

## RESIDENTIAL PLATS

All residential plats shall contain the following owner's dedication language:

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WHEREAS, **[Name of Property Owner(s)]** is the owner of a tract of land situated in **[Abstract Survey]**, Town of Westlake, **[Tarrant OR Denton]** County, Texas, according to the deed recorded in **[Volume #, Page #]** of the Deed Records of **[Tarrant OR Denton]** County, Texas and being more particularly described as follows:

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NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, **[Name of Property Owner(s)]** does hereby adopt this plat, designating the herein above described property as **[Name of Subdivision]**, an addition to the Town of Westlake, **[Tarrant OR Denton]** County, Texas. 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 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

OWNER'S CERTIFICATES REQUIRED ON PLATS

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 OR Denton]** County, Texas.

WITNESS, my hand, this the **[Day of Month]** day of **[Month]**, **[Year]**.

By:

\_\_\_\_\_  
**Name of Property Owner(s)**

\_\_\_\_\_  
**Printed Name / Title**

STATE OF TEXAS §

COUNTY OF **[Tarrant OR Denton]** §

BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared **[Name of Property Owner(s)]**, known to me to be the one whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the **[Day of Month]** day of **[Month]**, **[Year]**.

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**Notary Public, State of Texas**

**NONRESIDENTIAL PLATS**

All nonresidential plats shall contain the following owner's dedication language:

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WHEREAS, **[Name of Property Owner(s)]** is the owner of a tract of land situated in **[Abstract Survey]**, Town of Westlake, **[Tarrant OR Denton]** County, Texas, according to the deed recorded in **[Volume #, Page #]** of the Deed Records of **[Tarrant OR Denton]** County, Texas and being more particularly described as follows:

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NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT **[Name of Property Owner(s)]**, do hereby adopt this plat, designating the herein above described property as **[Name of Subdivision]**, an addition to the Town of Westlake, **[Tarrant OR Denton]** 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 OR Denton]** 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 OR Denton]** 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.

OWNER'S CERTIFICATES REQUIRED ON PLATS

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 this plat or 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.

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 Month]** day of **[Month]**, **[Year]**.

By:

_____ <b>Name of Property Owner(s)</b>	_____ <b>Printed Name / Title</b>
STATE OF TEXAS	§
COUNTY OF <b>[Tarrant OR Denton]</b>	§

OWNER'S CERTIFICATES REQUIRED ON PLATS

BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared **[Name of Property Owner(s)]**, known to me to be the one whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the **[Day of Month]** day of **[Month]**, **[Year]**.

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**Notary Public, State of Texas**