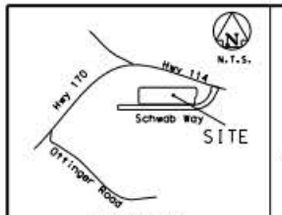



Vicinity Map

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOWN OF WESTLAKE, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CIRCLE T FRONT 44, PHASE 1, 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 APPROVE 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.

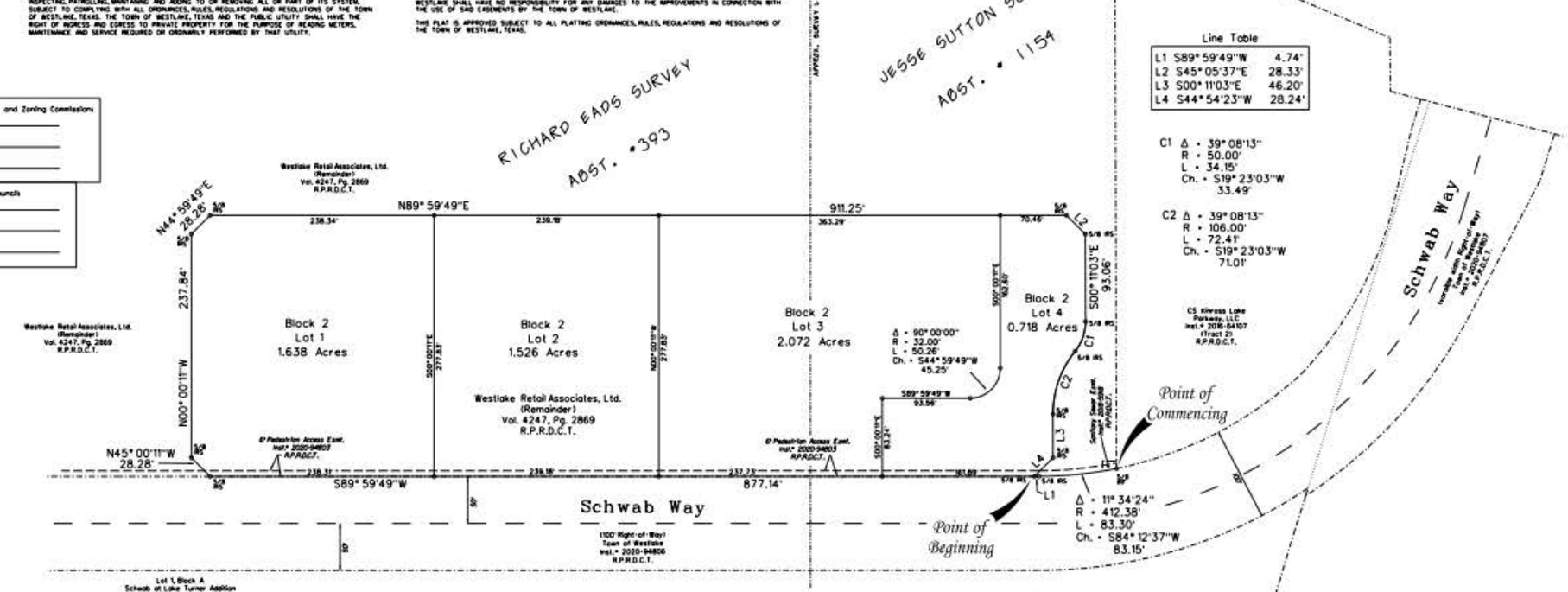
NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, THE OWNERS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE AND RETAIN THE RIGHT TO GRANT OTHER RIGHTS AND EASEMENTS ACROSS, OVER OR UNDER THE EASEMENT TRACT(S) TO SUCH OTHER PERSONS AS THE OWNERS DEEM PROPER, PROVIDED SUCH OTHER GRANTS 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 RELATED 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.

| 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: |




LAND USE TABLE

| | |
|---|---|
| Lot 1, Block 2 | 1.638 Acres |
| Lot 2, Block 2 | 1.526 Acres |
| Lot 3, Block 2 | 2.072 Acres |
| Lot 4, Block 2 | 0.718 Acres |
| Total: | 5.954 Acres |

LEGEND

IRS - IRON ROD SET
IRF - IRON ROD FOUND
ESMT. EASEMENT

Line Table

| | | |
|---|---|---|
| L1 | S89°59'49"W | 4.74' |
| L2 | S45°05'37"E | 28.33' |
| L3 | S00°11'03"E | 46.20' |
| L4 | S44°54'23"W | 28.24' |

C1 Δ = 39°08'13"
R = 50.00'
L = 34.15'
Ch. = S19°23'03"W
33.49'

C2 Δ = 39°08'13"
R = 106.00'
L = 72.41'
Ch. = S19°23'03"W
71.01'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS ||
COUNTY OF DENTON ||

WHEREAS WESTLAKE RETAIL ASSOCIATES, LTD., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 4247, PAGE 2869, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J. SUTTON SURVEY, ABSTRACT NUMBER 1154 AND THE R. EADS SURVEY, ABSTRACT NUMBER 393, TOWN OF WESTLAKE, DENTON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO WESTLAKE RETAIL ASSOCIATES, LTD., RECORDED IN VOLUME 4247, PAGE 2869, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF SAID REMAINDER, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO CS KINROSS LAKE PARKWAY, LLC, RECORDED IN INSTRUMENT NUMBER 2016-64107 (TRACT 2), REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SCHWAB WAY (A 100 WIDTH RIGHT-OF-WAY, AT THIS POINT), RECORDED IN INSTRUMENT NUMBER 2020-94806, SAID REAL PROPERTY RECORDS, AND BEING A BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 83.30 FEET, THROUGH A CENTRAL ANGLE OF 11°34'24", HAVING A RADIUS OF 412.38 FEET, THE LONG CHORD WHICH BEARS S 84°12'37"W, 83.15 FEET;

THENCE S 89°59'49"W, 4.74 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID REMAINDER TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE POINT OF BEGINNING;

THENCE S 89°59'49"W, 877.14 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID WESTLAKE RETAIL ASSOCIATES REMAINDER THE FOLLOWING BEARINGS AND DISTANCES:

N 45°00'11"W, 28.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00°00'11"W, 237.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 44°59'49"E, 28.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 89°59'49"E, 911.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 45°05'37"E, 28.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00°11'03"E, 93.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 34.15 FEET, THROUGH A CENTRAL ANGLE OF 39°08'13", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 19°23'03"W, 33.49 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 39°08'13", HAVING A RADIUS OF 106.00 FEET, THE LONG CHORD WHICH BEARS S 19°23'03"W, 71.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00°11'03"E, 46.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 44°54'23"W, 28.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 259,345 SQUARE FEET OR 5.954 ACRES OF LAND MORE OR LESS.

WITNESS, MY HAND, THIS THE _____ DAY, OF _____, 2025.

WESTLAKE RETAIL ASSOCIATES, LTD.

BY: _____
ERIC ELROD
SENIOR VICE PRESIDENT

THE STATE OF TEXAS ||
COUNTY OF DENTON ||

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATION

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 _____ 2025. 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 138.33e
Todd A. Bridges, RPLS 4940
Date: 3/25/2025

THE STATE OF TEXAS ||
COUNTY OF DENTON ||

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS

A FINAL PLAT OF

# Lots 1-4, Block 2
# Circle T Front 44, Phase 1

5.954 Acres, PD3-5A Zoning

SITUATED IN THE RICHARD EADS SURVEY, ABSTRACT NUMBER 393, AND THE JESSE SUTTON SURVEY, ABSTRACT NUMBER 1154 IN THE TOWN OF WESTLAKE, DENTON COUNTY, TEXAS.

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES, INC.
9800 HILLWOOD PARKWAY,
SUITE 350
FORT WORTH, TEXAS 76177
(817) 562-3950

OWNER
WESTLAKE RETAIL ASSOCIATES, LTD.
9800 HILLWOOD PARKWAY
SUITE 300
FORT WORTH, TX 76177
(817) 224-6000

Revisions:
C:\Users\todd.bridges\Desktop\

| | |
|---|---|
| Job #: | 0050969 |
| Drawn By: | W.Blades |
| Checked By: | T.Bridges |
| Date: | 2.12.2024 |

A FINAL PLAT OF
Lots 1-4, Block 2
Circle T Front 44, Phase 1

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 350
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

SHEET 1 OF 1 SHEETS

ACF# 60457

7:32:09 PM 3/25/2025 BMODEL NAME$ C:\JOB\0050969.00\2_Sry\0050969_PA2.dwg

Copyright © 2025 Westwood Professional Services, Inc. TBPELS - LS FIRM REG. NO. 10074301

Ref. Job no. HWA15032- HWA16013

Job No. 0050969