

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE TOWN OF WESTLAKE, does hereby adopt this plat, designating the herein above described property as TOWN OF WESTLAKE No.1 ADDITION, 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. 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.

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 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 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 easement by the Town of Westlake.

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 \_\_\_\_\_ 2019.

\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
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 \_\_\_\_\_ 2019.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Approved by the Town of Westlake Planning and Development Department:  
Director \_\_\_\_\_ Date \_\_\_\_\_  
Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Document No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Approved by the Town of Westlake Planning and Zoning Commission:  
Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Document No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Approved by the Town of Westlake Town Council:  
Mayor \_\_\_\_\_ Date \_\_\_\_\_  
Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Document No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Reviewed by:  
Town Engineer

DATE: \_\_\_\_\_  
Michael L. Peterson  
Texas Registration No. 5999

PRELIMINARY  
RECORDS OF AN INDEX SHEET AND BE  
NOT FOR PUBLIC RECORDS. THIS DOCUMENT IS FOR  
THE USE OF THE RECORDING OFFICE ONLY.  
1"=20'

GRAPHIC SCALE  
20 0 20 40  
1"=20'

MINOR PLAT  
LOT 1, BLOCK 1  
TOWN OF WESTLAKE No.1 ADDITION  
1 LOT  
15,000 S.F./0.3444 AC.  
G. B. HENDRICKS SURVEY, ABSTRACT NO. 680  
IN THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS  
CURRENT ZONING: GOVERNMENT USE  
RECORDED IN DOC. NO. D201118744,  
COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS  
August 8, 2019

PREPARED BY  
Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

This Plat Recorded in Instrument No. \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT  
WHEREAS, the TOWN OF WESTLAKE is the owner of a tract of land situated in the G. B. Hendricks Survey, Abstract No. 680, Tarrant County, Texas, being all of a 0.3443 acre tract of land conveyed to the Town of Westlake, as recorded in Doc. No. D201118744, County Clerk Records, Tarrant County, Texas;  
BEING a 0.3443 acre tract of land out of the G. B. Hendricks Survey, Abstract No. 680, Tarrant County, Texas and conveyed by deed to the Town of Westlake, as recorded in Doc. No. D201118744, County Clerk Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:  
BEGINNING at a found 5/8 inch iron rod, being the northwest corner of said Town of Westlake Tract, and being in the existing south right-of-way line of Dove Road (having a variable width Right-Of-Way);  
THENCE South 89°28'52" East, a distance of 100.00 feet to a 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC. INC." (GA);  
THENCE South 00°00'05" East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow cap;  
THENCE North 89°28'52" West, a distance of 100.00 feet to a set 1/2 inch iron rod with a "GAI" cap;  
THENCE North 00°00'05" West, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 15,000 square feet, 0.3444 acres, of land, more or less.

LOT 1  
DELOITTE UNIVERSITY CONFERENCE CENTER  
DOC. NO. D210020327  
C.C.R.T.C.T.

POINT OF BEGINNING  
FOUND 5/8 INCH IRON ROD  
N:7042198.42  
E:2365517.33

DOVE ROAD  
(COUNTY ROAD 4080)  
(VARIABLE WIDTH RIGHT-OF-WAY)

S89° 28' 52"E 100.00'

50' BUILDING SETBACK LINE

100-YEAR FLOODPLAIN, ZONE A  
PER FEMA FEDERAL INSURANCE RATE MAP  
PANEL NO. 48439C0080K  
REVISION DATE: SEPTEMBER 25, 2009

LOT 1  
BLOCK 1  
TOWN OF WESTLAKE  
DOC. NO. D201118744  
C.C.R.T.C.T.

0.3444 AC  
15,000 S.F.

JOSEPH A. BONOLA  
DOC. NO. D196223988  
C.C.R.T.C.T.

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DOC. NO. D196223988  
C.C.R.T.C.T.

JOSEPH A. BONOLA  
DOC. NO. D196223988  
C.C.R.T.C.T.

FOUND 1/2 INCH IRON ROD WITH YELLOW CAP  
N:7042047.51  
E:2365617.33

STATE OF TEXAS  
COUNTY OF TARRANT  
\$

THENCE South 89°28'52" East, a distance of 100.00 feet to a 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC. INC." (GA);  
THENCE South 00°00'05" East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow cap;  
THENCE North 89°28'52" West, a distance of 100.00 feet to a set 1/2 inch iron rod with a "GAI" cap;  
THENCE North 00°00'05" West, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 15,000 square feet, 0.3444 acres, of land, more or less.

OWNER:  
TOWN OF WESTLAKE  
1500 SOLANA BLVD. STE 7200  
WESTLAKE, TEXAS 76262  
817-430-0941

VICINITY MAP  
(1"=2000')

LEGEND  
FIR = FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"

NOTES:  
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.  
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.  
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.

SURVEYOR'S CERTIFICATE:  
This is to certify that I, Michael L. Peterson, a Registered Professional Land Surveyor of the State of Texas, platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

DATE: \_\_\_\_\_  
Michael L. Peterson  
Texas Registration No. 5999

GRAPHIC SCALE  
20 0 20 40  
1"=20'

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