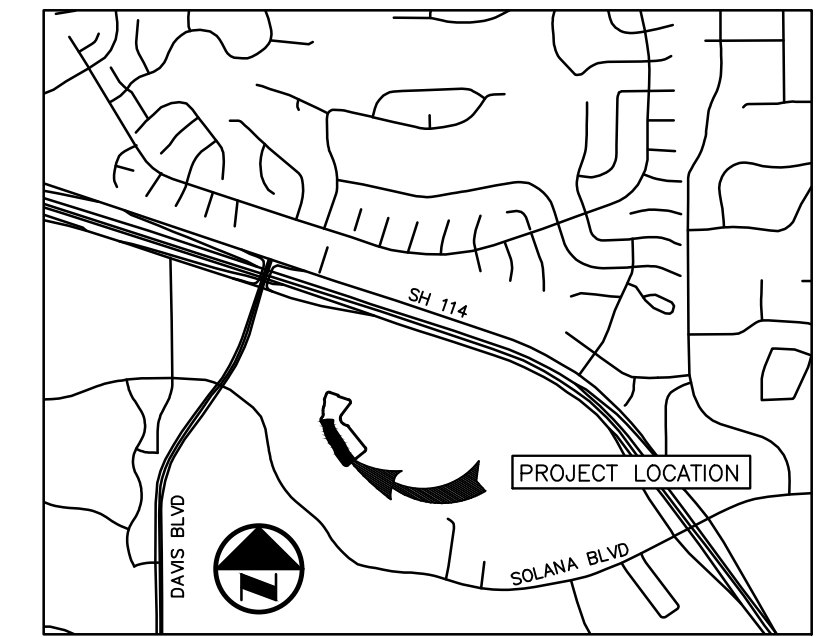


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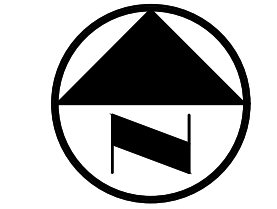


**EASEMENT NOTES FOR SCHEDULE B:**

- 10d. Easements affecting the subject property as shown in Plat recorded in Instrument No. D219139273 of the Plat Records of Tarrant County, Texas affect the subject property as shown hereon.
  - 5' Drainage, Access, and Maintenance easement along portion of the side property line
- 10e. The subject property is part of those tracts of land described in Declaration recorded in Instrument No. D217176214 of the Official Public Records of Tarrant County, Texas.
- 10f. The subject property is part of the property described in Memorandum of Cost Sharing and Reciprocal Easement Agreement recorded in Volume 9437, Page 1127 of the Deed Records of Tarrant County, Texas, as affected by Consent recorded in Volume 12902, Page 338 of said Deed Records.
- 10g. The subject property is part of the property described in Development Covenant recorded under Instrument No. D210070867 of the Official Public Records of Tarrant County, Texas.
- 10h. Subject property is part of that tract of land described in Town of Westlake Resolution 13-17 as recorded in Instrument No. D213132119 of the Official Public Records of Tarrant County, Texas.
- 10i. Town of Westlake Resolution 13-34 as recorded in Instrument No. D213300742 of the Official Public Records of Tarrant County, Texas does affect subject property.
- 10j. Subject property is part of those tracts of land described in Mineral Deed as recorded in Instrument No. D213097387 of the Official Public Records of Tarrant, Texas.
- 10k. Subject property is part of that tract of land described in Landowner Agreement as recorded in Instrument No. D215017588 of the Official Public Records of Tarrant County, Texas.
- 10l. Subject property is part of that tract of land described in Agreement Regarding Conveyance as recorded in Instrument No. D215024552 of the Official Public Records of Tarrant County, Texas.
- 10m. Town of Westlake Resolution 15-02 as recorded in Instrument No. D215019704 of the Official Public Records of Tarrant County, Texas does affect subject property.
- 10n. Town of Westlake Ordinance 741 as recorded in Instrument No. D215021369 of the Official Public Records of Tarrant County, Texas does affect subject property.
- 10o. Subject property is part of that tract of land described in Resolution No. 14-07 as recorded in Instrument No. D215043386 of the Official Public Records of Tarrant County, Texas.
- 10p. Town of Westlake Resolution 15-35 as recorded in Instrument No. D216096757 of the Official Public Records of Tarrant County, Texas does affect subject property.
- 10q. Town of Westlake Ordinance 838 as recorded in Instrument No. D217284664, of the Official Public Records of Tarrant County, Texas does affect subject property.
- 10r. Subject property is affected by Notice of Filing of Dedicatory Instrument for Westlake Entrada Homeowners Association, Inc. recorded in Instrument No. D217007180 of the Official Public Records of Tarrant County, Texas.
- 10s. Town of Westlake Ordinance 890 as recorded in Instrument No. D219216515 of the Official Public Records of Tarrant County, Texas does affect subject property.
- 10t. The subject property is part of the property described in Mineral Deed recorded in Instrument No. D213097387 of the Official Public Records of Tarrant County, Texas.
- 10u. The subject property is part of the property described in Special Warranty Deed to 2M Holdings, LP recorded in Instrument No. D216147253 of the Official Public Records of Tarrant County, Texas.
- 10v. The subject property is part of the property described in Special Warranty Deed to LLSF, LLC recorded in Instrument No. D216147254 of the Official Public Records of Tarrant County, Texas.
- 10w. The subject property is part of the property described in Special Warranty Deed to MRW Investors, LLC recorded in Instrument No. D216147255 of the Official Public Records of Tarrant County, Texas.
- 10x. The subject property is part of the property described in Notice of Oil, Gas, and Mineral Lease recorded in Instrument No. D208441805 of the Official Public Records of Tarrant County, Texas.



**VICINITY MAP**  
(NOT TO SCALE)



0 5 10 20  
SCALE: 1" = 10'

**LEGEND**

□ /M.R.D.	MONUMENT OF RECORD DIGNITY
□	AIR CONDITIONING UNIT
○ CO	CLEANOUT
○ EM	ELECTRIC METER
□ EM	ELECTRIC TRANSFORMER
◇ FH	FIRE HYDRANT
● GM	GAS METER
○ SS	SANITARY SEWER MANHOLE
○ TEL	TELEPHONE PEDESTAL
● WM	WATER METER
INST. NO.	INSTRUMENT NUMBER
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
XF	"X" CUT FOUND IN CONCRETE
---	PROPERTY LINE
---	EASEMENT LINE

**LEGAL DESCRIPTION**

BEING all of Lot 8, Block E, Westlake Entrada, an addition to the Town of Westlake, Tarrant County, Texas according to the plat recorded in Instrument No. D219139273 of the Plat Records of Tarrant County, Texas.

**GENERAL NOTES:**

1. Basis of bearings for this plat are based on a bearing of South 38 degrees 52 minutes 40 seconds East for the southwest line of Lot 2, Block E, Westlake Entrada, an addition to Westlake, Texas as recorded in Instrument Number D219139273 of the Plat Records of Tarrant County, Texas.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0085K with Map Revised September 25, 2009.
  - Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. This survey was prepared with the aid of a title commitment. A thorough search of county public deed records was performed for easements, rights-of-way, limitations, restrictions, or encumbrances. The surveyor did not abstract the property and any valid claim that may affect, restrict, or otherwise encumber subject tract not found or shown hereon shall not create liability on the part of the Surveyor. This survey was made relying upon that certain commitment for title insurance issued by Title Resources Guaranty Company under G.F. number 2201177-VVJH, effective date of March 10, 2022 and issued date of March 17, 2022.
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.

**SURVEYOR'S CERTIFICATE**

To: Frank Bonilla-Linero;  
Title Resources Guaranty Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 13, & 14 of Table A thereof. The fieldwork was completed on April 20, 2022.

Date of Plat or Map: April 26, 2022

René Silvas, RPLS No. 5921



**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 8, BLOCK E**  
**WESTLAKE ENTRADA**

BEING OUT OF THE CHARLES M. THROOP SURVEY, ABSTRACT NO. 1510  
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS  
APRIL 26, 2022

**OWNER**  
**MM WESTLAKE FH, LLC**  
1800 Valley View Ln, Suite 300  
Farmers Branch, TX 75234  
Contact: Michael Beaty  
Phone: (214) 287-9009

**SURVEYOR**  
**BGE, Inc.**  
777 Main Street, Suite 1900, Fort Worth, TX 76102  
Tel: 817-887-6130 • www.bgeinc.com  
TBPELS Registration No. 10194416  
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