	64°34'11"	69.00'	77.76'	S25°51'33"W	73.71'
C16	52°40'35"	25.00'	22.98'	S31°50'01"W	22.18'
C17	53°57'22"	175.50'	165.27'	S32°28'24"W	159.23'
C18	10°00'00"	175.50'	30.63'	S64°27'05"W	30.59'
C19	20°00'00"	175.50'	61.26'	S79°27'05"W	60.95'
C20	38°00'00"	100.00'	66.32'	S70°27'05"W	65.11'
C21	20°00'00"	150.00'	52.36'	N79°27'05"E	52.09'
C22	10°00'00"	150.00'	26.18'	N64°27'05"E	26.15'
C23	59°27'05"	150.00'	155.64'	N29°43'32"E	148.75'
C24	67°56'04"	69.00'	81.81'	S84°05'22"W	77.10'
C25	69°18'18"	22.33'	27.00'	N85°31'40"E	25.39'

MRW INVESTORS, LLC  
INST. NO. D216147255  
D.R.T.C.T.

WESTLAKE ENTRADA  
BLOCK B, LOT 1  
INST. NO. D216027206  
C.C.R.T.C.T.

W. MEDLIN SURVEY  
ABSTRACT NO. 1958 TARRANT CO.

CM. THROOP SURVEY  
ABSTRACT NO. 1510 TARRANT CO.

WESTLAKE ENTRADA  
BLOCK B, LOT 1  
INST. NO. D216027206  
C.C.R.T.C.T.

MAGUIRE PARTNERS-SOLANA LAND, L.P.  
TRACT 2  
VOL. 16858, PG. 176  
D.R.T.C.T.

Lot 1, Block 1 Westlake/Southlake  
Park Addition No. 1  
Volume 388-214 Pages 78 & 79  
P.R.T.C.T.

MAGUIRE / THOMAS PARTNERS  
WESTLAKE / SOUTHLAKE PARTNERSHIP  
VOL. 8551, PG. 1743  
D.R.T.C.T.

NOTES:

- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- No Floodplain exits on this site.
- Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
- Purposed of the Replat is to develop Block L, Lot 6.

DEVELOPER

MAGUIRE PARTNERS-SOLANA LAND L.P.  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
Contact: Michael Beatty  
Telephone: (214)-287-9009

OWNERS

MRW INVESTORS, LLC  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
Contact: Michael Beatty  
Telephone: (214)-287-9009

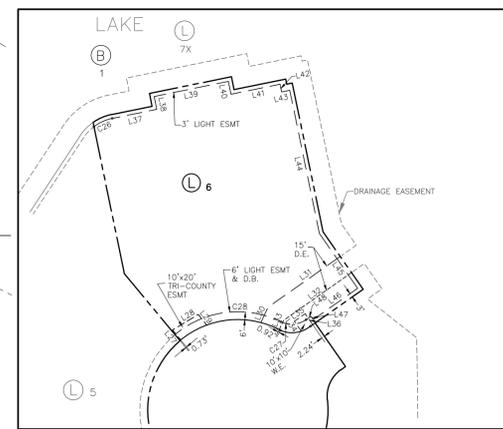
TOWN OF WESTLAKE  
1301 Solana Boulevard  
Building 4, Suite 4202  
Westlake, TX 76262  
(817) 430-0941

SURVEYOR/ENGINEER

**BGE**  
BGE, Inc.  
2529 Dallas Parkway, Suite 204  
Frisco, Texas 75034  
Contact: Jason Frey, P.E.  
Tel: 972-464-4800 • www.bgeinc.com  
TBLS Registration No. 10193953

VICINITY MAP  
(1"=2000')

- LEGEND
- IRFC IRON ROD WITH YELLOW PLASTIC CAP FOUND
  - IRS IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BGE" SET
  - BGE BROWN & GAY ENGINEERS
  - D.B. DUCT BANK EASEMENT
  - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
  - C.C.R.T.C.T. COUNTY CLERK FILE NUMBER
  - U.E. UTILITY EASEMENT
  - VOL. VOLUME
  - PG. PAGE
  - ROW RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - ESMT. EASEMENT
  - W.Y.C. WITH YELLOW CAP
  - W.L.I.&M.E. WATER, LIGHTING, IRRIGATION & MAINTENANCE EASEMENT
  - W.M.E. WALL MAINTENANCE EASEMENT
  - W.E. WATER EASEMENT
  - INST. NO. INSTRUMENT NUMBER
  - WESTLAKE PROPOSED PLAT (NOT FILED)
  - 6 FUTURE BLOCK
  - 5 FUTURE LOT NUMBER
  - 6 FUTURE EASEMENT LINE
  - 5 FUTURE RIGHT-OF-WAY
  - 6 FUTURE LOT LINE



DETAIL "A"

REPLAT OF WESTLAKE ENTRADA

BLOCK L, LOT 6 & BLOCK S, LOT 2X  
BEING A REPLAT OF WESTLAKE ENTRADA BLOCK B, LOT 1  
RECORDED IN DOCUMENT D216027206  
COUNTY CLERK RECORD, TARRANT COUNTY, TEXAS  
BEING A TOTAL OF 3.388 ACRES IN THE  
C.M. THROOP SURVEY, ABSTRACT NO. 1510  
W. MEDLIN SURVEY, ABSTRACT NO. 1958 &  
JOSEPH HENRY SURVEY, ABSTRACT NO. 742  
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS  
NOVEMBER 2016

BOUNDARY & CENTERLINE Line Table

Line #	Direction	Length
L1	N38°32'55"W	63.00'
L2	N51°27'05"E	101.60'
L3	N36°27'20"W	3.74'
L4	N53°32'40"E	24.00'
L5	N38°32'55"W	1.00'
L6	N51°27'05"E	29.00'
L7	N89°27'05"E	80.33'
L8	N86°10'52"E	35.00'
L9	S34°9'08"E	4.86'
L10	N89°27'05"E	32.11'
L11	N39°52'19"W	66.50'
L12	N11°45'03"W	117.63'
L13	N78°32'40"E	31.61'
L14	N11°27'20"W	10.00'
L15	N78°32'40"E	63.97'
L16	S11°27'20"E	10.00'
L17	N78°32'40"E	40.32'
L18	S11°27'20"E	4.00'
L19	N78°32'40"E	4.33'
L20	S11°45'40"W	115.74'
L21	S35°00'00"E	53.39'
L22	S55°00'00"W	44.81'
L23	S35°00'00"E	40.50'
L24	S55°00'00"W	4.00'
L25	S00°32'55"E	7.00'
L26	N55°02'12"E	4.28'

EASEMENT LINE TABLE

Line #	Direction	Length	Line #	Direction	Length
L27	N39°16'10"W	10.00'	L40	S11°27'20"E	10.00'
L28	S59°03'47"W	22.90'	L41	N78°32'40"E	38.32'
L29	N39°16'10"W	10.51'	L42	S11°25'57"E	6.00'
L30	N25°00'00"E	12.89'	L43	N78°32'42"E	6.36'
L31	N55°00'00"E	67.49'	L44	S11°45'40"E	111.37'
L32	N55°00'00"E	63.47'	L45	S35°00'00"E	51.01'
L33	N25°00'00"E	7.83'	L46	S55°00'00"W	41.43'
L34	S34°57'39"E	9.31'	L47	N35°00'00"W	3.00'
L35	S55°02'12"W	10.00'	L48	N55°02'12"E	4.89'
L36	N34°57'39"W	10.17'			
L37	N78°32'40"E	34.61'			
L38	N11°27'20"W	10.00'			
L39	N78°32'40"E	57.97'			

EASEMENT CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C26	25°35'47"	35.00'	15.64'	S65°44'46"W	15.51'
C27	63°07'48"	16.33'	17.99'	N81°44'06"E	17.09'
C28	67°45'18"	75.00'	88.69'	S83°59'59"W	83.61'

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, MRW INVESTORS, LLC and THE TOWN OF WESTLAKE is the owner of a tract or parcel of land situated in the C.M. Throop Survey, Abstract No. 1510, the W. Medlin Survey, Abstract No. 1958, and the Joseph Henry Survey, Abstract No. 742, Town of Westlake, Tarrant County, Texas, and being a portion of Tract 2 as described in the Special Warranty Deed to Maguire Partners-Solana Land, L.P. as recorded in Volume 16858, Page 176, and being part of Block B, Lot 1 Westlake Entrada as recorded in Instrument Number D216027206, County Clerk Records, Tarrant County Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with yellow cap at the southwest corner of Lot 2R1, Block 1 of the Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake as recorded in Instrument Number D209080990, Plat Records, Tarrant County, Texas, said point being on the northerly right-of-way line of Solana Boulevard (formerly Kirkwood Boulevard (a variable width right-of-way) as recorded in Instrument Number D208427746, Deed Records, Tarrant County, Texas;

THENCE North 00°32'55" West departing the northerly right-of-way line of said Solana Boulevard along the west line of said Lot 2R1, Block 1 a distance of 168.55 feet to a 5/8 inch iron rod found for corner;

THENCE North 51°27'05" East continuing along the west line of said Lot 2R1, Block 1 a distance of 215.91 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for the POINT OF BEGINNING;

THENCE North 38°32'55" West a distance of 63.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 51°27'05" East a distance of 101.60 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a tangent curve to the left whose chord bears North 07°29'52" East, 34.70 feet;

THENCE in a Northeasterly, Northerly and Northwesterly direction along said curve to the left having a central angle of 87°54'25", a radius of 25.00 feet, an arc length of 38.36 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 36°27'20" West a distance of 3.74 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 53°32'40" East a distance of 24.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 82°30'08" East, 37.43 feet;

THENCE in a Southeasterly direction along said curve to the left having a central angle of 92°05'35", a radius of 26.00 feet, an arc length of 41.79 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 51°27'05" East a distance of 232.89 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a tangent curve to the left whose chord bears North 06°27'04" East, 35.36;

THENCE in a Northeasterly direction along said curve to the left having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 38°32'55" West a distance of 1.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 51°27'05" East a distance of 29.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a curve to the left whose chord bears South 83°32'55" East, 36.77 feet;

THENCE in a Southeasterly direction along said curve to the left having a central angle of 90°00'00", a radius of 26.00 feet, an arc length of 40.84 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 51°27'05" East a distance of 276.40 feet to a 5/8 inch iron rod set for corner, said point being at the beginning of a tangent curve to the right whose chord bears North 70°27'05" East, 87.58 feet;

THENCE in a Northeasterly and Easterly direction along said curve to the right having a central angle of 38°00'00", a radius of 134.50 feet, an arc length of 89.20 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 89°27'05" East a distance of 80.33 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a tangent curve to the left whose chord bears North 42°48'57" East, 36.35 feet;

THENCE in a Northeasterly direction along said curve to the left having a central angle of 93°16'16", a radius of 25.00 feet, and an arc length of 40.70 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 86°10'52" East a distance of 35.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 03°49'08" East a distance of 4.86 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a tangent curve to the left whose chord bears South 47°11'02" East, 34.33 feet;

THENCE in a Southeasterly direction along said curve to the left having a central angle of 86°43'47", a radius of 25.00 feet, an arc length of 37.84 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 89°27'05" East a distance of 32.11 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, at the beginning of a tangent curve to the left whose chord bears North 79°27'05" East, 40.11 feet;

THENCE in a Northeasterly direction along said curve to the left having a central angle of 20°00'00", a radius of 115.50 feet, an arc length of 40.32 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 69°27'05" East a distance of 190.20 feet to a 5/8 inch iron rod set for corner, said point being at the beginning of a tangent curve to the left whose chord bears North 64°27'05" East, 20.13 feet;

THENCE in a Easterly and Northeasterly direction along said curve to the left having a central angle of 10°00'00", a radius of 115.50 feet, an arc length of 20.16 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 59°27'05" East a distance of 164.19 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a tangent curve to the left whose chord bears North 33°22'30" East, 101.54 feet;

THENCE in a Northeasterly direction along said curve to the left having a central angle of 52°09'10", a radius of 115.50 feet, an arc length of 105.13 feet to a 5/8 inch iron rod set for corner, said point being at the beginning of a tangent compound curve to the left whose chord bears North 21°25'25" West, 24.03 feet;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 64°52'22", a radius of 22.40 feet, an arc length of 25.36 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a reverse compound curve to the right whose chord bears North 00°00'45" West, 105.92 feet;

THENCE in a Northwesterly, Northerly and Northeasterly direction along said curve to the right having a central angle of 100°16'19", a radius of 69.00 feet, an arc length of 120.75 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 39°52'19" West a distance of 66.50 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 11°45'03" West a distance of 117.63 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a non-tangent curve to the right whose chord bears North 66°48'08" East, 15.46 feet;

THENCE in a Northeasterly and Easterly direction along said curve to the right having a central angle of 23°26'41", a radius of 38.05 feet, and an arc length of 15.57 feet to a 5/8 inch iron rod set for corner;

THENCE North 78°32'40" East a distance of 31.61 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 11°27'20" West a distance of 10.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 78°32'40" East a distance of 63.97 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 11°27'20" East a distance of 10.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 78°32'40" East a distance of 40.32 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 11°27'20" East a distance of 4.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE North 78°32'40" East a distance of 4.33 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 11°45'40" East a distance of 115.74 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 35°00'00" East a distance of 53.39 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 55°00'00" West a distance of 44.81 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 35°00'00" East a distance of 40.50 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 55°00'00" West a distance of 4.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 24°18'04" West, 25.53 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 61°23'53", a radius of 25.00 feet, an arc length of 26.79 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a reverse compound curve to the right whose chord bears South 25°53'13" West, 73.71 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 64°34'11", a radius of 69.00 feet, an arc length of 77.76 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a reverse compound curve to the left whose chord bears South 31°50'01" West, 22.18 feet;

THENCE in a Southwesterly direction along said curve to the left having a central angle of 52°40'35", a radius of 25.00 feet, and an arc length of 22.98 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a reverse compound curve to the right whose chord bears South 32°28'24" West, 159.23 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 53°57'22", a radius of 175.50 feet, an arc length of 165.27 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 59°27'05" West a distance of 164.19 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a curve to the right whose chord bears South 64°27'05" West, 30.59 feet;

THENCE in a Southwesterly and Westerly direction along said curve to the right having a central angle of 10°00'00", a radius of 175.50 feet, and an arc length of 30.63 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 69°27'05" West a distance of 190.20 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner, said point being at the beginning of a tangent curve to the right whose chord bears South 79°27'05" West, 60.95 feet;

THENCE in a Southwesterly direction along said curve to the right having a central angle of 20°00'00", a radius of 175.50 feet, an arc length of 61.26 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 00°32'55" East a distance of 7.00 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 89°27'05" West a distance of 227.31 feet to a 5/8 inch iron rod with yellow cap stamp "BGE" set for corner;

THENCE South 51°27'05" West a distance of 784.09 feet to the POINT OF BEGINNING and containing 3.388 acres of land, more or less.

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT MRW INVESTORS, LLC. and THE TOWN OF WESTLAKE, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT WESTLAKE ENTRADA-CORTES, BLOCK L, LOT 6 & BLOCK S, LOT 2X , AN ADDITION TO THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS. THE EASEMENTS THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND THE PUBLIC AND PRIVATE UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE FOR THE USE OF A PARTICULAR EASEMENT. THE MAINTENANCE OF ANY OTHER SURFACE ON THE UTILITY AND FIRE LANE EASEMENTS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES FOR WHICH THE EASEMENT IS RESERVED, AND AS SPECIFICALLY APPROVED BY THE TOWN OF WESTLAKE TO USE A PARTICULAR EASEMENT SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS OR OTHER IMPROVEMENTS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS SYSTEM IN THE EASEMENT AND THAT PUBLIC UTILITY SHALL AT ALL TIMES HAVE FULL RIGHT OF INGRESS AND EGRESS UPON THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS SYSTEM, SUBJECT TO COMPLYING WITH ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS, AND IN ACCORDANCE WITH THE EASEMENT DOCUMENTS FILED WITH THE TOWN OF WESTLAKE AND TARRANT COUNTY. THE TOWN OF WESTLAKE, TEXAS, AND THE PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS, MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. NO GENERIC "U.E.S." (UTILITY EASEMENTS) WILL BE ALLOWED. NO EASEMENT WILL BE ALLOWED BY SEPARATE INSTRUMENT WITHOUT WRITTEN APPROVAL BY THE TOWN OF WESTLAKE.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE AND RETAIN THE RIGHT TO GRANT OTHER RIGHTS AND EASEMENTS ACROSS, OVER OR UNDER THE EASEMENT TRACT(S) TO SUCH OTHER PERSONS AS THE OWNERS DEEM PROPER, PROVIDED SUCH OTHER GRANTS ARE SUBJECT TO THE EASEMENTS TO THE TOWN OF WESTLAKE GRANTED IN THE EASEMENT DOCUMENTS, AND THE USES GRANTED DO NOT MATERIALLY INTERFERE WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE FOR THE PURPOSES SET FORTH HEREIN AND THE TOWN APPROVES SAID ADDITIONAL EASEMENTS OR ADDITIONAL USES IN WRITING. ANY DAMAGES TO FACILITIES LOCATED IN SAID EASEMENTS AS A RESULT OF THE USE GRANTED TO SUCH OTHER PERSON SHALL BE PROMPTLY REPAIRED BY SUCH OTHER PERSON, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGE TO SUCH OTHER PERSON'S FACILITIES IN CONNECTION WITH THE USE OF SAID EASEMENT BY THE TOWN OF WESTLAKE.

IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS, MAY USE THE EASEMENT TRACT(S) IDENTIFIED IN THE EASEMENT DOCUMENTS, AND SHOWN WITHIN THE BOUNDARIES OF THE PLATTED PROPERTY FOR PAVING, PEDESTRIAN WALKWAY, PARKING, LANDSCAPING AND AERIAL IMPROVEMENT PURPOSES (THE "IMPROVEMENTS"), WHICH DO NOT MATERIALLY INTERFERE WITH OR PREVENT THE USE BY THE TOWN OF WESTLAKE OF SAID EASEMENTS FOR THE PURPOSES SET FORTH HEREIN. ANY DAMAGES TO FACILITIES LOCATED IN THE EASEMENTS IDENTIFIED ON THE PLATTED PROPERTY AS A RESULT OF SUCH USES SHALL BE PROMPTLY REPAIRED BY THE THEN-CURRENT OWNER OF THE PLATTED PROPERTY THAT CAUSED SUCH DAMAGE, AND THE TOWN OF WESTLAKE SHALL HAVE NO RESPONSIBILITY FOR ANY DAMAGES TO THE IMPROVEMENTS IN CONNECTION WITH THE USE OF SAID EASEMENTS BY THE TOWN OF WESTLAKE.

THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE TOWN OF WESTLAKE, IN FEE SIMPLE, TO THE PUBLIC IN PERPETUITY FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR PUBLIC PURPOSES.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

By: MRW INVESTORS, LLC  
a Texas limited partnership

By: \_\_\_\_\_

Printed Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_§

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared

\_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, David F. McCullah, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Westlake, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PRELIMINARY  
RELEASED 10-20-16 FOR REVIEW ONLY. THIS DOCUMENT  
SHALL NOT BE RECORDED FOR ANY PURPOSE.**

David F. McCullah  
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public, in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, State of Texas

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
ATTEST:  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
TOWN SECRETARY

REVIEWED BY:  
\_\_\_\_\_  
TOWN ATTORNEY  
\_\_\_\_\_  
TOWN ENGINEER

**NOTES:**

- 1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- 2. No Floodplain exists on this site.
- 3. Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- 4. Unless otherwise noted, all boundary corner & lot corners are 5/8" iron rod set with yellow cap stamp "BGE".
- 5. Purposed of the Replat is to develop Block L, Lot 6.

By: THE TOWN OF WESTLAKE

By: \_\_\_\_\_

Printed Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_§

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared

\_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public, State of Texas

**REPLAT  
OF  
WESTLAKE ENTRADA**

BLOCK L, LOT 6 & BLOCK S, LOT 2X  
BEING A REPLAT OF WESTLAKE ENTRADA BLOCK B, LOT 1  
RECORDED IN DOCUMENT D216027206  
COUNTY CLERK RECORD, TARRANT COUNTY, TEXAS  
BEING A TOTAL OF 3.388 ACRES IN THE  
C.M. THROOP SURVEY, ABSTRACT NO. 1510  
W. MEDLIN SURVEY, ABSTRACT NO. 1958 &  
JOSEPH HENRY SURVEY, ABSTRACT NO. 742  
TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS  
NOVEMBER 2016

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
ATTEST:  
\_\_\_\_\_  
Town Planning & Zoning Chairperson  
\_\_\_\_\_  
Town Secretary

**SURVEYOR/ENGINEER**

**BGE, Inc.**  
2529 Dallas Parkway, Suite 204  
Frisco, Texas 75034  
Contact: Jason Frey, P.E.  
Tel: 972-464-4800 • www.bgeinc.com  
TBPLS Registration No. 10193953

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**TYPE OF ACTION**

Regular Meeting - Action Item

**Tuesday, December 06, 2016**

**TOPIC:** Conduct a Public Hearing and Consider a Recommendation for a Replat of an approximately 5.03-acre portion of Lot 1, Fidelity Investments Addition, Phase 1.

**STAFF CONTACT:** Troy Meyers, Director of Parks & Facilities  
Joel Enders, Development Coordinator

**Strategic Alignment**

<b><u>Vision, Value, Mission</u></b>	<b><u>Perspective</u></b>	<b><u>Strategic Theme &amp; Results</u></b>	<b><u>Outcome Objective</u></b>
Planned / Responsible Development	People, Facilities, & Technology	Exemplary Service & Governance - We set the standard by delivering unparalleled municipal and educational services at the lowest cost.	Preserve Desirability & Quality of Life
<b><u>Strategic Initiative</u></b>			
Outside the Scope of Identified Strategic Initiatives			

**Time Line - Start Date:** December 6, 2016 **Completion Date:** December 12, 2016

**Funding Amount:** 00.00 **Status -**  **Not Funded** **Source -** N/A

**EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)**

This replat establishes the lot boundary, easements, and rights-of-way for the 5-acre site that was generously donated by Fidelity Investments for the construction of an estimated 15,940 sq. ft. Fire-EMS Station. The site, located at the northwest intersection of Davis Boulevard and Dove Road, will be legally designated as Lot 2, Fidelity Investments Addition, Phase I.

The replat and rezoning of this property are the next steps in the preconstruction process, following Workshop presentations, informational meetings, and the adoption of Resolution 16-34, which authorized the Town Secretary to publish notice of intent to issue Certificates of Obligation for the Fire-EMS Station.

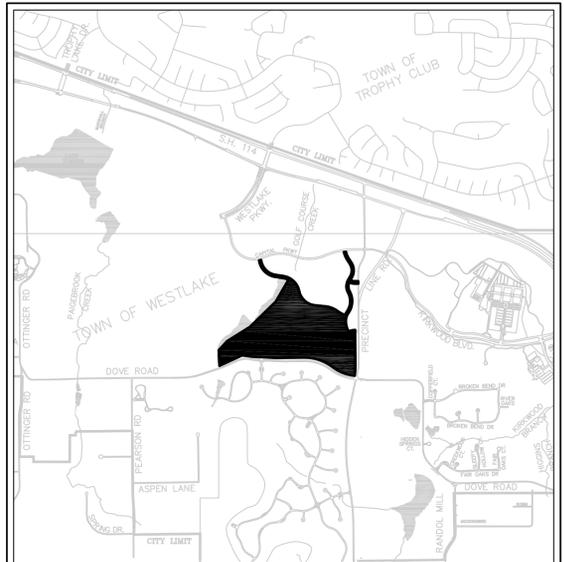
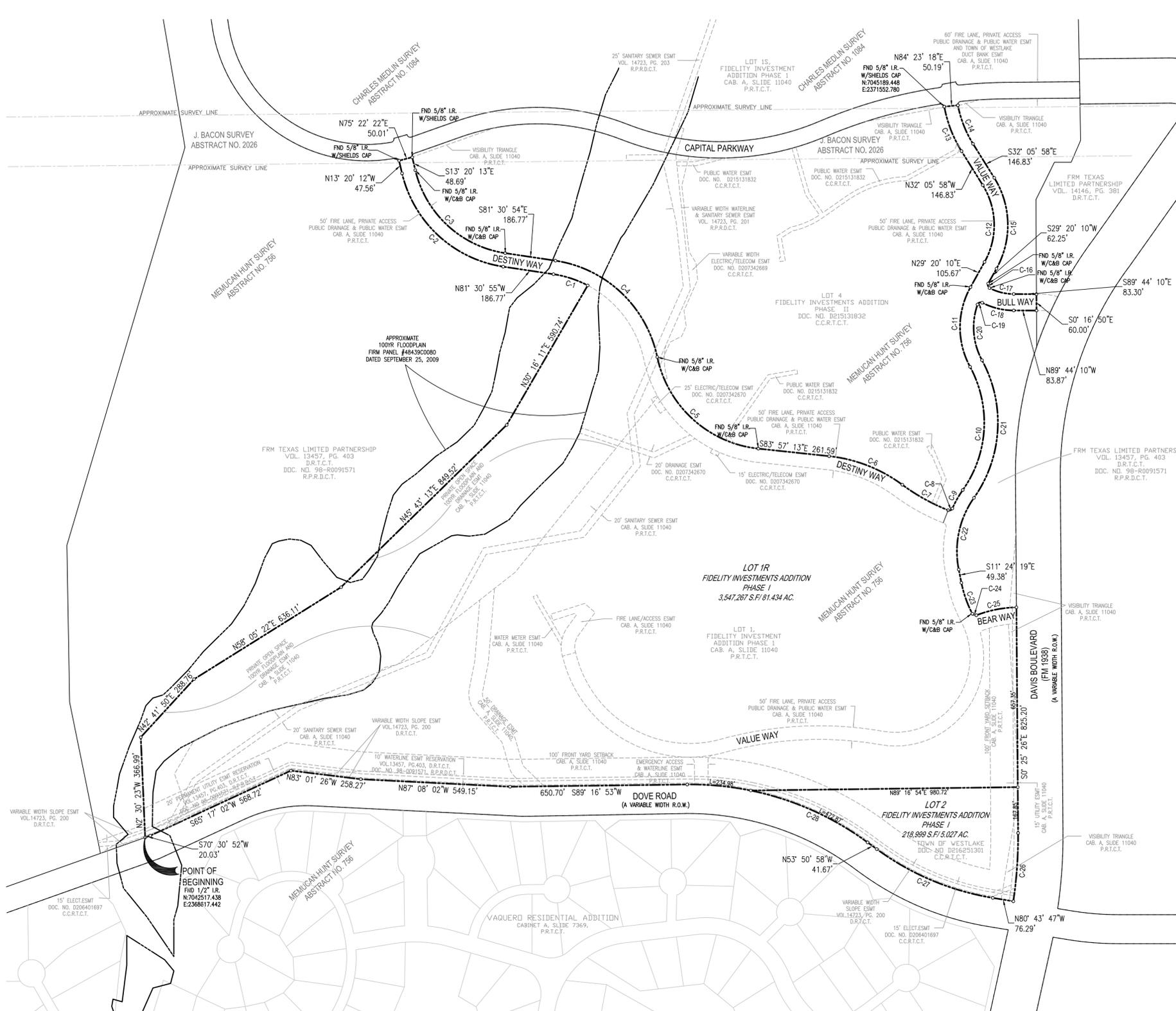
Staff are also in the process of drafting Request for Qualifications (RFQ) for Construction Manager-at-Risk services, which include pre-construction, construction documents, and administration. This process will take 4-6 weeks to rank and select the contractor.

### **RECOMMENDATION**

Staff recommends approval of this replat.

### **ATTACHMENTS**

1. Replat document for consideration



VICINITY MAP  
(1"=2000')

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	19° 03' 45"	400.00'	67.16'	133.08'	N71° 59' 02"W	132.47'
C-2	68° 10' 43"	450.00'	304.55'	535.47'	N47° 25' 34"W	504.44'
C-3	68° 10' 43"	400.00'	270.71'	475.98'	S47° 25' 34"E	448.39'
C-4	69° 36' 25"	450.00'	312.80'	546.69'	S46° 42' 42"E	513.69'
C-5	72° 02' 41"	425.00'	309.03'	534.40'	S47° 55' 52"E	499.89'
C-6	30° 23' 32"	550.00'	149.39'	291.74'	S68° 45' 27"E	288.34'
C-7	15° 00' 36"	737.00'	97.09'	193.08'	S61° 03' 58"E	192.52'
C-8	87° 32' 50"	12.00'	11.50'	18.34'	N67° 39' 18"E	16.60'
C-9	11° 33' 11"	387.00'	39.15'	78.03'	N29° 39' 28"E	77.90'
C-10	64° 07' 43"	425.00'	266.23'	475.68'	N3° 22' 13"E	451.24'
C-11	58° 01' 48"	300.00'	166.40'	303.85'	N0° 19' 15"E	291.02'
C-12	61° 26' 08"	275.00'	163.40'	294.87'	N1° 22' 54"W	280.94'
C-13	21° 43' 20"	463.00'	88.83'	175.54'	N21° 14' 19"W	174.49'
C-14	21° 08' 38"	413.00'	77.08'	152.41'	S21° 31' 40"E	151.55'
C-15	61° 26' 08"	325.00'	193.11'	348.48'	S1° 22' 54"E	332.03'
C-16	91° 52' 14"	12.00'	12.40'	19.24'	S16° 35' 58"E	17.25'
C-17	27° 12' 05"	195.00'	47.18'	92.58'	S76° 08' 08"E	91.71'
C-18	27° 02' 19"	255.00'	61.31'	120.34'	N76° 13' 01"W	119.22'
C-19	97° 40' 44"	12.00'	13.73'	20.46'	S68° 35' 45"W	18.07'
C-20	48° 14' 29"	250.00'	111.94'	210.49'	S4° 34' 24"E	204.33'
C-21	64° 07' 42"	475.00'	297.55'	531.65'	S3° 22' 13"W	504.33'
C-22	46° 50' 23"	337.00'	145.97'	275.50'	S12° 00' 52"W	267.89'
C-23	16° 12' 38"	425.00'	60.53'	120.25'	S19° 30' 39"E	119.85'
C-24	83° 31' 58"	12.00'	10.72'	17.50'	S69° 22' 58"E	15.99'
C-25	20° 04' 31"	430.00'	76.11'	150.66'	N78° 53' 19"E	149.89'
C-26	8° 51' 51"	1617.50'	125.37'	250.25'	S4° 00' 30"W	250.00'
C-27	26° 52' 49"	994.00'	237.54'	466.34'	N67° 17' 23"W	462.07'
C-28	36° 52' 09"	1100.00'	366.66'	707.84'	N72° 17' 02"W	695.69'



- NOTES:
- Selling a portion of a lot by metes and bounds is a violation of the Town of Westlake ordinance and State of Texas Law and is subject to fines withholding of utilities and building permits.
  - All water lines, sanitary sewer lines, drainage systems and roadways, not dedicated to the Town of Westlake, are private and shall not be maintained by the Town of Westlake.
  - Basis of Bearing is North American Datum of 1983 (Nad-83) State plane Coordinate System, Texas North Central.
  - A portion of the subject property does lie within a FEMA designated floodplain or flood prone area Tarrant County Flood Insurance Rate Map, Community Panel 48439C0080, dated September 25, 2009.
  - All property corners are set 1/2" iron rods with GAI caps unless noted otherwise.
  - Purpose of this replat is to add Lot 2.

OWNER:  
FMR TEXAS I, LLC  
1 DESTINY WAY  
WESTLAKE, TEXAS 76262

OWNER:  
TOWN OF WESTLAKE  
1301 SOLANA BLVD. #4202  
WESTLAKE, TEXAS 76262  
817-430-0941

REPLAT  
LOTS 1R, & 2  
FIDELITY INVESTMENTS ADDITION, PHASE 1  
3,766,266 S.F./86.461 AC.  
2-LOTS  
BEING A REPLAT OF LOT 1, FIDELITY INVESTMENTS ADDITION,  
PHASE 1, AS RECORDED IN CABINET A, SLIDE 11040, PLAT  
RECORDS, TARRANT COUNTY, TEXAS.  
SITUATED IN THE J. BACON SURVEY, ABSTRACT NO. 2026,  
AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 756,  
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

November 2016  
PREPARED BY



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
400 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8555  
TBE FIRM: F-11917/PLS FIRM: 101538-00

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, FMR TEXAS I, LLC and the TOWN OF WESTLAKE are the owners of a tract of land situated in the J. Bacon Survey, Abstract No. 2026 and the Memucan Hunt Survey, Abstract No. 756, Tarrant County, Texas, being all of Lot 1, Fidelity Investments Addition, Phase 1, an addition to the Town of Westlake, as recorded in Cabinet A, Slide 11040, Plat Records, Tarrant County, Texas, and all of tract of land conveyed to the Town of Westlake, as recorded in Document No. D216251301, County Clerk Records, Tarrant County, Texas;

BEING a 86.461 acre tract of land out of the J. Bacon Survey, Abstract No. 2026 and the Memucan Hunt Survey, Abstract No. 756, Tarrant County, Texas and being all of Lot 1, Fidelity Investments Addition, Phase 1, an addition to the Town of Westlake, as recorded in Cabinet A, Slide 11040, Plat Records, Tarrant County, Texas, and all of tract of land conveyed to the Town of Westlake, as recorded in Document No. D216251301, County Clerk Records, Tarrant County, Texas. Said 86.461 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, said point being the southwest corner of said Lot 1, and being in the existing north right-of-way line of Dove Road (having a variable width R.O.W.);

THENCE North 02°30'23" West, leaving said existing north right-of-way line, and along said west line, a distance of 366.99 feet to a set 1/2 inch iron rod with "Graham Assoc. Inc." (GA) cap for corner;

THENCE North 42°41'50" East, continuing along said west line, a distance of 288.76 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 58°05'22" East, continuing along said west line, a distance of 636.11 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 45°43'13" East, continuing along said west line, a distance of 849.52 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 30°16'11" East, continuing along said west line, a distance of 590.74 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a non-tangent curve to the left having a radius of 400.00 feet and a central angle of 19°03'45", and a long chord which bears North 71°59'02" West, 132.47 feet, said point being in the existing south line of a access easement (Destiny Way);

THENCE along said existing south line, and along said non-tangent curve to the left an arc distance of 133.08 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 81°30'55" West, continuing along said existing south line, a distance of 186.77 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 450.00 feet, a central angle of 68°10'43", and a long chord which bears North 47°25'34" West, 504.44 feet;

THENCE continuing along said existing south line, and along said tangent curve to the right, an arc distance of 535.47 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 13°20'12" West, continuing along said existing south line, a distance of 47.56 feet to a found 5/8 inch iron rod with Shields cap for corner;

THENCE North 75°22'22" East, leaving said existing line, a distance of 50.01 feet to a found 5/8 inch iron rod with Shields cap for corner, said point being in the existing north line of said access easement (Destiny Way);

THENCE South 13°20'13" East, along said existing north line, a distance of 48.69 feet to a found 5/8 inch iron rod with C&B cap for corner, for the beginning of a tangent curve to the left having a radius of 400.00 feet, a central angle of 68°10'43", and a long chord which bears South 47°25'34" East, 448.39 feet;

THENCE continuing along said existing north line, and along said tangent curve to the left, an arc distance of 475.98 feet to a found 5/8 inch iron rod with C&B cap for corner;

THENCE South 81°30'54" East, continuing along said existing north line, a distance of 186.77 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 450.00 feet, a central angle of 69°36'25", and a long chord which bears South 46°42'42" East, 513.69 feet;

THENCE continuing along said existing north line, and along said tangent curve to the right, an arc distance of 546.69 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the left having a radius of 425.00 feet, a central angle of 72°02'41", and a long chord which bears South 47°55'52" East, 499.89 feet;

THENCE continuing along said existing north line, and along said reverse curve to the left an arc distance of 534.40 feet to a found 5/8 inch iron rod with C&B cap for corner;

THENCE South 83°57'13" East, continuing along said existing north line, a distance of 261.59 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 550.00 feet, a central angle of 30°23'32", and a long chord which bears South 68°45'27" East, 288.34 feet;

THENCE continuing along said existing north line, and along said tangent curve to the right, an arc distance of 291.74 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the left having a radius of 373.00 feet, a central angle of 15°00'36", and a long chord which bears South 61°03'58" East, 192.52 feet;

THENCE continuing along said existing north line, and along said reverse curve to the left an arc distance of 193.08 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a compound curve to the left having a radius of 12.00 feet and a central angle of 87°32'50" and a long chord which bears North 67°39'18" East, 16.60 feet;

THENCE leaving said existing north line, and along said compound curve to the left an arc distance of 18.34 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the right having a radius of 387.00 feet, a central angle of 11°33'11", and a long chord which bears North 29°39'28" East, 77.90 feet, said point being in the existing west line of a access easement (Value Way);

THENCE along said existing west line, and along said reverse curve to the right an arc distance of 78.03 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the left having a radius of 425.00 feet, a central angle of 64°07'43", and a long chord which bears North 03°22'13" East, 451.24 feet;

THENCE continuing along said existing west line, and along said reverse curve to the left an arc distance of 475.68 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the right having a radius of 300.00 feet, a central angle of 58°01'48", and a long chord which bears North 00°19'15" East, 291.02 feet;

THENCE continuing along said existing west line, and along said reverse curve to the right an arc distance of 303.85 feet to a found 5/8 inch iron rod with C&B cap for corner;

THENCE North 29°20'10" East, continuing along said existing west line, a distance of 105.67 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the left having a radius of 275.00 feet, a central angle of 61°26'08", and a long chord which bears North 01°22'54" West, 280.94 feet;

THENCE continuing along said existing west line, and along said tangent curve to the left, an arc distance of 294.87 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 32°05'58" West, continuing along said existing west line, a distance of 146.83 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 463.00 feet, a central angle of 21°43'20", and a long chord which bears North 21°14'19" West, 174.49 feet;

THENCE continuing along said existing west line, and along said tangent curve to the right, an arc distance of 175.54 feet to a found 5/8 inch iron rod with Shields cap for corner;

THENCE North 84°23'18" East, leaving said existing west line, a distance of 50.19 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a non-tangent curve to the left having a radius of 413.00 feet and a central angle of 21°08'38" and a long chord which bears South 21°31'40" East, 151.55 feet, said point being in the existing east line of said access easement (Value Way);

THENCE along said existing east line, and along said non-tangent curve to the left an arc distance of 152.41 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 32°05'58" East, continuing along said existing east line, a distance of 146.83 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 325.00 feet, a central angle of 61°26'08", and a long chord which bears South 01°22'54" East, 332.03 feet;

THENCE continuing along said existing east line, and along said tangent curve to the right, an arc distance of 348.48 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 29°20'10" West, continuing along said existing east line, a distance of 62.25 feet to a found 5/8 inch iron rod with C&B cap for corner, for the beginning of a tangent curve to the left having a radius of 12.00 feet, a central angle of 91°52'14", and a long chord which bears South 16°35'58" East, 17.25 feet;

THENCE leaving said existing east line, and along said tangent curve to the left, an arc distance of 19.24 feet to a found 5/8 inch iron rod with C&B cap for corner, for the beginning compound curve to the left having a radius of 195.00 feet and a central angle of 27°12'05" and a long chord which bears South 76°08'08" East, 91.71 feet, said point being in the existing north line of a access easement (Bull Way);

THENCE along said existing north line, and along said compound curve to the left an arc distance of 92.58 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 89°44'10" East, continuing along said existing north line, a distance of 83.30 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 00°16'50" East, leaving said existing north line, a distance of 60.00 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being in the existing south line of said access easement (Bull Way);

THENCE North 89°44'10" West, along said existing south line, a distance of 83.87 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 255.00 feet, a central angle of 27°02'19", and a long chord which bears North 76°13'01" West, 119.22 feet;

THENCE continuing along said existing south line, and along said tangent curve to the right, an arc distance of 120.34 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the left having a radius of 12.00 feet, a central angle of 97°40'44", and a long chord which bears South 68°35'45" West, 18.07 feet;

THENCE leaving said existing south line, and along said reverse curve to the left, an arc distance of 20.46 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a compound curve to the left having a radius of 250.00 feet, a central angle of 48°14'29", and a long chord which bears South 04°34'24" East, 204.33 feet, said point being in the existing east line of said access easement (Value Way);

THENCE along said existing east line, and along said compound curve to the left, an arc distance of 210.49 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the right having a radius of 475.00 feet, a central angle of 64°07'42", and a long chord which bears South 03°22'13" West, 504.33 feet;

THENCE continuing along said existing east line, and along said reverse curve to the right an arc distance of 531.65 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the left having a radius of 337.00 feet, a central angle of 46°50'23", and a long chord which bears South 12°00'52" West, 267.89 feet;

THENCE continuing along said existing east line, and along said reverse curve to the left an arc distance of 275.50 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 11°24'19" East, continuing along said existing east line, a distance of 49.38 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the left having a radius of 425.00 feet, a central angle of 16°12'38", and a long chord which bears South 19°30'39" East, 119.85 feet;

THENCE continuing along said existing east line, and along said tangent curve to the left, an arc distance of 120.25 feet to a found 5/8 inch iron rod with C&B cap for corner, for the beginning of a compound curve to the left having a radius of 12.00 feet and a central angle of 83°31'58" and a long chord which bears South 69°22'58" East, 15.99 feet;

THENCE leaving said existing east line, and along said compound curve to the left an arc distance of 17.50 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a reverse curve to the right having a radius of 430.00 feet, a central angle of 20°04'31", and a long chord which bears North 78°53'19" East, 149.89 feet, said point being in the existing north line of a access easement (Bear Way);

THENCE along said existing north line, and along said reverse curve to the right an arc distance of 150.66 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being in the existing west right-of-way line of Davis Boulevard (having a variable width R.O.W.);

THENCE South 00°25'26" East, leaving said existing north line, and along said existing west right-of-way line, a distance of 825.20 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 1617.50 feet, a central angle of 8°51'51", and a long chord which bears South 04°00'30" West, 250.00 feet, said point being the intersection of existing west right-of-way line of said Davis Boulevard and the existing north right-of-way line of Dove Road (having a variable width R.O.W.);

THENCE leaving said existing west right-of-way line, and along the existing north right-of-way line of said Dove Road, and along said tangent curve to the right, an arc distance of 250.25 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 80°43'47" West, along said existing north right-of-way line, a distance of 76.29 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the right having a radius of 994.00 feet, a central angle of 26°52'49", and a long chord which bears North 67°17'23" West, 462.07 feet;

THENCE continuing along said existing north right-of-way line, and along said tangent curve to the right, an arc distance of 466.34 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 53°50'58" West, continuing along said existing north right-of-way line, a distance of 41.67 feet to a set 1/2 inch iron rod with GAI cap for corner, for the beginning of a tangent curve to the left having a radius of 1100.00 feet, a central angle of 36°52'09", and a long chord which bears North 72°17'02" West, 695.69 feet;

THENCE continuing along said existing north right-of-way line, and along said tangent curve to the left, an arc distance of 707.84 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 89°16'53" West, continuing along said existing north right-of-way line, a distance of 650.70 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 87°08'02" West, continuing along said existing north right-of-way line, a distance of 549.15 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 83°01'26" West, continuing along said existing north right-of-way line, a distance of 258.27 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 65°17'02" West, continuing along said existing north right-of-way line, a distance of 568.72 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 70°30'52" West, continuing along said existing north right-of-way line, a distance of 20.03 feet to the POINT OF BEGINNING and CONTAINING 3,766,266 square feet, 86.461 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FMR TEXAS I, LLC, does hereby adopt this plat, designating the herein above described property as Lot 1R, Fidelity Investments Addition, Phase 1, an addition to the Town of Westlake, Tarrant County, Texas. The easements thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility specifically approved by the Town of Westlake to use a particular easement shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas. The Town of Westlake, Texas, and the public utility shall have the right of ingress and egress to private property for the purpose of reading meters, maintenance and service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Description of these additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Westlake, Tarrant Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_

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 he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_

Notary Public for and in the State of Texas

My Commission Expires: \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOWN OF WESTLAKE, does hereby adopt this plat, designating the herein above described property as Lot 2, Fidelity Investments Addition, Phase 1, an addition to the Town of Westlake, Tarrant County, Texas. The easements thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility specifically approved by the Town of Westlake to use a particular easement shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas. The Town of Westlake, Texas, and the public utility shall have the right of ingress and egress to private property for the purpose of reading meters, maintenance and service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Description of these additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Westlake, Tarrant Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_

Tom Brymer Town Manager

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Tom Brymer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_

Notary Public for and in the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, do hereby state that this plat was prepared in accordance with the General Rules of Procedure and Practices as directed by the Texas Board of Professional Land Surveyors.

Michael L. Peterson  
Registered Professional Land Surveyor  
Texas Registration No. 5999

Date



NOTES:

1. Setting a portion of a lot by metes and bounds is a violation of the Town of Westlake ordinance and State of Texas Law and is subject to fines withholding of utilities and building permits.
2. All water lines, sanitary sewer lines, drainage systems and roadways, not dedicated to the Town of Westlake, are private and shall not be maintained by the Town of Westlake.
3. Basis of Bearing is North American Datum of 1983 (Nad-83) State plane Coordinate System, Texas North Central.
4. A portion of the subject property does lie within a FEMA designated floodplain or flood prone area Tarrant County Flood Insurance Rate Map, Community Panel 48439C0080, dated September 25, 2009.
5. All property corners are set 1/2" iron rods with GAI caps unless noted otherwise.
6. Purpose of this replat is to add Lot 2.

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS. ON THIS THE _____ DAY OF _____, 2016.
ATTEST:
P & Z CHAIRMAN

TOWN ATTORNEY AND TOWN ENGINEER CERTIFICATE:
REVIEWED BY:
TOWN ATTORNEY
TOWN ENGINEER

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS.
ON THIS THE ____ DAY OF _____, 2016.
ATTEST:
MAYOR
TOWN SECRETARY

## REPLAT

LOTS 1R, & 2  
FIDELITY INVESTMENTS ADDITION, PHASE 1  
3,766,266 S.F/86.461 AC.  
2—LOTS

BEING A REPLAT OF LOT 1, FIDELITY INVESTMENTS ADDITION, PHASE 1, AS RECORDED IN CABINET A, SLIDE 11040, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SITUATED IN THE J. BACON SURVEY, ABSTRACT NO. 2026, AND THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 756, TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

November 2016

PREPARED BY



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
800 SKI FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-9535  
TBE FIRM# F-1191/TBPLS FIRM# 101538-00

SHEET 2 OF 2

This Plat Recorded in Instrument No.



# Westlake Planning and Zoning Commission



## TYPE OF ACTION

Regular Meeting - Action Item

**Tuesday, December 06, 2016**

**TOPIC:** Conduct a Public Hearing and Consider a Recommendation for the Rezoning of an approximately 5.03-acre Tract, identified as a Portion of Planned Development District 2; Rezoning Said Tract from Planned Development to Government Use. The Subject Tract is Generally Located near the Northwest Corner of Davis Boulevard and Dove Road.

**STAFF CONTACT:** Troy Meyers, Director of Parks & Facilities  
Joel Enders, Development Coordinator

## Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme &amp; Results</u>	<u>Outcome Objective</u>
Planned / Responsible Development	People, Facilities, & Technology	Exemplary Service & Governance - We set the standard by delivering unparalleled municipal and educational services at the lowest cost.	Preserve Desirability & Quality of Life
<b><u>Strategic Initiative</u></b>			
Outside the Scope of Identified Strategic Initiatives			

**Time Line - Start Date:** December 6, 2016 **Completion Date:** December 12, 2016

**Funding Amount:** 00.00 **Status -**  **Not Funded** **Source -** N/A

## EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

As part of the preconstruction process related to the proposed Westlake Fire-EMS Station, the 5-acre site that was generously donated by Fidelity Investments must be rezoned from its current PD zoning to Government Use (GU) in order to legally accommodate Fire and EMS uses. GU zoning districts are commonly used where national, state, or local governmental activities are conducted and where governments or their duly created instrumentalities hold title to such lands. GU district standards are established by Chapter 102 of the Westlake Code of Ordinances, and are summarized below in the context of the proposed Fire-EMS station:

- USES:** Fire-EMS activities are allowed by right in GU districts
- DENSITY:** Maximum 0.25:1 Floor Area Ratio (FAR) – The contemplated 15,940 square foot station creates a .07:1 FAR, well below maximum allowed FAR.
- HEIGHT:** Maximum 3 Stories / 50' – Preliminary designs specify a maximum two-story equivalent building
- SETBACKS:** Minimum 50' Front / 50' Rear / 25' Side Yard Setbacks – Preliminary site layouts show a greater than 100' setback from Davis Boulevard and Dove Road. Note that for uniformity, the 100' front yard setback required in the PD 2 zoning district has been applied to the fire station property and is shown on the corresponding replat.

Town Staff have determined that this zoning change is consistent with the 2015 Comprehensive Plan.

The replat and rezoning of this property follow Workshop presentations, informational meetings, and the adoption of Resolution 16-34, which authorized the Town Secretary to publish notice of intent to issue Certificates of Obligation for the Fire-EMS Station.

Staff are also in the process of drafting Request for Qualifications (RFQ) for Construction Manager-at-Risk services, which include pre-construction, construction documents, and administration. This process will take 4-6 weeks to rank and select the contractor.

### **RECOMMENDATION**

Staff recommends rezoning the subject property (survey drawing attached) from Planned Development to Government Use.

### **ATTACHMENTS**

1. Subject Property Survey Drawing

P.R.T.C.T.

FIDELITY INVESTMENT  
ADDITION PHASE I  
CAB. A, SLIDE 11040  
P.R.T.C.T.

W/C&B CAP

PD 2

50' FIRE LANE, PRIVATE ACCESS  
PUBLIC DRAINAGE & PUBLIC WATER ESMT  
CAB. A, SLIDE 11040  
P.R.T.C.T.

VALUE WAY

EMERGENCY ACCESS  
& WATERLINE ESMT  
CAB. A, SLIDE 11040  
P.R.T.C.T.

100' FRONT YARD SETBACK  
CAB. A, SLIDE 11040  
P.R.T.C.T.

657.35'  
50' 25' 26"E 825.20'

DAVIS BOULEVARD  
(FM 1938)  
(A VARIABLE WIDTH R.O.W.)

DOVE ROAD  
(A VARIABLE WIDTH R.O.W.)

L=234.98'

N89° 16' 54"E 980.72'

LOT 2  
FIDELITY INVESTMENTS ADDITION  
PHASE I  
218,999 S.F./5.027 AC.  
GU ZONING  
(Proposed)

L=472.87'  
C-28

15' UTILITY ESMT  
CAB. A, SLIDE 11040  
P.R.T.C.T.

N53° 50' 58"W  
41.67'

N80° 43' 47"W  
76.29'

VARIABLE WIDTH  
SLOPE ESMT  
VOL. 14723, PG. 200  
D.R.T.C.T.

15' ELECT. ESMT  
DOC. NO. D206401697  
C.C.R.T.C.T.

VISIB  
CAB.



# Westlake Planning and Zoning Commission



## TYPE OF ACTION

Regular Meeting - Action Item

**Tuesday, December 06, 2016**

**TOPIC:** Conduct a public Hearing and consider the Final Plat for Phase II of the approximately 84 acre development known as Granada, located generally east of Davis Blvd., south of Solana Blvd., and north of Dove Road.

**STAFF CONTACT:** Joel Enders, Development Coordinator & Management Analyst

## Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme &amp; Results</u>	<u>Outcome Objective</u>
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<b><u>Strategic Initiative</u></b>			
Outside the Scope of Identified Strategic Initiatives			

**Time Line - Start Date:** December 6, 2016 **Completion Date:** December 12, 2016

**Funding Amount:** 00.00 **Status -**  **Not Funded** **Source -** N/A

## EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The Final Plat comports to PD1-3 zoning Ordinance 693, the previously approved Preliminary Plat and the infrastructure has largely been completed and accepted by Town staff. The developer is Wilbow-Granada Development Corporation. The Final Plat for Granada Phase II consists of 42 residential lots plus two private street lots. The Final Plat for Phase I was approved by the Town Council on December 15, 2014.

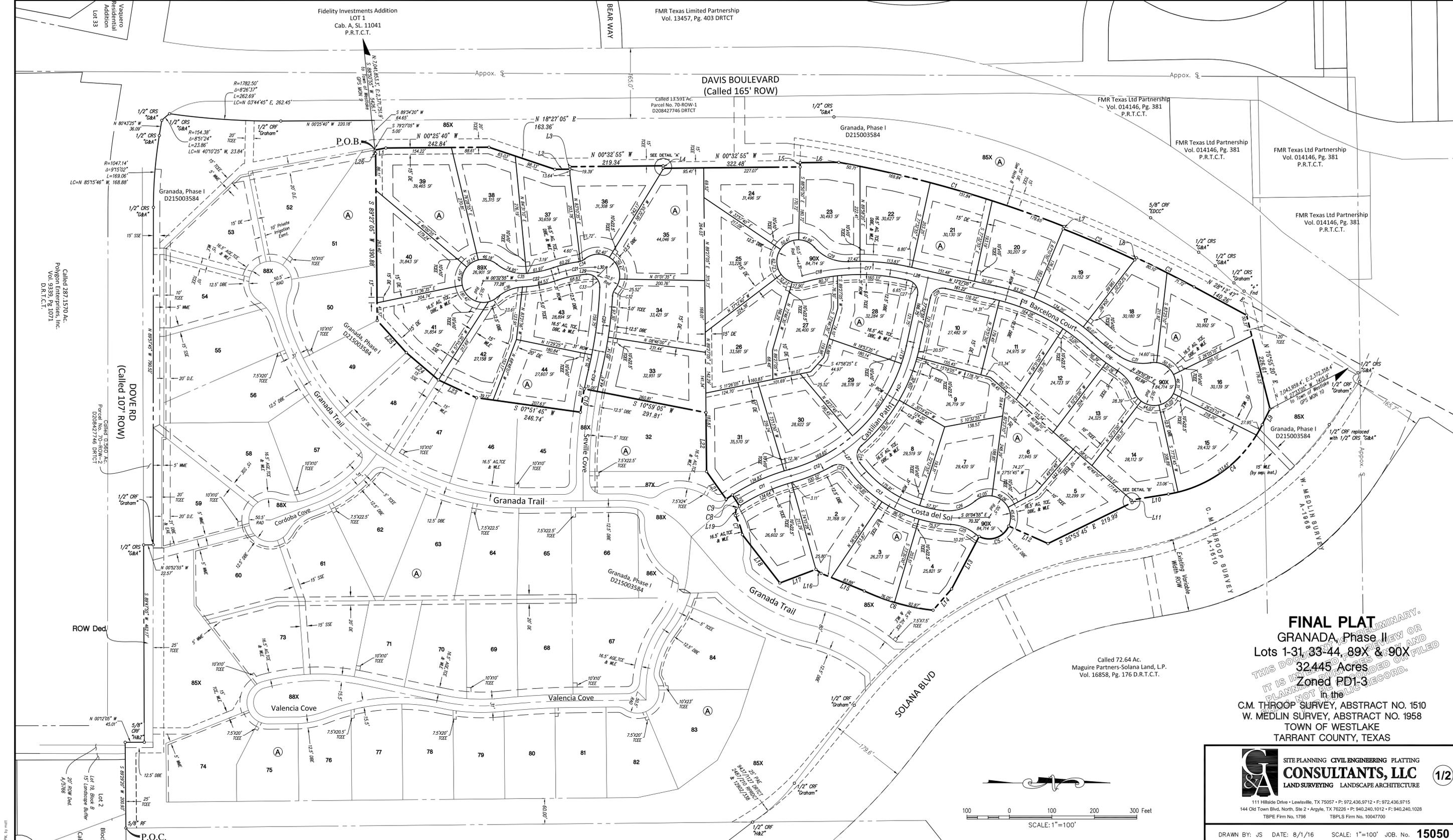
## RECOMMENDATION

Staff recommends approval of the Final Plat.

## ATTACHMENTS

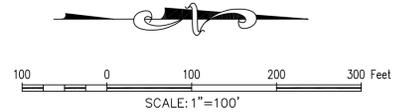
1. Final Plat document for consideration

2. Approved Granada Concept Plan – Ordinance 693

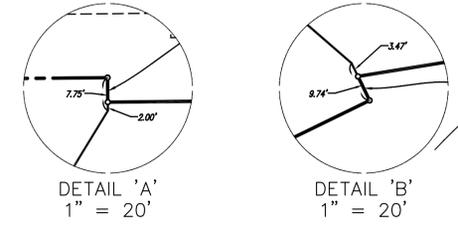


**FINAL PLAT**  
 GRANADA, Phase II  
 Lots 1-31, 33-44, 89X & 90X  
 32.445 Acres  
 Zoned RD-1-3  
 in the  
 C.M. THROOP SURVEY, ABSTRACT NO. 1510  
 W. MEDLIN SURVEY, ABSTRACT NO. 1958  
 TOWN OF WESTLAKE  
 TARRANT COUNTY, TEXAS

Called 72.64 Ac.  
 Maguire Partners-Solana Land, L.P.  
 Vol. 16858, Pg. 176 D.R.T.C.T.



LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
DBE	= TOWN OF WESTLAKE DUCT BANK EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, LLC
PRCT	= PLAT RECORDS TARRANT COUNTY, TEXAS
DRCT	= DEED RECORDS TARRANT COUNTY, TEXAS
CORCT	= COUNTY CLERK RECORDS TARRANT COUNTY, TEXAS
PAE	= PEDESTRIAN ACCESS EASEMENT
AGE	= ATMOS. GAS EASEMENT
EAE	= EMERGENCY ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
TCE	= TRI-COUNTY ELECTRIC EASEMENT
WLE	= WATER LINE EASEMENT
WME	= WALL MAINTENANCE EASEMENT
○	= DENOTES STREET NAME CHANGE



Lot 1, Block 3  
 Westlake/Southlake Park Addition No. 1  
 Vol. 388-214, Pg 78 & 79  
 P.R.T.C.T.

Lot 2, Block 1  
 Westlake/Southlake Park Addition No. 1  
 Vol. 388-214, Pg 78 & 79  
 P.R.T.C.T.

**G&A CONSULTANTS, LLC**  
 SITE PLANNING CIVIL ENGINEERING PLANNING  
 LAND SURVEYING LANDSCAPE ARCHITECTURE  
 111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd, North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 8/1/16 SCALE: 1"=100' JOB. No. **15050**

**OWNER**  
 WILBOW-GRANADA  
 DEVELOPMENT CORPORATION  
 4131 N. CENTRAL  
 EXPRESSWAY STE. 990  
 DALLAS, TX 75204  
 (972) 865-1843  
 Contact: JENNIFER RABON

File: 2\_102515050.dwg (P&E) & Detail (P&E) 11/28/2016 11:13 AM, by rml  
 Plotted: 11/27/2016 3:25 PM, by Matthew D. Wink, Speed: 11/28/2016 11:13 AM, by rml







## TYPE OF ACTION

Regular Meeting - Action Item

**Monday, December 05, 2016**

**TOPIC:** Conduct a Public Hearing and consider a Recommendation Regarding the Final Plats for Phase 1 and Phase 2A of the Quail Hollow subdivision, showing 52 residential lots of one-acre or more in size. The property included in the Final Plats is a portion of the approved 188.28-acre Preliminary Plat located at 1755 Dove Road, southeast corner of the FM 1938/Dove Road intersection.

**STAFF CONTACT:** Jarrod Greenwood, Public Works Director/Assistant to the Town Manager

## Strategic Alignment

<u>Vision, Value, Mission</u>	<u>Perspective</u>	<u>Strategic Theme &amp; Results</u>	<u>Outcome Objective</u>
Mission: Westlake is a unique community blending preservation of our natural environment and viewsapes, while serving our residents and businesses with superior municipal and academic services that are accessible, efficient, cost-effective, & transparent.	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
<b><u>Strategic Initiative</u></b>			
Outside the Scope of Identified Strategic Initiatives			

**Time Line - Start Date:** December 5, 2016 **Completion Date:** December 12, 2016

**Funding Amount:** N/A **Status -**  **Not Funded** **Source -** N/A

## EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The Final Plats comports to the Preliminary Plat that was presented at the March 21, 2016 regular meeting that P&Z recommended Town Council approval, which was approved by the Town Council at the March 28, 2016 regular Council meeting. The Final Plat for Quail Hollow Phase I consists of 36 residential lots with the Final Plat for Phase 2A consisting of 16 residential lots. The Preliminary Plat for the areas in Phase 1 and Phase 2A shows 34 lots and 16 lots respectively. As a reminder, the SUP for Quail Hollow, Ordinance 780, was approved by

Council at the March 28, 2016 regular Council meeting and provided for the number of lots to increase or decrease by no more than 10%. All lots are greater than the 1 acre (43,560 sf) minimum lot size for R1 Zoning. Both Phase 1 and Phase 2A plats include the right-of-way and easement dedications as depicted in the preliminary plat.

This intended use comports with the Land Use Plan element of the Comprehensive Plan, which defines the area surrounding this property as Pastoral Community, a use that stresses “compatibility with existing high-end residential development” and lots “generally an acre or larger.”

All of the staff comments/recommendations (below) included in the Preliminary Plat have been addressed:

**Specific Use Permit (SUP)** – An SUP is being considered for the proposed development to allow private streets that may be gated, and regulate; number of lots; deed restrictions; perimeter fence requirements; view corridor preservation; and modifications to existing lake dam on north end of property.

**Thoroughfare Plan** – The development will only tie into FM 1938, a Town arterial roadway. The traffic counts generated by this subdivision would not require modifications to FM 1938.

**Land Use Plan** – Land Use is not changing and is consistent with the “Pastoral Community” designated recommendation in the Comprehensive Plan regarding Land Use.

**Open Space & Trail plan** – The proposed development satisfies recommendations in the adopted 2015 Comprehensive Plan including: the view shed corridor; large lots; street alignment; and “The Trails Plan”. Lot 28X will be dedicated as public open space/parkland that will be privately owned and privately maintained through the HOA.

**Parkland dedication** – The dedication of one acre of Parkland is required for every thirty residential lots. This requirement will be satisfied with the final platting of PH 2 of the proposed development through dedication of Lot 28X, approximately 3 acres of land, on Dove Road near the Dove Road/Randol Mill intersection that could be used as a trailhead. Lot 28X will be dedicated as public open space/parkland that will be privately owned and privately maintained through the HOA.

**Right-of-way dedication** – All required right-of-way dedications are included in the proposed Preliminary Plat and will be dedicated with the Final Platting of each phase of construction. This includes Right-of-Way for future widening of Dove Road or the addition of bicycle lanes alongside Dove Road. The proposed Preliminary Plat includes dedication of right-of-way for Randol Mill Road within the City of Southlake consistent with Southlake’s right-of-way dedication requirements.

**Tree mitigation** – Tree mitigation will be satisfied through the landscape requirements for residential construction and will be addressed at the time of each single family residential building permit.

**Public Infrastructure/Utilities/Drainage** – The developer has proposed the following conditions for public infrastructure:

1. Water will be dead end in Phase 1. The second connection across Davis will be completed with Phase 2 completing the loop. Phase 3 will be a long dead end with a flush. Possibly, the pipe size may be reduced to 6” to reduce retention time in the pipe for water quality

2. The proposed development may create pressure plane issues with water supply that will require the developer to submit additional engineering study to the Town engineer to determine the need for pressure reducing valves.
3. Detention evaluation has been provided to the Town engineer as part of the Preliminary Plat consideration and is currently being evaluated. The Town Engineer has not determined that detention is needed or required. Staff recommends adding a note to the Preliminary Plat that states:  
*A Final Plat will not be filed until all staff drainage comments have been addressed.*
4. Geotechnical Engineering Report on fill and recommendations for northern lake dam enhancement will be required by the Town prior to Final Plat approval.
5. The aerial electrical lines along FM 1938 will be buried. However, since the development will not be connecting to the electrical on Randol Mill, the developer will not be required to bury the electrical lines along Randol Mill.
6. Deotte Engineering Inc. will evaluate erosion issues along north dam and roadway but will not be the property owner's or developer's responsibility to mitigate.
7. Staff recommends adding a note to the Preliminary Plat that states:  
*The Town will not be responsible for the integrity of either dam for any work performed within existing or proposed right-of-way.*
8. Staff recommends the following note to be added to the Preliminary Plat:  
*No easements will be allowed by separate instrument without written approval from the Town of Westlake.*
9. The northern dam will be on private property as shown on Attachment B – Dam Section for Quail Hollow.

As a reminder, staff comment #9 above that was included in the Preliminary Plat approval stipulated that the northern dam would not be within the Town right-of-way. This requirement was included to eliminate the Town from any responsibility for the ownership and maintenance of the dam and to prevent any future construction of Dove Road from compromising the structural integrity of the dam.

A majority (approximately 95%) of the public and private infrastructure has been completed and staff has scheduled a final walkthrough on December 9<sup>th</sup> to identify all outstanding items that must be addressed prior to acceptance of the public infrastructure.

Consideration of the Final Plats for Quail Hollow Phase 1 and Phase 2A is scheduled to be on the December 12, 2016 Town Council agenda.

### **RECOMMENDATION**

Staff recommends approval of this Final Plat.

### **ATTACHMENTS**

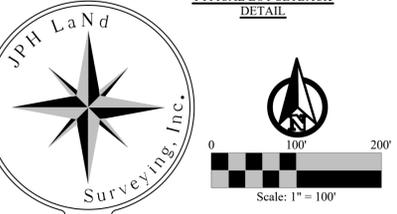
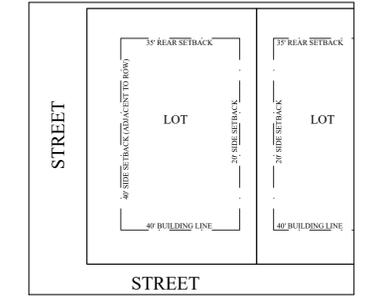
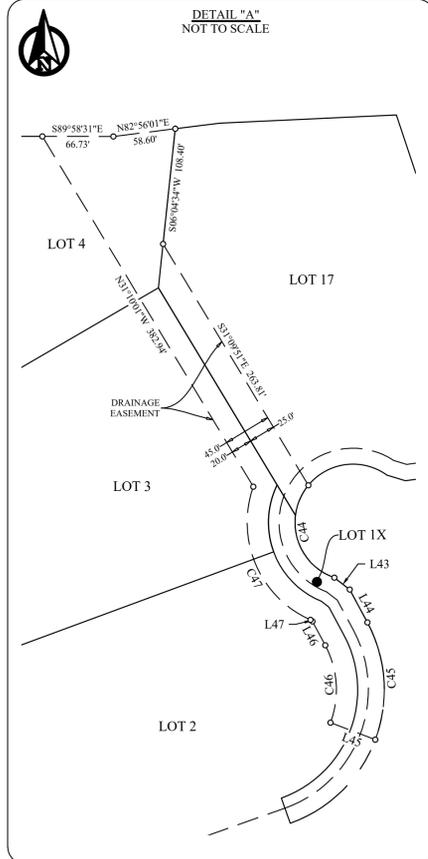
Attachment A - Final Plats for Phase 1 and Phase 2A for The Estates of Quail Hollow  
Attachment B – Dam Section for Quail Hollow

**MONUMENTS / DATUMS / BEARING BASIS**  
 CRS  $\odot$  1/2" rebar stamped "JPH Land Surveying" set  
 MNS  $\circ$  Mag nail & washer stamped "JPH Land Surveying" set  
 Monuments are found if not marked MNS or CRS.  
 TBM  $\blacklozenge$  Site benchmark (see vicinity map for general location)  
 Coordinate values, if shown, are U.S. Spheroid (TXCS, 83, NCZ)  
 Elevations, if shown, are NAVD88  
 Bearings are based on grid north (TXCS, 83, NCZ)

Drafter: PL  
 Drafter/Revision: JHB 11/18/2016  
 Drafter/Revision:  
 Drafter/Revision:  
 Drafter/Revision:  
 Drafter/Revision:

**LEGEND OF ABBREVIATIONS**  
 U.S. Spheroid United States Survey Feet  
 TXCS, 83, NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD88 North American Vertical Datum of 1988  
 P.R.T.C.T. Plat Records of Tarrant County, Texas  
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
 D.R.T.C.T. Deed Records of Tarrant County, Texas  
 VOL/PAGE/INST# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line  
 W.S.E.G.D. Water, Sewer, Electric, Gas and Duct Bank Easement

**FLOOD ZONE CLASSIFICATION**  
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0085K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

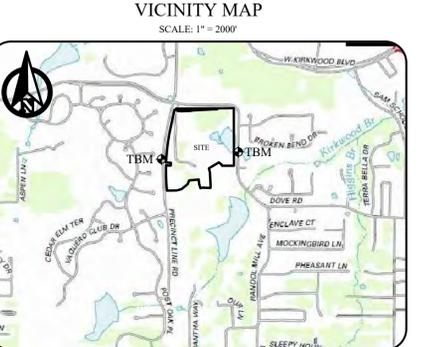
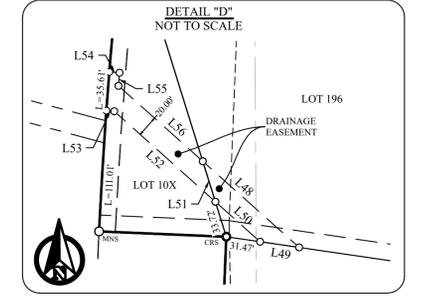
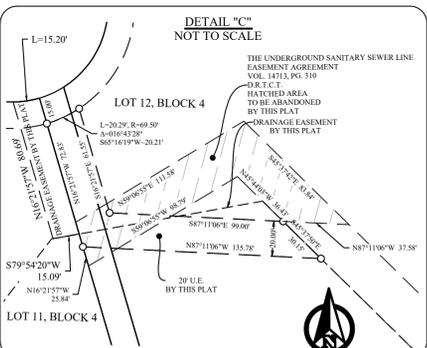
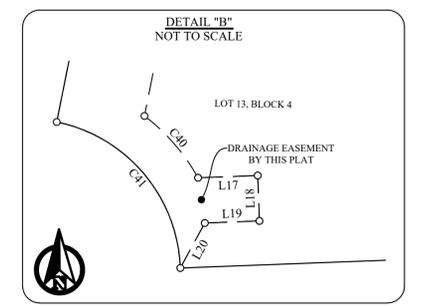
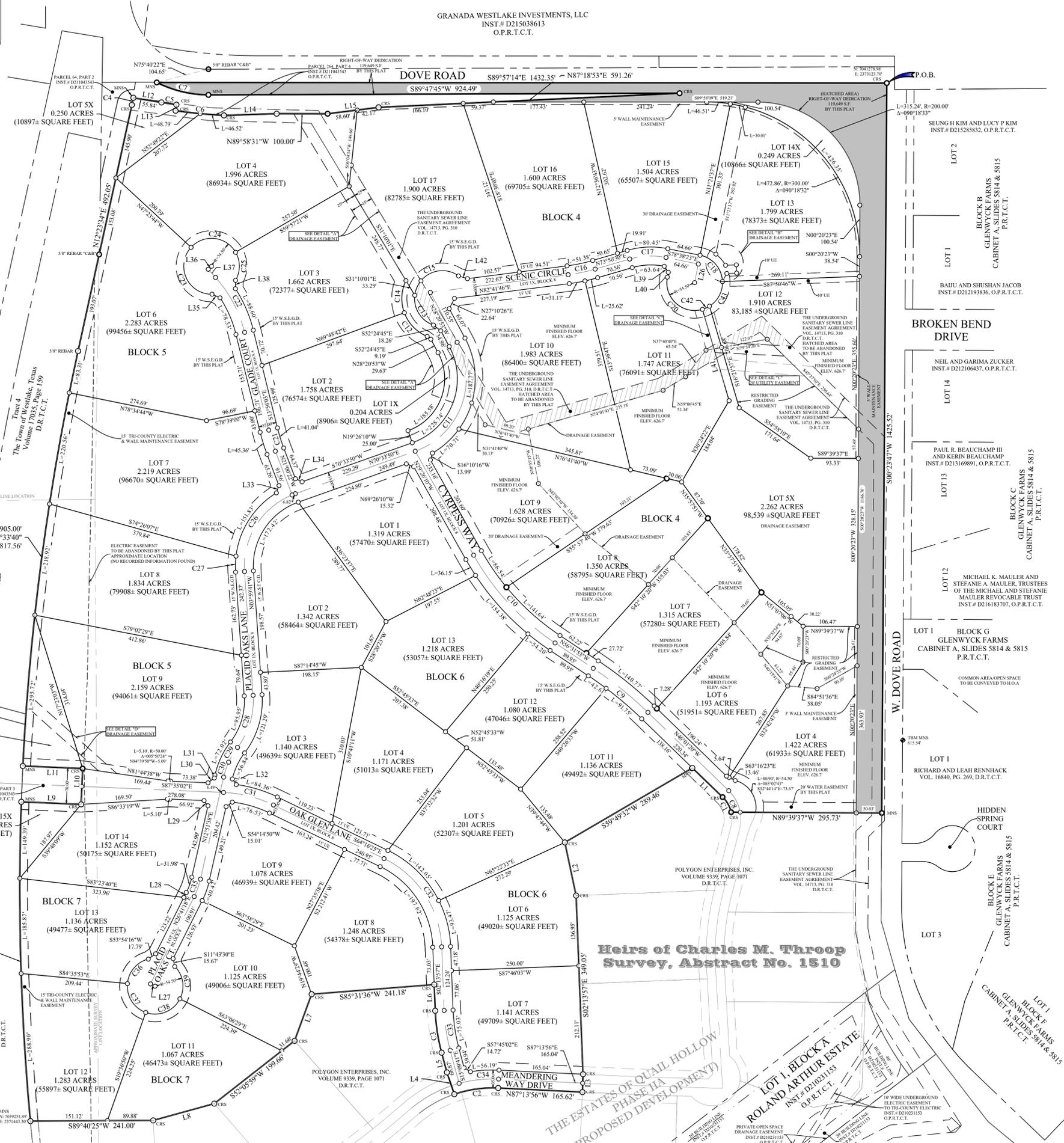


JPH Job No.  
 2016.200.001 Quail Hollow, Westlake - Phase I FINAL PLAT.dwg  
 © 2016 JPH Land Surveying, Inc. - All Rights Reserved  
 807 Bluebonnet Drive, Suite C Keller, Texas 76248  
 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPLS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene

Memucan Hunt Survey  
 Abstract No. 756

Leroy Boggs Survey  
 Abstract No. 196

Davis Boulevard  
 Abstract No. 196



**FINAL PLAT**  
 OF  
**THE ESTATES OF QUAIL HOLLOW**  
 PHASE I  
 BEING  
**64.203 ACRES**  
 SITUATED IN  
 Leroy Boggs Survey, Abstract No. 196  
 Memucan Hunt Survey, Abstract No. 756  
 Heirs of Charles M. Throop Survey, Abstract No. 1510  
 TOWN OF WESTLAKE,  
 TARRANT COUNTY, TEXAS  
 SHEET 1 OF 2  
 THIS PLAT FILED AS DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 PREPARED ON: OCTOBER 12, 2016

GRANADA WESTLAKE INVESTMENTS, LLC  
 INST. # D215038613  
 O.P.R.T.C.T.

BROKEN BEND DRIVE  
 NEIL AND GARIMA ZUCKER  
 INST. # D212106437, O.P.R.T.C.T.

LOT 13  
 PAUL R. BEAUCHAMP III  
 AND KERIN BEAUCHAMP  
 INST. # D213169891, O.P.R.T.C.T.

LOT 1  
 MICHAEL K. MAULER AND  
 STEFFANIE A. MAULER, TRUSTEES  
 OF THE MICHAEL AND STEFFANIE  
 MAULER REVOCABLE TRUST  
 INST. # D216183707, O.P.R.T.C.T.

LOT 1  
 GLENWYCK FARMS  
 CABINET A, SLIDES 5814 & 5815  
 P.R.T.C.T.

LOT 1  
 RICHARD AND LEAH RENNACK  
 VOL. 16840, PG. 269, D.R.T.C.T.

LOT 3  
 GLENWYCK FARMS  
 CABINET A, SLIDES 5814 & 5815  
 P.R.T.C.T.

LOT 1  
 GLENWYCK FARMS  
 CABINET A, SLIDES 5814 & 5815  
 P.R.T.C.T.

**Heirs of Charles M. Throop**  
**Survey, Abstract No. 1510**

THE ESTATES OF QUAIL HOLLOW  
 PHASE I  
 (PROPOSED DEVELOPMENT)

LOT 1, BLOCK A  
 ROLAND ARTHUR ESTATE  
 INST. # D210231153  
 O.P.R.T.C.T.

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

WHEREAS, Polygon Enterprises, Inc. according to the deeds recorded in Volume 9339, Page 1071, and Volume 14573, Page 300, of the Deed Records of Tarrant County, Texas, and Roland Stene Arthur according to the deed recorded in Volume 10152, Page 1991, of the Deed Records of Tarrant County, Texas, are the owners of that certain tract situated in the Leroy Boggess Survey, Abstract No. 196, the Memucan Hunt Survey, Abstract No. 756, and the Heirs of Charles M. Throop Survey, Abstract No. 1510, Town of Westlake, Tarrant County, Texas; the herein described tract being a portion of said tracts to Polygon Enterprises, Inc., and a portion of said tract to Roland Stene Arthur; the subject tract being more particularly described as follows:

**Beginning** at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of the tract described in the deed to Polygon Enterprises, Inc. recorded in Volume 9339, Page 1071, of the Deed Records of Tarrant County, Texas;

THENCE SOUTH 00 degrees 23 minutes 47 seconds WEST, with the east line of the Polygon Enterprises, Inc. tract, a distance of 1,425.52 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;

THENCE through the interior of the tracts described in the deeds to Polygon Enterprises, Inc. recorded in Volume 9339, Page 1071, and Volume 14573, Page 300, of the Deed Records of Tarrant County, Texas, and Roland Stene Arthur recorded in Volume 10152, Page 1991, of the Deed Records of Tarrant County, Texas, the following calls:

- NORTH 89 degrees 39 minutes 37 seconds WEST, a distance of 295.73 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve concave to the southwest (curve to the left) having a radius of 60.00 feet;
- NORTHWESTERLY with the arc of said non-tangent curve, an arc length of 34.13 feet (a chord bearing of NORTH 29 degrees 43 minutes 31 seconds WEST, a chord distance of 33.67 feet, a delta angle of 32 degrees 35 minutes 38 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of said non-tangent curve;
- NORTH 46 degrees 01 minutes 20 seconds WEST, a distance of 82.18 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;
- SOUTH 59 degrees 49 minutes 32 seconds WEST, a distance of 289.46 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- SOUTH 12 degrees 00 minutes 22 seconds EAST, a distance of 106.12 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- SOUTH 02 degrees 13 minutes 57 seconds EAST, a distance of 349.05 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- SOUTH 01 degree 48 minutes 51 seconds WEST, a distance of 35.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 87 degrees 13 minutes 56 seconds WEST, a distance of 165.62 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a tangent curve concave to the south (curve to the left) having a radius of 232.50 feet;
- WESTERLY with the arc of said tangent curve, an arc length of 87.43 feet (a chord bearing of SOUTH 81 degrees 59 minutes 43 seconds WEST, a chord distance of 86.91 feet, a delta angle of 21 degrees 32 minutes 43 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 18 degrees 46 minutes 39 seconds WEST, a distance of 44.98 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 15 degrees 09 minutes 41 seconds WEST, a distance of 39.94 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a tangent curve concave to the east (curve to the right) having a radius of 367.50 feet;
- NORTHERLY with the arc of said tangent curve, an arc length of 82.93 feet (a chord bearing of NORTH 08 degrees 41 minutes 49 seconds WEST, a chord distance of 82.75 feet, a delta angle of 12 degrees 55 minutes 45 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the point of tangency of said curve;

THENCE with the east right of way of Davis Boulevard, as described in the deeds to the Town of Westlake in Volume 17035, Page 159 and Volume 1499, Page 363 of the Deed Records of Tarrant County, Texas and the judgement to Tarrant County recorded under Instrument Number D211043543 of the Official Public Records of Tarrant County, Texas, the following calls:

- NORTHERLY with the arc of the said curve, an arc length of 624.15 feet (a chord bearing of NORTH 01 degree 37 minutes 48 seconds WEST, a chord distance of 623.73 feet, a delta angle of 07 degrees 17 minutes 27 seconds) to a Mag nail with a metal washer stamped "JPH Land Surveying" set;
- SOUTH 87 degrees 35 minutes 02 seconds EAST, a distance of 117.45 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 02 degrees 24 minutes 58 seconds EAST, a distance of 70.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 87 degrees 35 minutes 02 seconds WEST, a distance of 117.44 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the curved west right of way of Davis Boulevard, having a radius of 4,905.00 feet;
- NORTHERLY with the arc of said curve, an arc length of 818.51 feet (a chord bearing of NORTH 07 degrees 36 minutes 49 seconds EAST, a chord distance of 817.56 feet, a delta angle of 09 degrees 33 minutes 40 seconds) to a 5/8 inch rebar found at the point of tangency said curve;
- NORTH 12 degrees 23 minutes 34 seconds EAST, passing at a distance of 193.07 feet a found 5/8 inch capped rebar stamped "Carter & Burgess", and continuing on said course, a total distance of 492.05 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve concave to the northwest (curve to the left) having a radius of 1,782.50 feet;
- NORTHERLY with the arc of the said non-tangent curve, an arc length of 14.22 feet (a chord bearing of NORTH 12 degrees 09 minutes 51 seconds EAST, a chord distance of 14.22 feet) to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the end of said curve in the south line of Dove Road;

THENCE with the south line of Dove Road, as described in the judgement recorded under Instrument Number D211043543 of the Official Public Records of Tarrant County, Texas, the following calls:

- SOUTH 80 degrees 43 minutes 33 seconds EAST, a distance of 55.84 feet to the beginning of a non-tangent curve concave to the north (curve to the left) having a radius of 1,153.14 feet;
- EASTERLY with the arc of the said non-tangent curve, an arc length of 29.57 feet (a chord bearing of SOUTH 81 degrees 27 minutes 38 seconds EAST, a chord distance of 29.57 feet, a delta angle of 01 degrees 28 minutes 10 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;
- SOUTH 07 degrees 48 minutes 17 seconds WEST, a distance of 12.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve concave to the north (curve to left) having a radius of 1,165.14 feet;
- EASTERLY with the arc of the said non-tangent curve, an arc length of 95.32 feet (a chord bearing of

SOUTH 84 degrees 32 minutes 20 seconds EAST, a distance of 51.21 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

- NORTH 88 degrees 11 minutes 47 seconds EAST, a distance of 103.53 feet (monument could not be set);
- NORTH 89 degrees 58 minutes 31 seconds WEST, a distance of 100.00 feet (monument could not be set);
- NORTH 82 degrees 56 minutes 01 second EAST, a distance of 100.77 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 87 degrees 18 minutes 53 seconds EAST, a distance of 591.26 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in Dove Road;

THENCE in Dove Road, west and then east, the following calls:

- SOUTH 89 degrees 47 minutes 45 seconds WEST, a distance of 924.49 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the beginning of a non-tangent curve concave to the northeast (curve to the right) having a radius of 229.60 feet;
- NORTHWESTERLY with the arc of the said curve, an arc length of 105.10 feet (a chord bearing of NORTH 76 degrees 30 minutes 49 seconds WEST, a chord distance of 104.19 feet, a delta angle of 26 degrees 13 minutes 43 seconds) to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the end of said curve on the north line of the tract described in the deed to Polygon Enterprises, Inc. recorded in Volume 9339, Page 1071 of the Deed Records of Tarrant County, Texas;
- SOUTH 89 degrees 57 minutes 14 seconds EAST, with the north line of the said Polygon Enterprises, Inc. tract, a distance of 1,432.35 feet returning to the **Point of Beginning** and enclosing 64.203 acres (2,796,693 square feet more or less).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, \_\_\_\_\_ does hereby adopt this plat, designating the herein above described property as \_\_\_\_\_

an reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility specifically approved by the Town of Westlake to use a particular easement shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas. The Town of Westlake, Texas, and the public utility shall have the right of ingress and egress to private property for the purpose of reading meters, maintenance and service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Descriptions of these additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signature \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas \_\_\_\_\_

**SURVEYOR'S NOTES:**

- This survey was performed with the benefit of a commitment for title insurance provided by Alamo Title Insurance, Commitment No. 6000181600323, and GF Number atd-18-6000181600323-SL effective March 31, 2016 and issued April 15, 2016. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The site benchmark is a mag nail set in concrete near the face of curb on the south end of median approximately 1366 feet south of the intersection of Davis Boulevard and Dove Road. The benchmark has the following values X = 2,371,356.00| Y =7,039,974.15| (Texas Coordinate System of 1983, Central Zone)| Z = 675.07' (NAVD'88).
- The site benchmark is a mag nail set approximately 40 feet east of the centerline of Dove road, said mag nail being approximately 225 north of the intersection of Hidden Spring Court and Dove Road. The benchmark has the following values X = 2,373,155.14| Y =7,039,995.61| (Texas Coordinate System of 1983, Central Zone) | Z = 615.54' (NAVD'88).
- The private road easement shall be open to emergency services units, solid waste collection

agencies and utilities specifically approved by the Town of Westlake. The surface maintenance shall be responsibility of either the property owner or homeowners association no buildings, fences, trees, shrubs or other improvements or growths, constructed, reconstructed or placed upon or across the easement.

No easements will be allowed by separate instrument without written approval from the Town of Westlake.

Easements shown within the bounds of this plat without recording information are hereby dedicated by this plat.

"X-LOTS" are to be owned and maintained by the Homeowners Association

Any proposed grading within a restricted grading easement shown on this plat must designed and sealed by a licensed civil engineer and approved by an independent third-party civil engineering consultant hired by the Quail Hollow Home Owner's Association and/or Architectural Review Board prior to construction. Any submitted design shall include a statement that the proposed improvements do not negatively impact the integrity or performance of the existing dam. Any improvements made within this easement without prior authorization may be removed and the dam restored to original or better condition at the homeowner's sole expense.

**Surveyor's Certification**

I, **Eric Zollinger**, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

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.

-RELEASED FOR REVIEW TO THE TOWN OF WESTLAKE ON AUGUST 04, 2016.  
-RELEASED FOR REVIEW TO THE TOWN OF WESTLAKE ON OCTOBER 12, 2016.

Eric Zollinger  
Registered Professional  
Land Surveyor No. 6357  
Email: eric@jphls.com

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	34.13'	60.00'	032°35'38"	N29°43'11"W	33.67'
C2	87.43'	232.50'	021°32'43"	S81°59'43"W	86.91'
C3	82.93'	367.50'	012°55'45"	N08°41'49"W	82.75'
C4	14.22'	1782.50'	000°27'26"	N12°09'51"E	14.22'
C5	29.57'	1153.14'	001°28'10"	S81°27'38"E	29.57'
C6	95.32'	1165.14'	004°41'14"	S84°32'20"E	95.29'
C7	105.10'	229.60'	026°13'43"	N76°30'49"W	104.19'
C8	48.35'	77.50'	035°44'40"	N28°09'00"W	47.57'
C9	137.56'	750.00'	010°30'33"	N51°16'36"W	137.37'
C10	236.45'	500.00'	027°05'43"	N42°59'01"W	234.25'
C11	258.95'	150.00'	098°54'43"	N21°06'28"E	227.97'
C12	66.28'	79.50'	047°46'05"	N44°04'21"W	64.38'
C13	74.39'	54.50'	078°12'16"	S32°06'38"E	68.75'
C14	64.39'	79.50'	046°24'11"	N03°00'48"E	62.64'
C15	112.78'	54.50'	118°34'09"	N66°16'34"E	93.71'
C16	54.09'	350.00'	008°51'16"	N78°16'08"E	54.04'
C17	72.04'	150.00'	027°31'07"	N87°56'04"E	71.35'
C18	72.75'	54.50'	076°29'09"	N40°23'49"W	67.47'
C20	111.98'	54.50'	117°43'55"	S47°30'10"E	93.30'
C21	43.20'	350.00'	007°04'20"	N17°28'12"W	43.17'
C22	122.68'	250.00'	028°07'01"	N27°59'33"W	121.46'
C23	127.18'	54.50'	133°42'15"	N24°14'52"W	100.22'
C24	102.11'	54.50'	107°21'05"	S83°43'12"E	87.82'
C25	57.34'	54.50'	060°17'01"	S00°05'51"W	54.73'
C26	195.19'	150.00'	074°33'32"	N33°17'04"E	181.71'
C27	31.28'	167.50'	010°41'57"	N01°21'17"E	31.23'
C28	108.62'	150.00'	041°29'22"	N16°45'00"E	106.26'
C29	33.72'	150.00'	012°52'53"	N31°03'14"E	33.65'
C30	30.77'	150.00'	011°45'10"	N18°44'13"E	30.71'
C31	101.71'	250.00'	023°18'37"	S75°55'44"E	101.01'
C32	216.56'	200.00'	062°02'29"	S33°15'11"E	206.14'
C33	78.98'	350.00'	012°55'45"	S08°41'49"E	78.81'
C34	78.23'	250.00'	017°55'46"	N83°48'11"E	77.91'
C35	36.20'	150.00'	013°49'40"	N19°46'28"E	36.11'
C36	67.02'	54.50'	070°27'16"	S40°37'45"W	62.87'
C37	72.09'	54.50'	075°47'17"	S32°29'31"E	66.95'
C38	78.69'	54.50'	082°43'19"	S68°15'11"W	72.03'
C39	68.26'	54.50'	071°45'58"	S08°59'28"E	63.89'
C40	29.07'	69.50'	023°57'42"	S41°05'11"E	28.85'
C41	72.75'	54.50'	076°29'09"	N40°23'49"W	67.47'
C42	15.20'	54.50'	015°58'32"	N65°58'47"E	15.15'
C43	56.89'	54.50'	059°48'45"	S27°45'08"W	54.35'
C44	105.47'	54.50'	110°52'37"	S15°46'27"E	89.76'
C45	113.30'	132.50'	048°59'34"	S03°51'06"E	109.88'
C46	74.82'	87.50'	048°59'34"	N03°51'06"W	72.56'
C47	149.27'	99.50'	085°57'21"	N23°19'13"W	135.66'

FINAL PLAT  
OF  
**THE ESTATES OF QUAIL HOLLOW**  
PHASE I  
BEING  
**64.203 ACRES**  
SITUATED IN  
**Leroy Boggess Survey, Abstract No. 196**  
**Memucan Hunt Survey, Abstract No. 756**  
**Heirs of Charles M. Throop Survey, Abstract No. 1510**  
TOWN OF WESTLAKE  
TARRANT COUNTY, TEXAS

SHEET 2 OF 2

THIS PLAT FILED AS DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED ON: OCTOBER, 12 2016



JPH Job No.  
2016.200.001 Quail Hollow, Westlake - Phase I FINAL PLAT.dwg  
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807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

**ENGINEER**  
DEOTTE, INC.  
420 JOHNSON RD, SUITE 303  
KELLER, TEXAS 76248  
WWW.DEOTTE.COM

**DEVELOPER**  
ELLIOTT CAPITAL  
935 W. DOVE  
SOUTHLAKE, TX 76092  
214.435.3570

**OWNER**  
POLYGON ENTERPRISES  
1755 DOVE RD.  
WESTLAKE, TX 76262  
CONTACT: ROLAND ARTHUR  
817.917.6042

Tri-County Electric Cooperative approves the location and abandonment of the electric easements shown on this plat  
\_\_\_\_\_  
Tri-County Electric Representative Date

REVIEWED BY:  
\_\_\_\_\_  
TOWN ATTORNEY  
\_\_\_\_\_  
TOWN ENGINEER

APPROVED BY THE TOWN COUNCIL OF WESTLAKE, TEXAS  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
ATTEST:  
\_\_\_\_\_  
MAYOR \_\_\_\_\_ TOWN SECRETARY \_\_\_\_\_

APPROVED BY THE PLANNING & ZONING COMMISSION OF WESTLAKE, TEXAS ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
ATTEST:  
\_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ TOWN SECRETARY \_\_\_\_\_

**MONUMENTS / DATUMS / BEARING BASIS**  
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
 TBM ○ Site benchmark (see vicinity map for general location)  
 Coordinate values, if shown, are US.SyFL/TxCS,83,NCZ  
 Elevations, if shown, are NAVD'88  
 Bearings are based on grid north (TxCS,83,NCZ)

**LEGEND OF ABBREVIATIONS**  
 US.SyFL United States Survey Feet  
 TxCS,83,NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD'88 North American Vertical Datum of 1988  
 P.R.T.C.T. Plat Records of Tarrant County, Texas  
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
 D.R.T.C.T. Deed Records of Tarrant County, Texas  
 VOL/Pg/Inst# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line  
 BFE Base Flood Elevation Graphically Depicted per FEMA Map  
 W.S.E.G.D. Water, Sewer, Electric, Gas and Duct Bank Easement

**FLOOD ZONE CLASSIFICATION**  
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0085K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

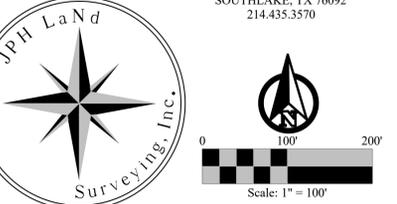
Drafter: PL  
 Drafter/Revision: JHB 11/18/2016  
 Drafter/Revision:  
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◇ DENOTES STREET NAME CHANGE

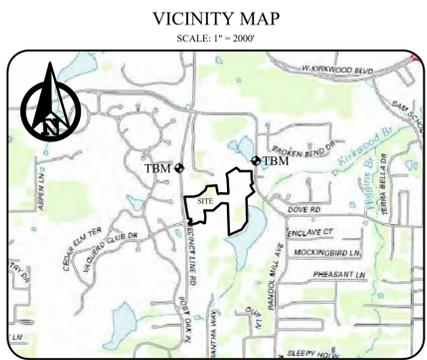
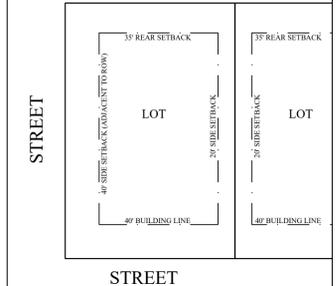
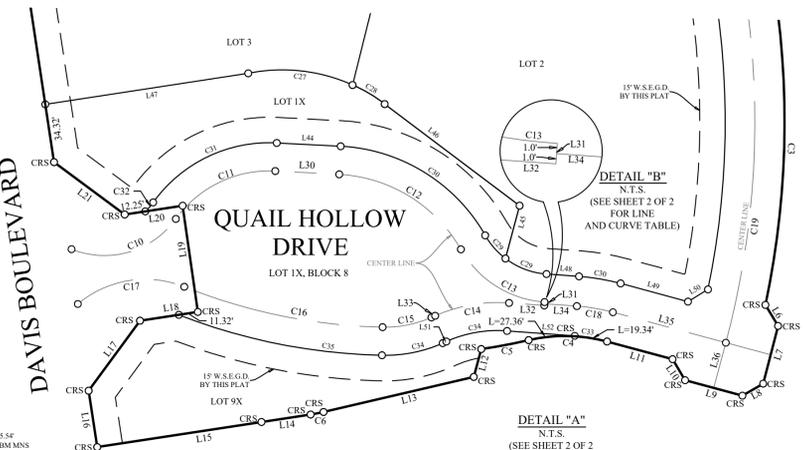
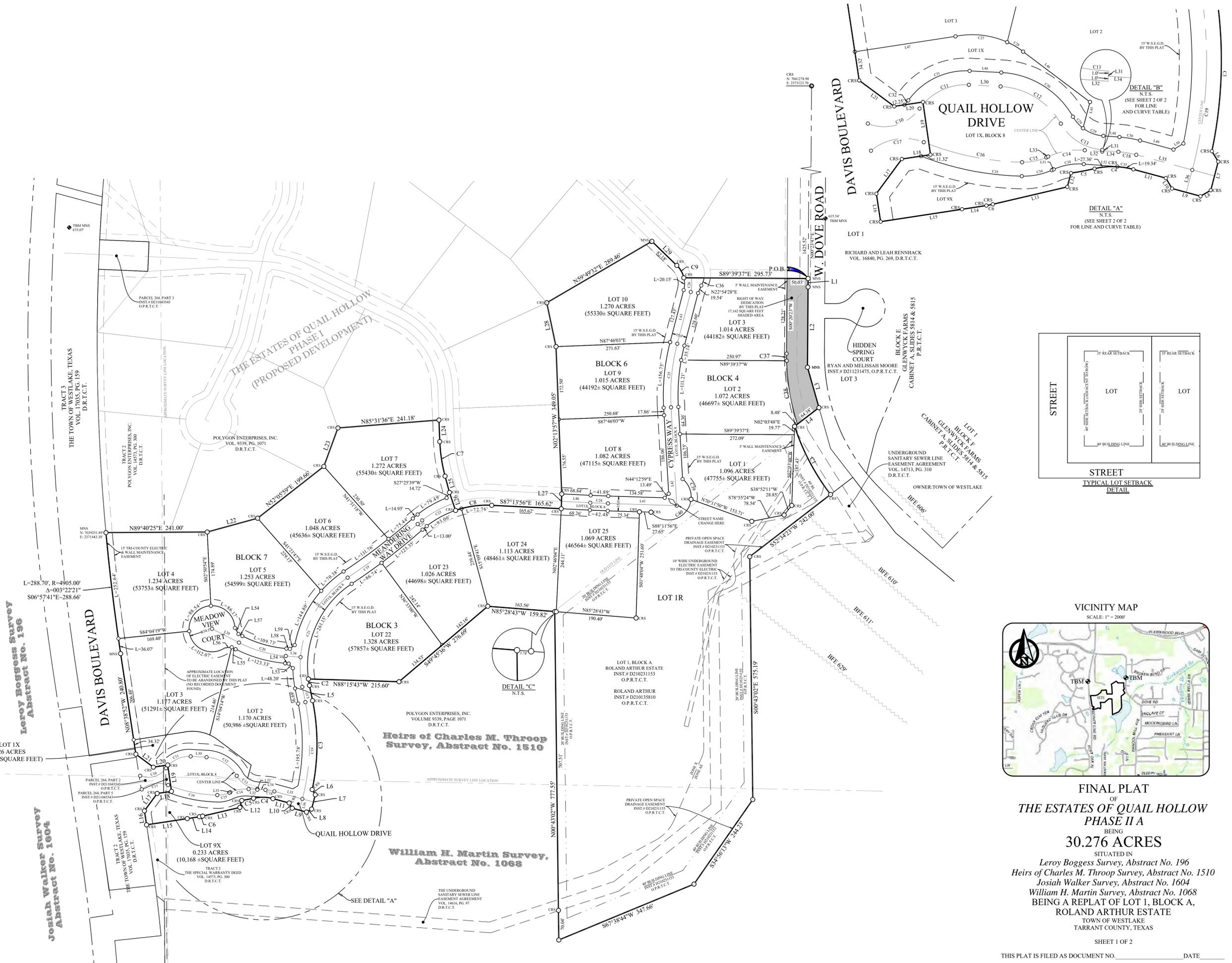
**ENGINEER**  
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 WESTLAKE, TX 76262  
 CONTACT: ROLAND ARTHUR  
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 TBPLS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene



**FINAL PLAT**  
 OF  
**THE ESTATES OF QUAIL HOLLOW**  
 PHASE II A  
 BEING  
**30.276 ACRES**  
 SITUATED IN  
 Leroy Boggess Survey, Abstract No. 196  
 Heirs of Charles M. Throop Survey, Abstract No. 1510  
 Josiah Walker Survey, Abstract No. 1604  
 William H. Martin Survey, Abstract No. 1068  
 BEING A REPLAT OF LOT 1, BLOCK A,  
 ROLAND ARTHUR ESTATE  
 TOWN OF WESTLAKE  
 TARRANT COUNTY, TEXAS

SHEET 1 OF 2  
 THIS PLAT IS FILED AS DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 PREPARED ON: OCTOBER 12, 2016

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

WHEREAS, Polygon Enterprises, Inc. according to the deeds recorded in Volume 9339, Page 1071 and Volume 14573, Page 300, of the Deed Records of Tarrant County, Texas, and Roland Stene Arthur according to the deed recorded in Volume 10152, Page 1991, of the Deed Records of Tarrant County, Texas, and Roland Arthur according to the deed recorded under Instrument Number D210135810 of the Official Public Records of Tarrant County, Texas, are the owners of that certain tract situated in the Leroy Boggess Survey, Abstract No. 196, the Mecuman Hunt Survey, Abstract No. 756, and the Heirs of Charles M. Throop Survey, Abstract No. 1510, Town of Westlake, Tarrant County, Texas, the herein described tract being a portion of said tracts to Polygon Enterprises, Inc., and a portion of said tract to Roland Stene Arthur and all of said tract to Roland Arthur; including all of Lot 1, Block 1, Roland Arthur Estate, recorded under Instrument Number D210131153, Official Public Records, Tarrant County, Texas, the subject tract being more particularly described as follows:

**Beginning** at a Mag nail with a metal washer stamped "JPH Land Surveying" set in the east line of the tract described in the deed to Polygon Enterprises, Inc. recorded in Volume 9339, Page 1071, of the Deed Records of Tarrant County, Texas, same being in West Dove Road, from which a 1/2 inch capped rebar stamped "JPH Land Surveying" set bears NORTH 00 degrees 23 minutes 47 seconds EAST, a distance of 1,425.52 feet;

THENCE with the east line of the said Polygon Enterprises, Inc. tract:

- SOUTH 00 degrees 23 minutes 47 seconds WEST, a distance of 20.01 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;
- SOUTH 00 degrees 23 minutes 47 seconds WEST, a distance of 190.10 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;
- SOUTH 15 degrees 54 minutes 43 seconds EAST, a distance of 99.48 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set at the north corner of the Right of Way dedicated by plat recorded under Instrument Number D210231152 of the Official Public Records of Tarrant County, Texas;

THENCE SOUTH 52 degrees 34 degrees 23 seconds WEST, with the northwest line of the said dedicated Right of Way, a distance of 72.86 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the North corner of Lot 1, Block A of Roland Arthur Estate recorded under Instrument Number D210231152 of the Official Public Records of Tarrant County, Texas, same being the beginning of a tangent curve to the right, concave to the north, having a radius of 541.28 feet;

THENCE SOUTHEASTERLY with the arc of said tangent curve, an arc length of 183.39 feet (a chord bearing of SOUTH 27 degrees 53 minutes 49 seconds EAST, a chord distance of 182.52 feet, a delta angle of 19 degrees 24 minutes 46 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 52 degrees 34 minutes 23 seconds WEST, with the south line of said Lot 1, Block A 242.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 00 degrees 43 minutes 02 seconds EAST, with the west line of said Lot 1, Block A, a distance of 575.19 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 34 degrees 56 minutes 13 seconds WEST, with the southeast line of said Lot 1, Block A, a distance of 244.23 feet;

THENCE SOUTH 67 degrees 38 seconds 44 seconds WEST, with the south line of said Lot 1, Block A, a distance of 347.66 feet;

THENCE NORTH 00 degrees 43 minutes 02 seconds WEST, passing at a distance of 70.04 feet a 1/2 inch capped rebar stamped "JPH Land Surveying" set with the west line of said Lot 1, Block A, in all, a total distance of 777.55 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE through Polygon Enterprises, Inc. tract:

- NORTH 85 degrees 28 minutes 43 seconds WEST, a distance of 159.82 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- SOUTH 49 degrees 45 minutes 36 seconds WEST, a distance of 276.69 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 88 degrees 15 minutes 43 seconds WEST, a distance of 215.60 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve, concave to the east, having a radius of 232.50 feet;

THENCE SOUTHERLY with the arc of said non-tangent curve, an arc length of 15.59 feet (a chord bearing of SOUTH 09 degrees 33 minutes 09 seconds EAST, a chord distance of 15.59 feet, a delta angle of 03 degrees 50 minutes 35 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the said curve;

- SOUTH 11 degrees 28 minutes 27 seconds EAST, a distance of 36.69 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the right, concave to the west, having a radius of 517.50 feet;
- SOUTHERLY with the arc of said non-tangent curve to the right, an arc length of 211.98 feet (a chord bearing of SOUTH 00 degrees 15 minutes 39 seconds WEST, a chord distance of 210.50 feet, a delta angle of 23 degrees 28 minutes 12 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the said curve;
- SOUTH 31 degrees 12 minutes 17 seconds EAST, a distance of 14.45 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 14 degrees 33 minutes 23 seconds WEST, a distance of 35.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 60 degrees 02 minutes 28 seconds WEST, a distance of 14.14 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE NORTH 74 degrees 57 minutes 03 seconds WEST, a distance of 35.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE NORTH 30 degrees 52 minutes 07 seconds WEST, a distance of 14.36 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE NORTH 74 degrees 57 minutes 32 seconds WEST, a distance of 40.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a tangent curve, concave to the south having a radius of 95.50 feet;

THENCE SOUTHERLY with the arc of said tangent curve, an arc length of 46.71 feet (a chord bearing of SOUTH 88 degrees 58 minutes 12 seconds EAST, a chord distance of 46.24 feet, a delta angle of 28 degrees 01 minutes 20 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a reverse curve, concave to the north, having a radius of 351.80 feet;

THENCE SOUTHERLY with the arc of said reverse curve, an arc length of 28.47 feet (a chord bearing of NORTH 79 degrees 20 minutes 13 seconds EAST, a chord distance of 28.46 feet, a delta angle of 04 degrees 38 minutes 12 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;

THENCE SOUTH 15 degrees 02 minutes 28 seconds WEST, a distance of 16.92 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

16. SOUTH 76 degrees 54 minutes 42 seconds WEST, a distance of 90.96 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a tangent curve to the right, concave to the north, having a radius of 100.00 feet;

17. WESTERLY with the arc of said tangent curve, an arc length of 7.75 feet (a chord bearing of SOUTH 79 degrees 07 minutes 55 seconds EAST, a chord distance of 7.75 feet, a delta angle of 04 degrees 26 minutes 26 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the point of tangency of said curve;

18. SOUTH 81 degrees 21 minutes 08 seconds WEST, a distance of 29.30 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

19. SOUTH 81 degrees 21 minutes 08 seconds WEST, a distance of 97.99 feet a set 1/2 inch capped rebar stamped "JPH Land Surveying" set in the west line of the Polygon Enterprises, Inc. tract;

THENCE NORTH 08 degrees 38 minutes 52 seconds WEST, with the west line of Polygon Enterprises, a distance of 33.48 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set, same being the south corner of Parcel 264, Part 2, recorded under Instrument Number of D211043543 of the Official Public Records of Tarrant County, Texas;

THENCE with the perimeter of Polygon Enterprises, Inc. tract, the south line of said Parcel 264, Part 2, the following calls:

- NORTH 36 degrees 23 minutes 40 seconds EAST, a distance of 51.05 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- NORTH 81 degrees 26 minutes 33 seconds EAST, a distance of 34.47 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set, same being the southeast corner of Parcel 264, Part 5 recorded under Instrument Number D211043543 of the Official Public Records of Tarrant County, Texas;

THENCE NORTH 08 degrees 10 minutes 07 seconds WEST, with west line of said Parcel 264, Part 5, a distance of 63.01 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set, being the northeast corner of said Parcel 264, Part 5;

THENCE SOUTH 81 degrees 26 minutes 33 seconds WEST, with the north line of said Parcel 264, Part 5, a distance of 34.54 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set, same being an interior corner on the north line of said Parcel 264, Part 2;

THENCE NORTH 53 degrees 36 minutes 20 seconds WEST, with the north line of said Parcel 264, Part 2, a distance of 51.76 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set, same being the north corner of Parcel 264, Part 2;

THENCE with the west line of Polygon Enterprises, Inc. tract, the following calls:

- NORTH 08 degrees 38 minutes 52 seconds WEST, a distance of 240.80 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at beginning of a tangent curve to the right, concave to the east, having a radius of 4,905.00 feet;
- NORTHERLY with the arc of said tangent curve to the right, an arc length of 288.70 feet (a chord bearing of NORTH 06 degrees 57 minutes 41 seconds WEST, a chord distance of 288.66 feet, a delta angle of 03 degrees 22 minutes 21 seconds) to a Mag nail with a metal washer stamped "JPH Land Surveying" set;

THENCE through the interior of the tracts described in the deeds to Polygon Enterprises, Inc. recorded in Volume 9339, Page 1071 and Volume 14573, Page 300, of the Deed Records of Tarrant County, Texas, and Roland Stene Arthur recorded in Volume 10152, Page 1991 of the Deed Records of Tarrant County, Texas, the following calls:

1. NORTH 89 degrees 40 minutes 25 seconds EAST, a distance of 241.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

2. NORTH 74 degrees 43 minutes 50 seconds EAST, a distance of 124.24 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

3. NORTH 52 degrees 05 minutes 59 seconds EAST, a distance of 199.66 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

4. NORTH 20 degrees 12 minutes 24 seconds EAST, a distance of 97.00 feet 1/2 inch capped rebar stamped "JPH Land Surveying" set;

5. NORTH 85 degrees 31 minutes 36 seconds EAST, a distance of 241.18 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

6. SOUTH 02 degrees 13 minutes 57 seconds EAST, a distance of 51.21 feet a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a tangent curve to the left, concave to the east, having a radius of 367.50 feet;

7. SOUTHERLY with the arc of the said tangent curve to the left, an arc length of 82.93 (a chord bearing of SOUTH 08 degrees 41 minutes 49 seconds EAST, a chord distance of 82.75 feet, a delta angle of 12 degrees 55 minutes 45 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the point of tangency of said curve;

8. SOUTH 15 degrees 09 minutes 41 seconds EAST, a distance of 39.94 to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

9. SOUTH 18 degrees 46 minutes 39 seconds EAST, a distance of 44.98 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the right, concave to the south, having a radius of 232.50 feet;

10. EASTERLY with the arc of said tangent curve to the right, an arc length of 87.43 feet (a chord bearing of NORTH 81 degrees 59 minutes 43 seconds EAST, a chord distance of 86.91 feet, a delta angle of 21 degrees 32 minutes 43 seconds) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of said curve;

11. SOUTH 87 degrees 13 minutes 56 seconds EAST, a distance of 165.62 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

12. NORTH 01 degrees 48 minutes 51 seconds EAST, a distance of 35.00 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set;

13. NORTH 02 degrees 13 minutes 57 seconds WEST, a distance of 349.05 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

14. NORTH 12 degrees 00 minutes 22 seconds WEST, a distance of 106.12 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

15. NORTH 59 degrees 49 minutes 32 seconds EAST, a distance of 289.46 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set;

16. SOUTH 46 degrees 01 minutes 20 seconds EAST, a distance of 82.18 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the right, concave to the southeast, having a radius of 60.00 feet;

17. SOUTHEASTERLY with the arc of said non-tangent curve to the right, an arc length of 34.13 feet (a chord bearing of SOUTH 29 degrees 43 minutes 31 seconds EAST, a chord distance of 33.67 feet, a delta angle of 32 degrees 35 minutes 38 seconds) to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the end of said curve;

18. SOUTH 89 degrees 39 minutes 37 seconds EAST, a distance of 295.73 returning to the **Point of Beginning** and enclosing 30,276 acres (1,318,842 square feet more or less).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, \_\_\_\_\_ does hereby adopt this plat, designating the herein above described property as \_\_\_\_\_,

\_\_\_\_\_ a reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire line easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility specifically approved by the Town of Westlake to use a particular easement shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas. The Town of Westlake, Texas, and the public utility shall have the right of ingress and egress to private property for the purpose of reading meters, maintenance and service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Descriptions of these additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signature

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

**SURVEYOR'S NOTES:**

- This survey was performed with the benefit of a commitment for title insurance provided by Alamo Title Insurance, Commitment No. 6000181600323, and GF Number atd-18-6000181600323-SL effective March 31, 2016 and issued April 15, 2016. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The site benchmark is a mag nail set in concrete near the face of curb on the south end of median approximately 1366 feet south of the intersection of Davis Boulevard and Dove Road. The benchmark has the following values X = 2,371,356.00| Y = 7,039,974.15' (Texas Coordinate System of 1983, Central Zone) | Z = 675.07' (NAVD'88).
- The site benchmark is a mag nail set approximately 40 feet east of the centerline of Dove road, said mag nail being approximately 225 north of the intersection of Hidden Spring Court and Dove Road. The benchmark has the following values X = 2,373,155.14| Y = 7,039,995.61' (Texas Coordinate System of 1983, Central Zone) | Z = 615.54' (NAVD'88).
- The private road easement shall be open to emergency services units, solid waste collection agencies and utilities specifically approved by the Town of Westlake. The surface maintenance shall be responsibility of either the property owner or homeowners association no buildings, fences, trees, shrubs or other improvements or growths, constructed, reconstructed or placed upon or across the easement.
- No easements will be allowed by separate instrument without written approval from the Town of Westlake.
- Easements shown within the bounds of this plat without recording information are hereby dedicated by this plat.
- "X-LOTS" are to be owned and maintained by the Homeowners Association

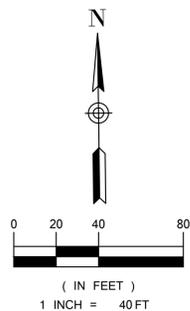
Line Data Table		
Line #	Distance	Bearing
L1	20.81'	N85°53'41"W
L2	190.10'	S00°23'47"W
L3	99.48'	S15°54'43"E
L4	72.86'	S52°34'23"W
L5	36.69'	S11°28'27"E
L6	14.45'	S31°12'17"E
L7	35.00'	S14°33'23"W
L8	14.14'	S60°02'28"W
L9	35.00'	N74°57'03"W
L10	14.36'	N30°52'07"W
L11	40.00'	S74°57'32"E
L12	16.92'	S15°02'28"W
L13	90.96'	S87°02'10"W
L14	29.30'	S81°21'08"W
L15	97.99'	S81°21'08"W
L16	33.48'	N08°38'52"W
L17	51.05'	N36°23'40"E
L18	34.47'	N81°26'33"E
L19	63.01'	N08°10'07"W
L20	34.54'	S81°26'33"W
L21	51.76'	N53°36'20"W
L22	124.24'	N74°43'50"E
L23	97.00'	N20°12'24"E
L24	51.21'	N02°13'57"W
L25	39.94'	S15°09'41"E
L26	44.98'	S18°46'39"E
L27	35.00'	N01°48'51"E
L28	106.12'	N12°00'22"W
L29	82.18'	S46°01'20"E
L30	37.76'	S87°02'10"E
L31	2.00'	S04°06'19"W

Line Data Table		
Line #	Distance	Bearing
L32	208.1'	N85°53'41"W
L33	2.38'	S66°16'33"W
L34	19.20'	N85°53'41"W
L35	96.31'	S74°57'32"E
L36	27.50'	N15°02'28"E
L37	36.69'	N11°28'27"W
L38	35.20'	N85°15'23"W
L39	72.00'	N63°00'04"W
L40	68.55'	S87°13'56"E
L41	163.73'	S88°11'56"E
L42	233.07'	N03°22'06"W
L43	126.81'	N14°39'52"E
L44	37.76'	N87°02'10"W
L45	32.11'	S15°02'28"W
L46	99.42'	S53°08'10"E
L47	121.03'	S81°21'08"W
L48	19.20'	S85°53'41"E
L49	41.14'	S74°57'32"E
L50	13.81'	S58°42'17"E
L51	2.38'	S66°16'33"W
L52	40.01'	S85°53'41"E
L53	14.72'	N42°40'05"W
L54	16.77'	S29°59'52"E
L55	10.39'	N63°00'04"W
L56	16.77'	S83°59'44"W
L57	10.39'	S63°00'04"E
L58	8.27'	S85°15'25"E
L59	14.72'	N52°09'14"E

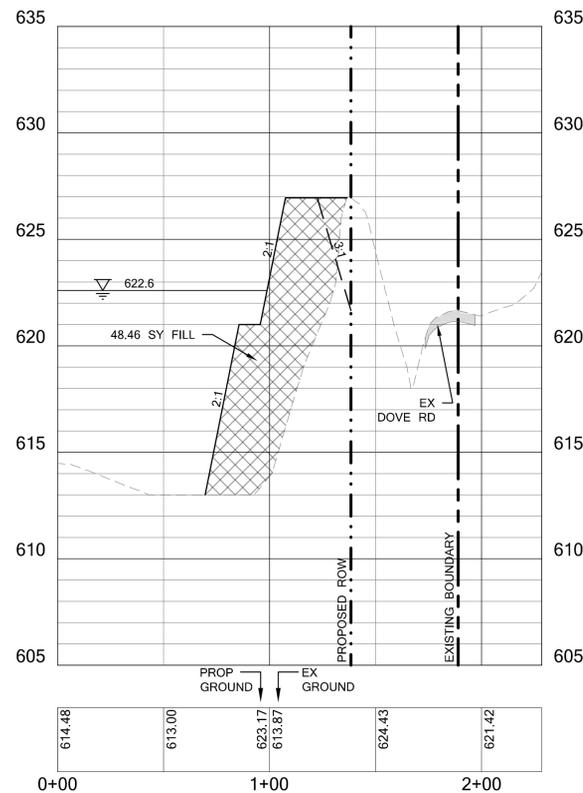
Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	183.39	541.28'	019°24'46"	S27°53'49"E	182.52'
C2	15.59	232.50'	003°50'35"	S09°33'09"E	15.59'
C3	211.98	517.50'	023°28'12"	S00°15'39"W	210.50'
C4	46.71	95.50'	028°01'20"	N88°58'12"W	46.24'
C5	28.47	351.80'	004°38'12"	S79°20'13"W	28.46'
C6	7.75	100.00'	004°26'26"	S79°07'55"W	7.75'
C7	82.93	367.50'	012°55'45"	S08°41'49"E	82.75'
C8	87.43	232.50'	021°32'43"	N81°59'43"E	86.91'
C9	34.13	60.00'	032°35'38"	S29°43'31"E	33.67'
C10	68.99	52.00'	076°01'15"	N73°15'59"E	64.04'
C11	67.78	68.00'	057°06'29"	N64°24'36"E	65.01'
C12	87.77	88.00'	057°08'44"	S58°27'48"E	84.18'
C13	60.60	62.00'	056°00'15"	S57°53'34"E	58.22'
C14	44.69	92.00'	027°49'46"	S80°11'26"W	44.25'
C15	29.60	60.00'	024°56'12"	S78°44'39"W	29.36'
C16	119.97	335.30'	020°30'01"	N78°32'14"W	119.33'
C17	66.76	62.01'	061°41'11"	S80°52'03"E	63.58'
C18	21.57	113.00'	010°56'09"	S80°25'37"E	21.53'
C19	231.39	500.00'	026°30'54"	N01°47'00"E	229.33'
C20	116.53	300.00'	022°15'21"	N74°07'45"W	115.80'
C21	297.57	250.00'	068°11'56"	S22°37'31"W	280.32'
C22	13.98	250.00'	003°12'11"	N50°19'07"E	13.97'
C23	84.22	250.00'	019°18'09"	N61°34'17"E	83.82'
C24	42.19	2500.00'	000°58'01"	S87°42'56"E	42.19'
C25	151.86	482.50'	018°01'57"	N05°38'53"E	151.23'
C26	33.74	77.50'	024°56'31"	N02°11'36"E	33.47'
C27	62.91	62.00'	035°29'37"	S83°38'45"E	61.90'
C28	22.05	85.93'	014°42'14"	S59°26'57"E	21.99'
C29	26.25	45.50'	033°03'11"	S69°22'06"E	25.89'
C30	24.91	130.50'</			

# ATTACHMENT B

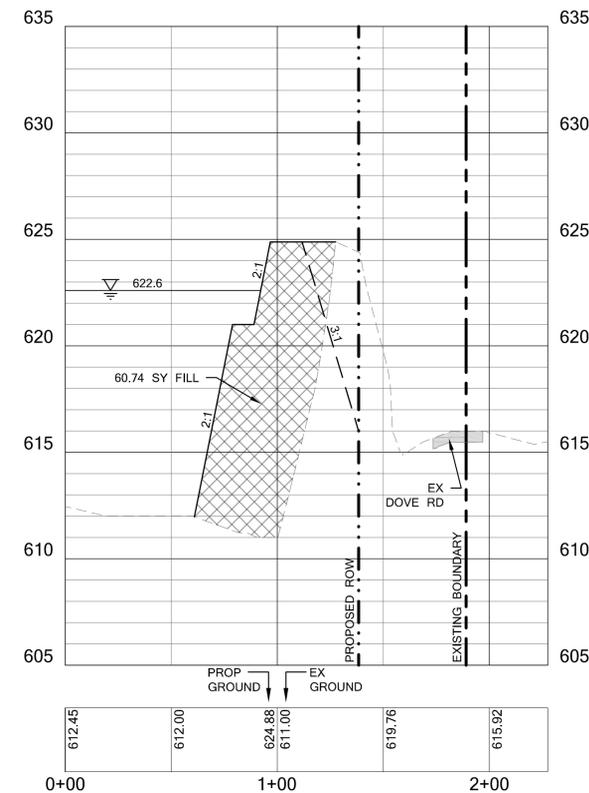
PROFILE SCALE  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



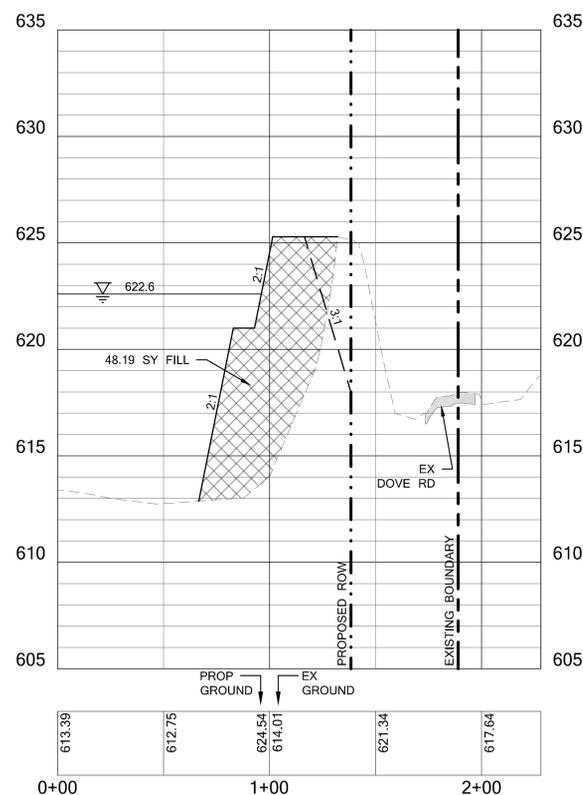
SECTION 1



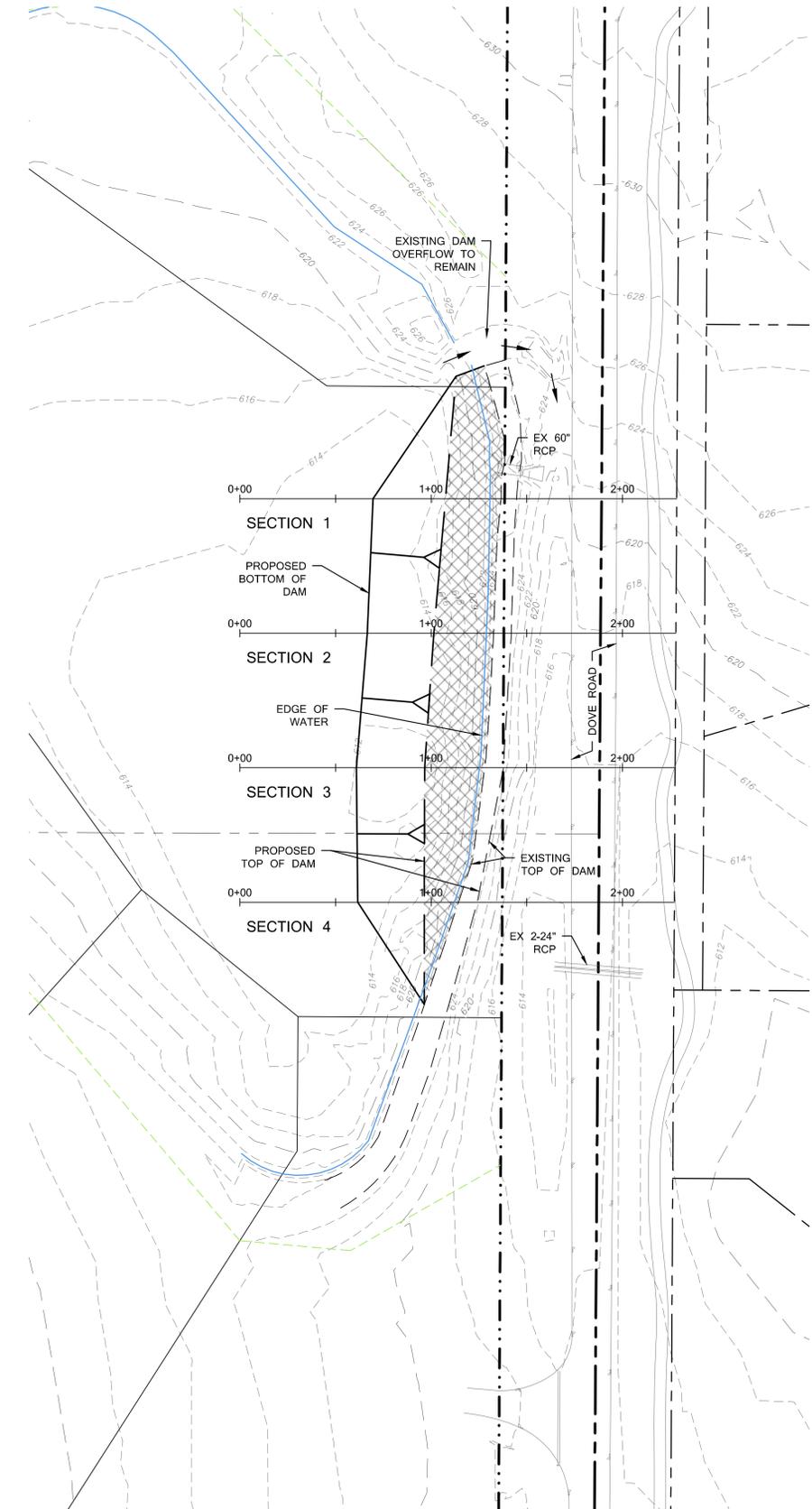
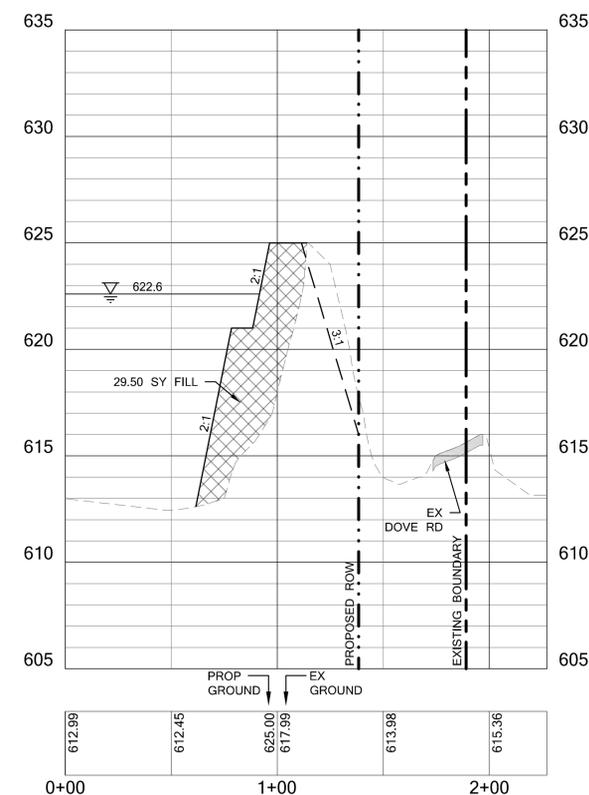
SECTION 3



SECTION 2



SECTION 4



△	
△	
△	
△	
△	

THIS DOCUMENT IS FOR INTERIM REVIEW  
 AND IS NOT INTENDED FOR CONSTRUCTION,  
 PERMITS, OR RECORDS.  
 BY: Clayton T. Redinger  
 Reg. No.: 07495 / 2016  
 Date:

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# Planning and Zoning

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Item # 10 – Adjournment  
Regular Session

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Back up material has not  
been provided for this  
item.

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