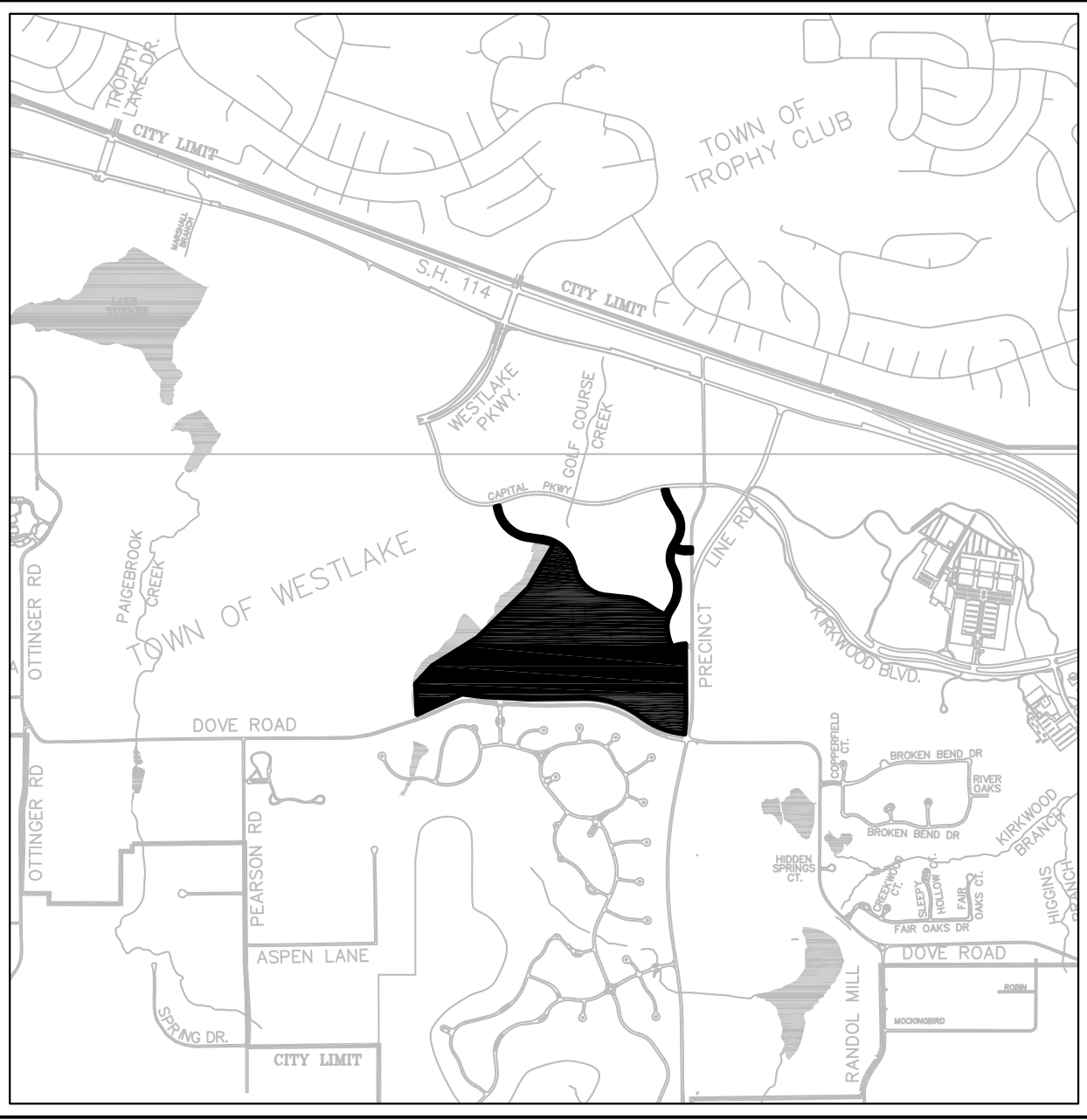


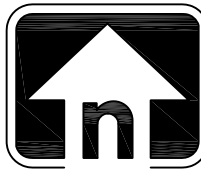
NOTES:

- 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 GA caps unless noted otherwise.
- Purpose of this replat is to add Lot 2.

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'



VICINITY MAP
(1"=2000')



REPLAT

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

BEING A REPLAT OF LOT 1, FIDELITY INVESTMENTS ADDITION,
PHASE I, 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

April 2018
PREPARED BY



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 600
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

SHEET 1 OF 2

This Plat Recorded in Instrument No.

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

