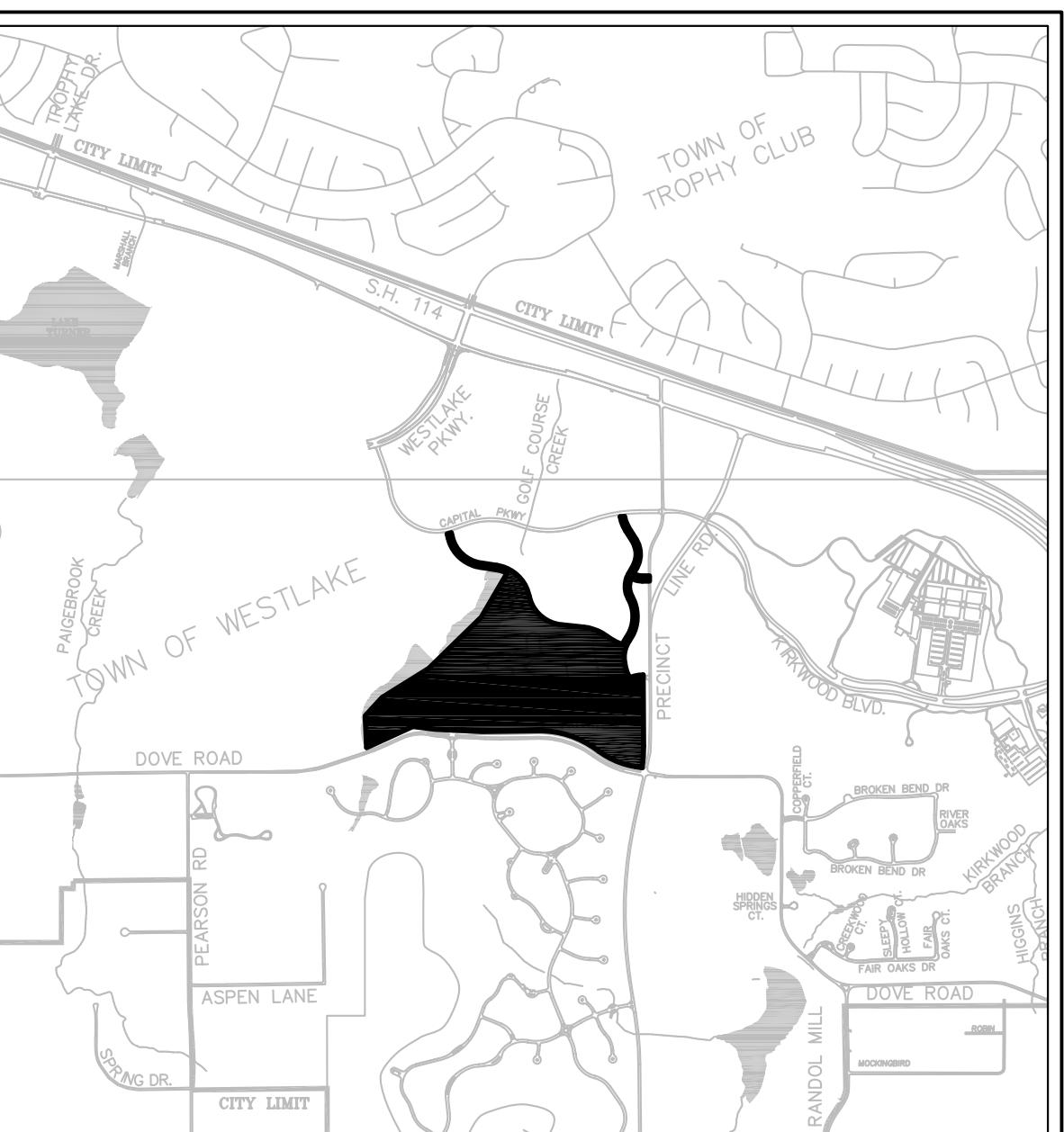


CURVE TABLE					
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB
C-1	19° 03' 45"	400.00'	67.16'	133.08'	N71° 59' 02"W 132.47'
C-2	68° 10' 43"	450.00'	304.55'	535.47'	N47° 25' 34"W 504.44'
C-3	68° 10' 43"	400.00'	270.71'	475.98'	S47° 25' 34"E 448.39'
C-4	69° 36' 25"	450.00'	312.80'	546.69'	S46° 42' 42"E 513.69'
C-5	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'	S76° 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'



GRAPHIC SCALE 1"=200'  
200 0 200 400



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

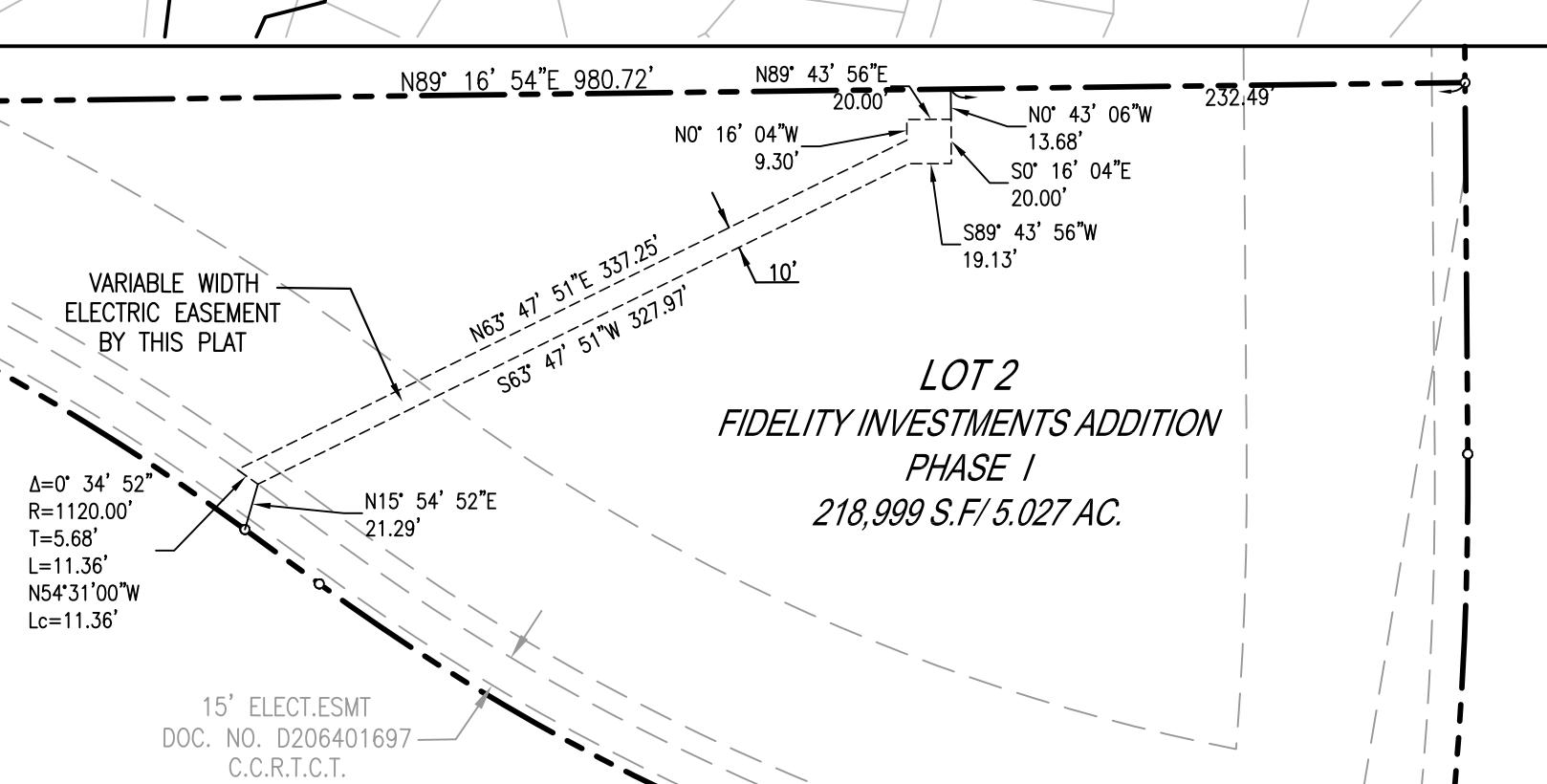
April 2018

PREPARED BY



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-11917BPLS FIRM: 101538-00

SHEET 1 OF 2



EASEMENT DETAIL

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

This Plat Recorded in Instrument No.

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 I, 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 I, 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, and within the limits of a pond, a distance of 366.99 feet to a point for corner, and from which a set 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap (Witness Corner) bears South 69°54'16" East, a distance of 200.00 feet;

THENCE North 42°41'50" East, continuing along said west line, a distance of 288.76 feet to a point for corner, and from which a set 1/2 inch iron rod with a GAI cap (Witness Corner) bears South 39°36'24" East, a distance of 250.00 feet;

THENCE North 58°05'22" East, continuing along said west line, a distance of 636.11 feet to a point for corner, and from which a set 1/2 inch iron rod with a GAI cap (Witness Corner) bears South 38°05'43" East, a distance of 250.00 feet;

THENCE North 45°43'13" East, continuing along said west line, a distance of 849.52 feet to a point for corner, and from which a set 1/2 inch iron rod with a GAI cap (Witness Corner) bears South 52°00'18" East, a distance of 300.00 feet;

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 leaving said pond limits, 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 found 5/8 inch iron rod with Shields 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B cap for corner, for the beginning of a reverse curve to the left having a radius of 737.00 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 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 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with Shields 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 on 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 found 5/8 inch iron rod with Shields 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 found 5/8 inch iron rod with Shields cap for corner;

THENCE North 32°05'58" West, continuing along said existing west line, a distance of 146.83 feet to a found 5/8 inch iron rod with Shields 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 found 5/8 inch iron rod with Shields 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 found 5/8 inch iron rod with Shields cap for corner;

THENCE continuing along said existing east line, a distance of 146.83 feet to a found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 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 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B 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 found 5/8 inch iron rod with C&B cap for corner;

THENCE South 11°24'19" East, continuing along said existing east line, a distance of 49.38 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 420.00 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 "x" in concrete 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 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 38°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, a Delaware limited liability company, does hereby adopt this plat, designating the herein above described property as Lot 1R, Fidelity Investments Addition, Phase I, on 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 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 for a particular easement shall have the right to remove 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.

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 1R, Fidelity Investments Addition, Phase I, on 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 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 for a particular eas