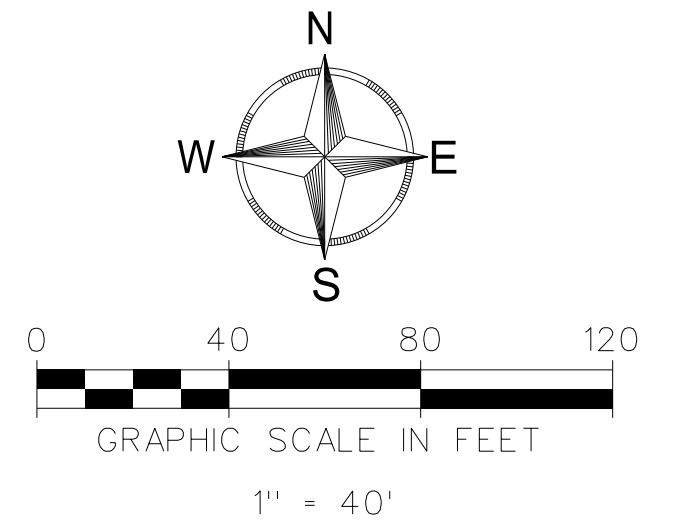


- NOTES:
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
  2. ALL CORNERS SET ARE 5/8 INCH IRON RODS, WITH PLASTIC CAP STAMPED "PELOTON", UNLESS OTHERWISE NOTED.
  3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LEGEND

IRF = IRON ROD FOUND  
 IRS = IRON ROD SET  
 N.T.S = NOT TO SCALE  
 R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS



LAND USE TABLE

BLOCK 1 LOT 1	COMMERCIAL	5.505 ACRES
TOTAL		5.505 ACRES.

OWNER'S CERTIFICATION AND DEDICATION

THE STATE OF TEXAS))  
 COUNTY OF DENTON))

WHEREAS 170 RETAIL ASSOCIATES, LTD., ARE THE OWNER(S) OF A TRACT LAND SITUATED IN THE M.E.P. & P. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 923 AND THE J. GIBSON SURVEY, ABSTRACT NUMBER 493, IN THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO 170 RETAIL ASSOCIATES, LTD., RECORDED IN INSTRUMENT NUMBERS 2005-136072 AND 2005-136073, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "EAGLE SURVEYING"; FOUND AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF ROANOKE, RECORDED IN VOLUME 4184, PAGE 725, SAID REAL PROPERTY RECORDS, THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, AND IN THE NORTH RIGHT-OF-WAY LINE OF PARISH LANE, A VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 2023-76845, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD, FOUND IN SAID NORTH RIGHT-OF-WAY LINE, THE SOUTH LINE OF SAID CITY OF ROANOKE TRACT, AND THE EAST RIGHT-OF-WAY LINE OF ROANOKE ROAD (VARIABLE WIDTH RIGHT-OF-WAY) BEARS S 89°43'24"W, 635.78 FEET:

THENCE N 00°30'24"W, 413.07 FEET, WITH THE EAST LINE OF SAID CITY OF ROANOKE TRACT, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "EAGLE SURVEYING"; FOUND:

THENCE N 89°29'17"E, 299.11 FEET, DEPARTING SAID EAST LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "EAGLE SURVEYING"; FOUND:

THENCE S 51°27'42"E, 477.09 FEET, OVER AND ACROSS SAID REMAINDER TRACT, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "EAGLE SURVEYING"; FOUND:

THENCE S 38°31'51"W, 297.91 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "EAGLE SURVEYING"; FOUND IN SAID NORTH RIGHT-OF-WAY LINE OF PARISH LANE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 488.37 FEET, THROUGH A CENTRAL ANGLE OF 27°58'53", HAVING A RADIUS OF 1000.00 FEET, THE LONG CHORD WHICH BEARS N 76°17'10"W, 483.53 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "EAGLE SURVEYING"; FOUND:

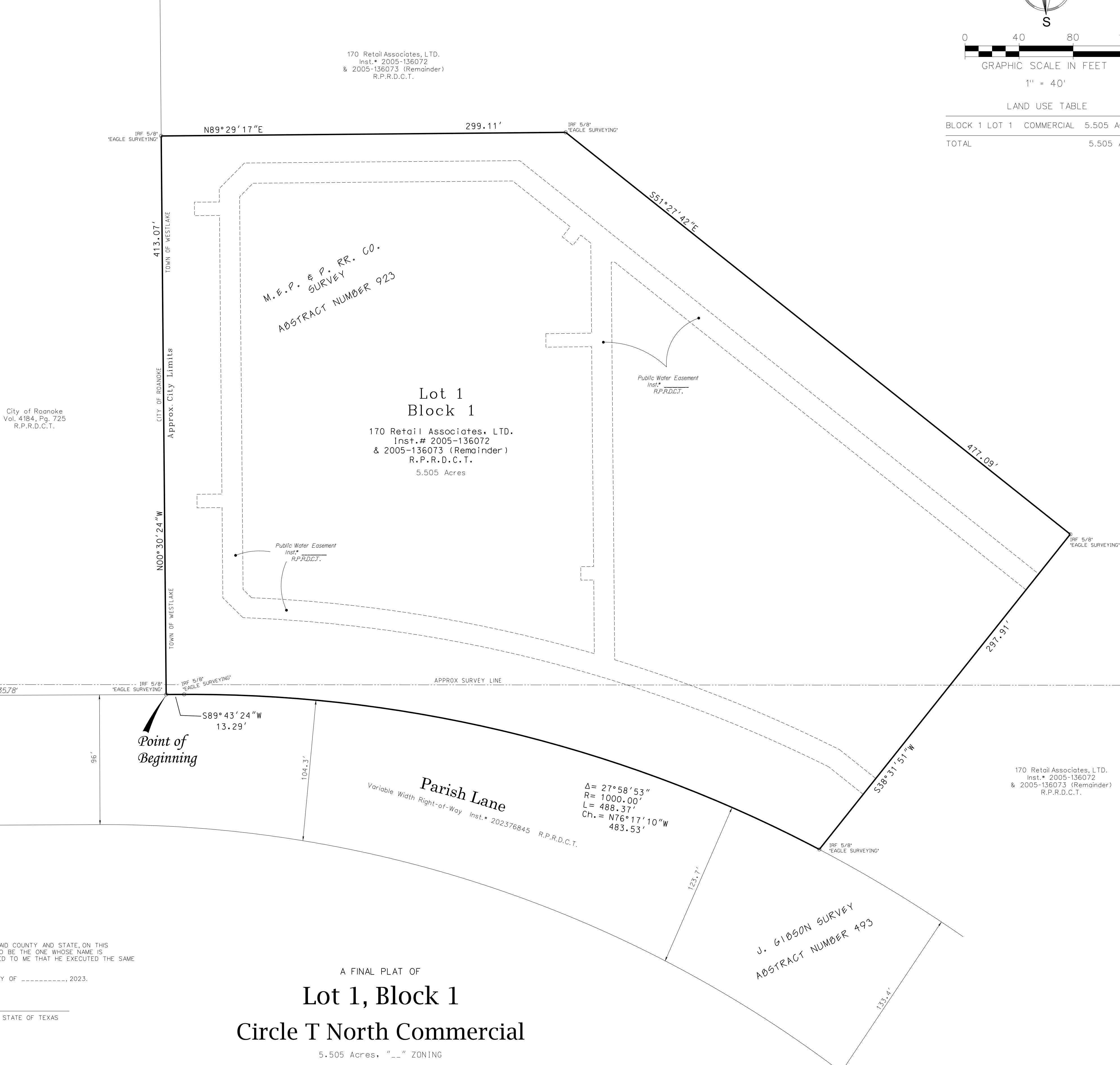
THENCE S 89°43'24"W, 13.29 FEET, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 239,801 SQUARE FEET OR 5.505 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 170 RETAIL ASSOCIATES, LTD., HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, CIRCLE T NORTH COMMERCIAL, AN ADDITION TO THE TOWN OF WESTLAKE, DENTON 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 THE 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.

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.



9:00:00 AM  
 12/22/2023  
 S:\MODEL\NAME\$  
 G:\JOB\0046887\001\2\_Srvy\0046887\00\_PAI.dgn

Revisions:

Job #:	0046887.00
Drawn By:	TBR
Checked By:	TAB
Date:	11-02-2023

A FINAL PLAT OF

# Lot 1, Block 1

## Circle T North Commercial

**PELOTON**  
 LAND SOLUTIONS  
 a Westwood company  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76177 PH: #817-562-3636

SHEET  
**1**  
 OF 1 SHEETS

## A FINAL PLAT OF

# Lot 1, Block 1

## Circle T North Commercial

5.505 Acres, "\_\_\_" ZONING

CERTIFICATE OF SURVEYOR

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN \_\_\_\_\_ 2023, AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4940

"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" 22 TAC 663.18C  
 Todd A. Bridges, RPLS 4940  
 Date: 12/22/2023

THE STATE OF TEXAS ))  
 COUNTY OF TARRANT ))

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD A. BRIDGES, 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS

Approved by the Town of Westlake, Texas,

on the 2nd day of JUNE, 2023.

Attest: \_\_\_\_\_

OWNER / DEVELOPER  
 170 RETAIL ASSOCIATES, LTD.  
 9800 HILLWOOD PKWY., STE. 250  
 FORT WORTH, TX 76177  
 (817) 224-6000

SURVEYOR  
 PELOTON LAND SOLUTIONS, A WESTWOOD COMPANY  
 9800 HILLWOOD PKWY., STE. 250  
 FORT WORTH, TEXAS 76177  
 (817) 562-3350

SITUATED IN THE M.E.P. & P. RR. COMPANY SURVEY, ABSTRACT NUMBER 923 AND THE J. GIBSON SURVEY, ABSTRACT NUMBER 493, IN THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS.  
 DATE OF PREPARATION: NOVEMBER, 2023  
 THIS DOCUMENT IS FILED IN COUNTY CLERK'S FILING NUMBER \_\_\_\_\_ DATE \_\_\_/\_\_\_/2023