

LEGAL DESCRIPTION

BEING a 32.8797 acre (1,432,241 square foot) tract of land situated in the W. Medlin Survey, Abstract No. 1958, the Charles M. Throop Survey, Abstract No. 1510, the V.P. Martin Survey, Abstract No. 1015, the T.W. Mann Survey, Abstract No. 1107, and the James B. Martin Survey, Abstract No. 1134, Town of Westlake, Tarrant County, Texas, and being all of Lot 1R1-1, Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake according to the plat recorded in Instrument No. D216001903, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "HUITT ZOLLARS" found at the southwest corner of said Lot 1R1-1, and being in the east right-of-way line of Sam School Road, a variable width right-of-way;

THENCE North 19°31'57" West, along the said east right-of-way line, and along the west line of said Lot 1R1-1, a distance of 395.40 feet to a point for corner, being at the beginning of a tangent curve to the left with a radius of 595.00 feet, a central angle of 39°18'20", and a chord bearing and distance of North 39°11'07" West, 400.22 feet, from which a 5/8-inch iron rod with cap stamped "HUITT ZOLLARS" bears North 53°18'33" East, a distance of 0.35 feet;

THENCE in a northwesterly direction, continuing along the said east right-of-way line, and along the said west line, with said tangent curve to the left, an arc distance of 408.18 feet to an "+" cut found for corner at the westernmost northwest corner of said Lot 1R1-1, from which an "+" cut found for the southernmost corner of Lot 2R, Block 2, Westlake/Southlake Park Addition No. 1, an addition to the Town of Westlake according to the plat recorded in Cabinet A, Slide 283, Plat Records, Tarrant County, Texas, bears South 31°53'04" West, a distance of 10.98 feet;

THENCE along the north line of said Lot 1R1-1, the following twelve (12) calls:

North 31°53'04" East, departing the said east right-of-way line, a distance of 152.26 feet to a point for corner, being at the beginning of a tangent curve to the left with a radius of 142.50 feet, a central angle of 30°46'02", and a chord bearing and distance of North 16°30'03" East, 75.60 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 76.52 feet to a point for corner, from which an "+" cut found bears South 73°02'31" East, a distance of 0.24 feet;

North 01°07'02" East, a distance of 212.56 feet to an "+" cut found for corner, being at the beginning of a tangent curve to the right with a radius of 100.00 feet, a central angle of 27°51'20", and a chord bearing and distance of North 15°02'42" East, 48.14 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 48.62 feet to a point for corner;

North 62°54'59" East, a distance of 13.13 feet to a point for corner:

North 27°05'01" West, a distance of 7.46 feet to a point for corner, being at the beginning of a non-tangent curve to the right with a radius of 100.00 feet, a central angle of 15°16'49", and a chord bearing and distance of North 45°16'35" East, 26.59 feet, from which an "+" cut found bears South 11°27'29" East, a distance of 0.57 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 26.67 feet to a point for corner;

North 52°54'59" East, a distance of 33.19 feet to a point for corner; North 62°57'58" East, a distance of 22.71 feet to a point for corner; North 27°02'02" West, a distance of 12.00 feet to a point for corner;

North 62°57'58" East, a distance of 41.25 feet to a point for corner; South 37°05'01" East, a distance of 55.59 feet to a point for corner;

North 62°54'59" East, a distance of 617.01 feet to a point for corner in the west right-of-way line of State Highway No. 114, a variable width right-of-way, and being at the northeast corner of said Lot 1R1-1;

THENCE along the said west right-of-way line, and along the east line of said Lot 1R1-1, the following three (3) calls:

South 37°05'01" East, a distance of 145.00 feet to a point for corner;

South 41°55'21" East, a distance of 106.37 feet to a point for corner, being at the north corner of a called 0.478 acre tract of land described in the Donation Deed to the State of Texas recorded in Volume 14056, Page 476, Deed Records, Tarrant County, Texas;

South 37°04'30" East, along the west line of the said called 0.478 acre tract, a distance of 1,325.12 feet to a point for corner, being the easternmost southeast corner of said Lot 1R1-1;

THENCE along the south line of said Lot 1R1-1, the following three (3) calls:

North 89°02'26" West, departing the said west right-of-way line, a distance of 880.83 feet to a point for corner; South 00°14'38" East, a distance of 197.59 feet to a point for corner;

South 85°49'29" West, a distance of 500.35 feet to the POINT OF BEGINNING and containing 1,432,241 square feet or 32.8797 acres of

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAGE WESTPARK, LTD DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INTOWN WESTLAKE AN 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 HELD IN TRUST FOR THE PUBLIC BY THE TOWN, AND AS APPLICABLE, OPEN TO 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 OR THE PUBLIC. THE MAINTENANCE OF PAVING OR ANY OTHER SURFACE 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. 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 WITHIN THE EASEMENT OR RIGHT-OF-WAY 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 FULL 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.

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS, ADDITIONAL AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE. DESCRIPTION OF THESE ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF WESTLAKE, TEXAS.

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

By: SAGE WESTPARK, LTD, a Texas limited liability company

Signature

Printed Name

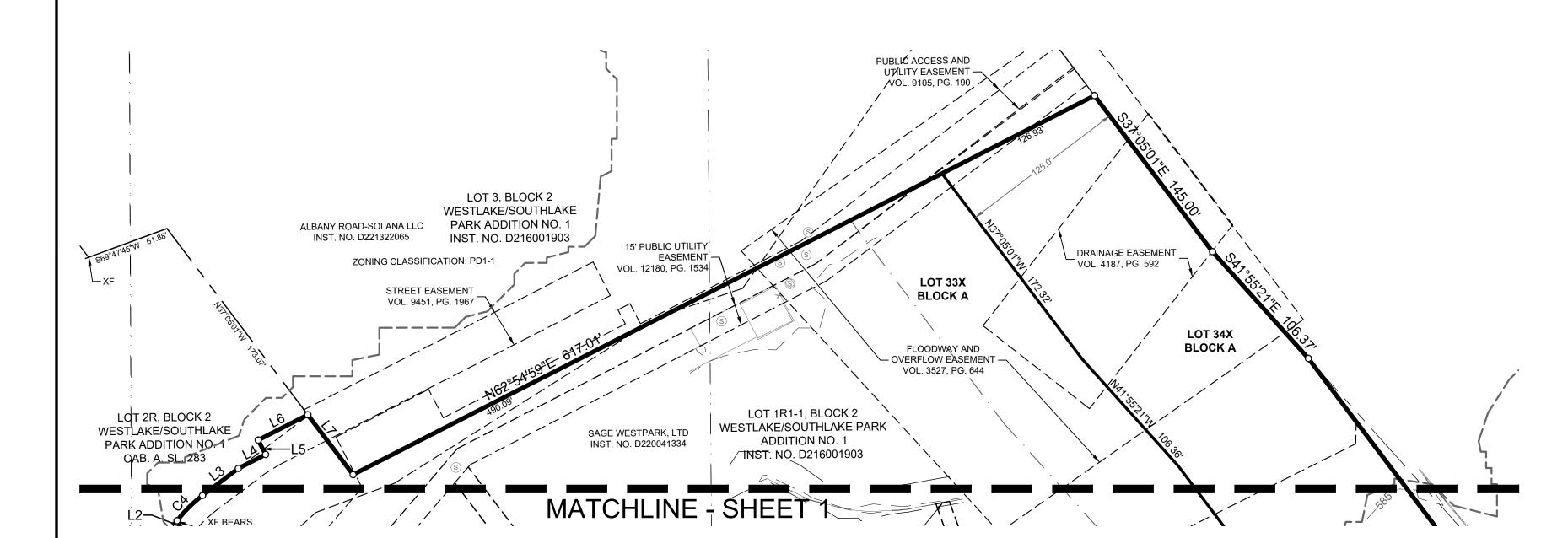
STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared ___ ., known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____day of _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS



LINE TABLE			LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N62°54'59"E	13.13'	L30	N08°02'02"E	28.27'	C1	39°18'20"	595.00'	408.18'	N39°11'07"W	400.22'
L2	N27°05'01"W	7.46'	L31	N45°06'20"E	22.57'	C2	30°46'02"	142.50'	76.52'	N16°30'03"E	75.60'
L3	N52°54'59"E	33.19'	L32	N21°53'23"E	14.24'	C3	27°51'20"	100.00'	48.62'	N15°02'42"E	48.14'
L4	N62°57'58"E	22.71'	L33	N39°51'16"E	10.02'	C4	15°16'49"	100.00'	26.67'	N45°16'35"E	26.59'
L5	N27°02'02"W	12.00'	L34	N75°46'10"E	12.68'	C5	30°00'00"	25.00'	13.09'	N86°00'39"E	12.94'
L6	N62°57'58"E	41.25'	L35	N54°00'13"E	54.41'	C6	50°00'00"	65.00'	56.72'	N76°00'39"E	54.94'
L7	S37°05'01"E	55.59'	L36	N00°00'04"E	35.96'	C7	16°26'52"	25.00'	7.18'	N59°14'05"E	7.15'
L8	S22°32'29"E	22.96'	L37	N71°08'32"E	10.88'	C8	90°00'00"	25.00'	39.27'	S67°32'29"E	35.36'
L9	N89°02'26"W	5.00'	L38	N44°59'38"E	62.25'	C9	66°29'56"	65.00'	75.44'	S55°47'27"E	71.28'
L10	N00°57'34"E	23.50'	L39	N56°21'05"E	27.60'	C10	104°32'00"	25.00'	45.61'	N74°48'29"W	39.54'
L11	N22°32'29"W	32.28'	L40	N10°06'06"E	25.30'	C11	92°24'52"	135.00'	217.75'	N68°44'55"W	194.90'
L12	S89°02'26"E	1.50'	L41	N20°23'42"E	33.20'	C12	21°38'44"	105.00'	39.67'	S54°13'17"W	39.43'
L13	S00°57'35"W	5.00'	L42	S89°57'18"E	35.99'	C13	56°41'05"	135.00'	133.56'	S09°21'11"W	128.18'
L14	S37°04'30"E	5.00'	L43	N26°35'36"E	17.92'	C14	90°00'00"	25.00'	39.27'	S26°00'39"W	35.36'
L15	S52°55'30"W	14.50'	L44	N76°03'32"E	16.48'	C15	60°00'00"	25.00'	26.18'	N48°59'21"W	25.00'
L16	N71°00'39"E	24.61'	L45	N54°31'26"E	34.40'	C16	50°00'00"	25.00'	21.82'	S76°00'39"W	21.13'
L17	N11°00'39"E	32.18'	L46	S84°17'19"E	40.21'	C17	16°26'52"	65.00'	18.66'	S59°14'05"W	18.60'
L18	N11°00'39"E	42.46'	L47	N84°47'22"E	44.18'	C18	90°00'00"	25.00'	39.27'	S22°27'31"W	35.36'
L19	N65°02'39"E	17.26'	L48	N21°40'59"E	20.57'	C19	92°24'52"	95.00'	153.23'	S68°44'55"E	137.15'
L20	S89°02'26"E	14.57'	L49	N76°57'44"E	10.07'	C20	21°38'44"	65.00'	24.56'	N54°13'17"E	24.41'
L21	N89°02'26"W	33.31'	L50	N81°58'24"E	18.77'	C21	56°41'05"	95.00'	93.99'	N09°21'11"E	90.20'
L22	S52°55'30"W	15.69'	L51	N61°22'23"E	50.13'	C22	66°29'56"	25.00'	29.02'	N55°47'27"W	27.41'
L23	N44°57'03"E	16.90'	L52	N45°06'38"E	17.00'	C23	90°00'00"	30.00'	47.12'	S45°57'34"W	42.43'
L24	N40°37'42"E	36.88'	L53	N35°56'46"E	54.37'	C24	38°02'05"	30.00'	19.91'	S18°03'27"E	19.55'
L25	N56°25'45"E	28.89'	L54	S60°16'06"E	32.26'	C25	90°00'00"	30.00'	47.12'	S82°04'30"E	42.43'
L26	N34°52'39"E	48.75'	L55	N79°41'19"E	44.74'	C26	75°28'00"	25.00'	32.93'	N15°11'31"E	30.60'
L27	N00°08'06"E	23.97'	L56	N46°21'11"E	13.83'						
L28	N44°55'29"E	45.28'	L57	S31°53'04"W	10.98'						
L29	N38°46'57"E	25.63'									

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT
BLOCK A, LOT 1X	0.261	11,353	BLOCK B, LOT 1X	0.629	27,385	BLOCK C, LOT 1	0.298	12,961	BLOCK D, LOT 1X	2.876	125,288
BLOCK A, LOT 2	0.351	15,311	BLOCK B, LOT 2	0.098	4,251	BLOCK C, LOT 2	0.355	15,477			
BLOCK A, LOT 3	0.461	20,097	BLOCK B, LOT 3	0.131	5,705	BLOCK C, LOT 3X	0.082	3,568			
BLOCK A, LOT 4	0.404	17,586	BLOCK B, LOT 4	0.105	4,586	BLOCK C, LOT 4	0.401	17,457			
BLOCK A, LOT 5	0.508	22,110	BLOCK B, LOT 5	0.077	3,333	BLOCK C, LOT 5	0.320	13,950			
BLOCK A, LOT 6	0.558	24,294	BLOCK B, LOT 6	0.088	3,838	BLOCK C, LOT 6	0.375	16,320			
BLOCK A, LOT 7	0.296	12,875	BLOCK B, LOT 7	0.077	3,333	BLOCK C, LOT 7	0.357	15,552			
BLOCK A, LOT 8	0.362	15,760	BLOCK B, LOT 8	0.088	3,838	BLOCK C, LOT 8	0.395	17,203			
BLOCK A, LOT 9	0.344	15,002	BLOCK B, LOT 9	0.077	3,333	BLOCK C, LOT 9	0.392	17,058			
BLOCK A, LOT 10	0.229	9,972	BLOCK B, LOT 10	0.088	3,838	BLOCK C, LOT 10	0.395	17,208			
BLOCK A, LOT 11	0.224	9,750	BLOCK B, LOT 11	0.077	3,333	BLOCK C, LOT 11	0.134	5,835			
BLOCK A, LOT 12	0.281	12,225	BLOCK B, LOT 12	0.098	4,251	BLOCK C, LOT 12	0.119	5,175			
BLOCK A, LOT 13	0.384	16,732		•	•	BLOCK C, LOT 13	0.140	6,095			
BLOCK A, LOT 14	0.491	21,373				BLOCK C, LOT 14	0.119	5,175			
BLOCK A, LOT 15X	0.160	6,959				BLOCK C, LOT 15	0.140	6,095			
BLOCK A, LOT 16	0.307	13,376				BLOCK C, LOT 16	0.135	5,865			
BLOCK A, LOT 17	0.314	13,693				BLOCK C, LOT 17	0.161	7,002			
BLOCK A, LOT 18	0.496	21,596				BLOCK C, LOT 18	0.160	6,980			
BLOCK A, LOT 19	0.357	15,537				BLOCK C, LOT 19	0.496	21,621			
BLOCK A, LOT 20X	0.033	1,431				BLOCK C, LOT 20X	0.223	9,722			
BLOCK A, LOT 21	0.343	14,954					•		•		
BLOCK A, LOT 22	0.320	13,937									
BLOCK A, LOT 23X	0.067	2,903									
BLOCK A, LOT 24	0.272	11,870									
BLOCK A, LOT 25	0.310	13,484			APPRO	VED BY THE TOWN O	F WESTLA	AKE PLAN	NING AND ZONING (COMMISSI	ON:
BLOCK A, LOT 26X	0.035	1,513									
BLOCK A, LOT 27	0.294	12,828			Chairma	ın			Date		
BLOCK A, LOT 28	0.296	12,905									
BLOCK A, LOT 29	0.319	13,898									
BLOCK A, LOT 30	0.260	11,304			Secretar	ту			Date		

SURVEYOR'S CERTIFICATION

Joshua D. Wargo

No. 6391

Registered Professional Land Surveyor

BLOCK A, LOT 31 0.239 10,396

BLOCK A, LOT 32X | 0.789 | 34,356

BLOCK A, LOT 33X 8.400 365,903

BLOCK A, LOT 34X | 4.415 | 192,326

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on February 20, 2024 and that all corners are shown hereon.

> THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

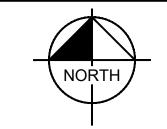
> > SURVEY DOCUMENT

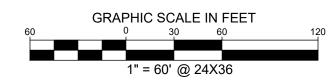
DEVELOPER:

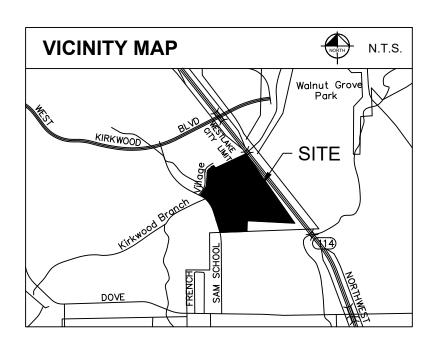
SAGE WESTPARK, LTD 1520 Oliver Street Houston, Texas 77007 Tel. No. Contact: _

SURVEYOR:

Josh D. Wargo Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Ph. 817-962-2193







	ROOF DRAIN		MAIL BOX
TV	CABLE TV BOX	ō	SANITARY SEWER CLEAN OUT
6	CABLE TV HANDHOLE	(S)	SANITARY SEWER MANHOLE
(tv)	CABLE TV MANHOLE	8	SANITARY SEWER MARKER FLAG
$\overline{\mathbb{Q}}$	CABLE TV MARKER FLAG	<u>s</u>	SANITARY SEWER MARKER SIGN
$\overline{\mathbb{A}}$	CABLE TV MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TANK
IV	CABLE TV VAULT	S	SANITARY SEWER VAULT
C	COMMUNICATIONS BOX		STORM SEWER BOX
<u></u>	COMMUNICATIONS HANDHOLE	扁	STORM SEWER DRAIN
(c)	COMMUNICATIONS MANHOLE	(ii)	STORM SEWER MANHOLE
Ô	COMMUNICATIONS MARKER FLAG	Б	STORM SEWER VAULT
A	COMMUNICATIONS MARKER SIGN	1000	TRAFFIC BARRIER
С	COMMUNICATIONS VAULT	•	TRAFFIC BOLLARD
•	ELEVATION BENCHMARK	TR	TRAFFIC BOX
F	FIBER OPTIC BOX	®	CROSS WALK SIGNAL
Ð	FIBER OPTIC HANDHOLE	®	TRAFFIC HANDHOLE
F	FIBER OPTIC MANHOLE	TR	TRAFFIC MANHOLE
Û	FIBER OPTIC MARKER FLAG	A	TRAFFIC MARKER SIGN
A	FIBER OPTIC MARKER SIGN	©	- TRAFFIC SIGNAL
E	FIBER OPTIC VAULT	TR	TRAFFIC VAULT
Ø	MONITORING WELL	U	UNIDENTIFIED BOX
©	GAS HANDHOLE	Θ	UNIDENTIFIED HANDHOLE
G	GAS METER	0	UNIDENTIFIED METER
G	GAS MANHOLE	\odot	UNIDENTIFIED MANHOLE
<u>©</u>	GAS MARKER FLAG	<u></u>	UNIDENTIFIED MARKER FLAG
A	GAS SIGN	Δ	UNIDENTIFIED MARKER SIGN
G	GAS TANK	Ø	UNIDENTIFIED POLE
G	GAS VAULT	0	UNIDENTIFIED TANK
<u> </u>	GAS VALVE		UNIDENTIFIED VAULT
Ⅱ	TELEPHONE BOX	Ø	UNIDENTIFIED VALVE
<u> </u>	TELEPHONE HANDHOLE	<u>O</u>	TREE
(I)	TELEPHONE MANHOLE	M	WATER BOX
<u> </u>	TELEPHONE MARKER FLAG	Δ	FIRE DEPT. CONNECTION
<u>A</u>	TELEPHONE MARKER SIGN	<u> </u>	WATER HAND HOLE
—	TELEPHONE VAULT	φ	FIRE HYDRANT
<u>A</u>	PIPELINE MARKER SIGN	<u>(W)</u>	WATER METER
E	ELECTRIC BOX	(W)	WATER MANHOLE
	FLOOD LIGHT	<u>₩</u>	WATER MARKER FLAG
\rightarrow	GUY ANGUOR POLE	<u> </u>	WATER VALUE
<u> </u>	GUY ANCHOR POLE	W	WATER VALVE
▣	ELECTRIC HANDHOLE	⊠ ⊠	WATER VALVE
<u>-</u>	LIGHT STANDARD	M	AIR RELEASE VALVE WATER WELL
(E)	ELECTRIC METER ELECTRIC MANHOLE	_	5/8" IRON ROD W/ "KHA" CAP SET
1	ELECTRIC MARKER FLAG		IRON ROD WITH CAP FOUND
Ā		_	PK NAIL SET
Ø	UTILITY POLE	PKS PKF	PK NAIL FOUND
(T)	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	ELECTRIC YAULT	IPF	IRON PIPE FOUND
<u>ش</u>	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
=	SIGN	XS	"X" CUT IN CONCRETE SET
$\stackrel{\circ}{=}$	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE SET
0	BORE LOCATION		. POINT OF BEGINNING
	DOTAL LOOK HOW	F.O.D	. I OHAL OF DEGINANING

		EXISTING EASEMENT LINE
		PROPOSED EASEMENT LINE
ADDDOVED BY THE TO	WALOF WESTLAND TEVAS	
APPROVED BY THE TO	VN OF WESTLAKE, TEXAS,	

n the day of 20		
own Secretary	Date	
residing Officer	Date	

LINE TYPE LEGEND

PRELIMINARY PLAT SOLANA HILLS 55 RESIDENTIAL LOTS 12 OPEN SPACE LOTS

32.8797 ACRES W. MEDLIN SURVEY, ABSTRACT NO. 1958 C.M. THROOP SURVEY, ABSTRACT NO. 1510 T.W. MANN SURVEY, ABSTRACT NO. 1107 V.P. MARTIN SURVEY, ABSTRACT NO. 1015 J.B. MARTIN SURVEY, ABSTRACT NO. 1134 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com DMD 4/19/2024 061289723

