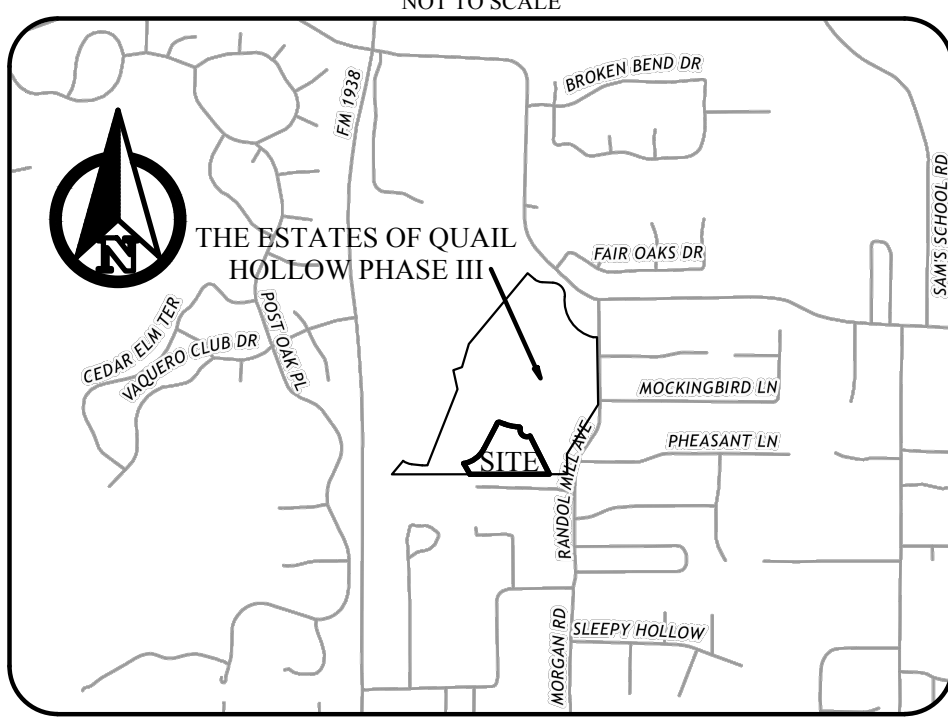
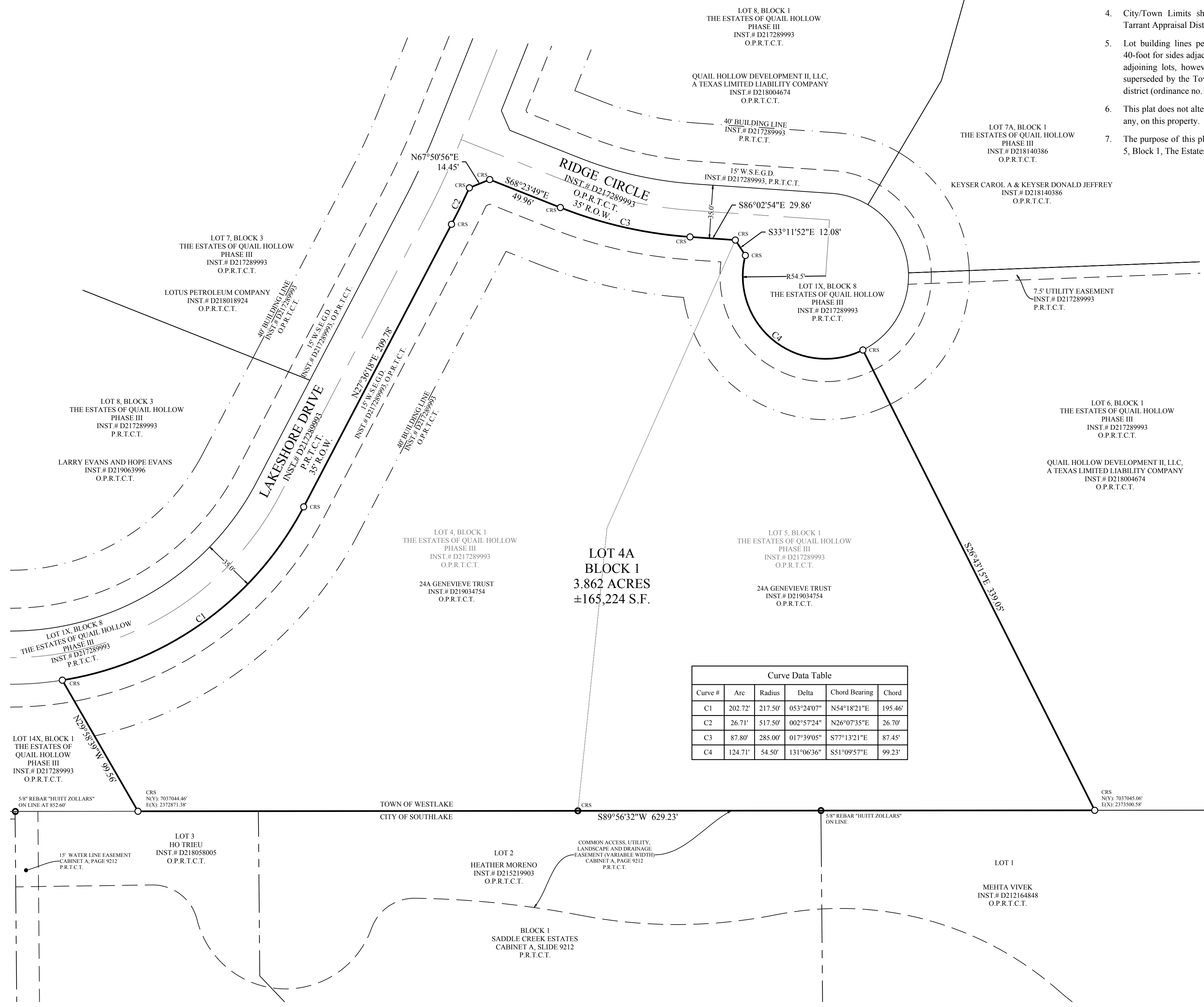


VICINITY MAP



FLOOD ZONE CLASSIFICATION
This property lies within ZONE X UNSHADED of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0085K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

Drafter: M.L.
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:



Curve Data Table
Table with 6 columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. It lists curves C1, C2, C3, and C4 with their respective geometric data.

SURVEYOR'S NOTES:

- 1. 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.
2. No easements will be allowed by separate instrument without written approval from the Town of Westlake.
3. "X-LOTS" are to be owned and maintained by the Homeowners Association for open space or street purposes.
4. City/Town Limits shown herein are approximate location per Tarrant Appraisal District Maps.
5. Lot building lines per plat are 40-foot at front, 40-foot at rear, 40-foot for sides adjacent to street and 20-foot for sides adjacent to adjoining lots, however these building lines "are subject to and superseded by the Town of Westlake zoning ordinance for the r-1 district (ordinance no. 519, 5, 4-23-2007, section 102-124)"
6. This plat does not alter or remove deed restrictions or covenants, if any, on this property.
7. The purpose of this plat is to remove the lot line between Lots 4 & 5, Block 1, The Estates of Quail Hollow Phase III to create one lot.

OWNER'S CERTIFICATE

WHEREAS, 24A Genevieve Trust is the owner of that certain tract being Lots 4 and 5, Block 1, The Estates of Quail Hollow Phase III, an addition in the Town of Westlake, according to the plat recorded under Instrument Number D217289993, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said tract being the same tract described in the deed to said 24A Genevieve Trust recorded under Instrument Number D219034754, O.P.R.T.C.T. and is more particularly described as follows:
Being Lots 4 and 5, Block 1, The Estates of Quail Hollow Phase III, an addition in the Town of Westlake, Tarrant County, Texas, according to the plat recorded under Instrument Number D217289993, Official Public Records, Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, 24A GENEVIEVE TRUST, does hereby adopt this plat, designating the herein above described property as Lot 4A, Block 1, The Estates of Quail Hollow Phase III, an addition in the Town of Westlake, Tarrant County, Texas and 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 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 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.
WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Authorized agent for 24A Genevieve Trust Print Name/Title

STATE OF TEXAS \$
COUNTY OF \_\_\_\_\_ \$

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared \_\_\_\_\_, authorized agent for 24A Genevieve Trust, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that they executed the same for the purposes and considerations expressed therein.
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION:

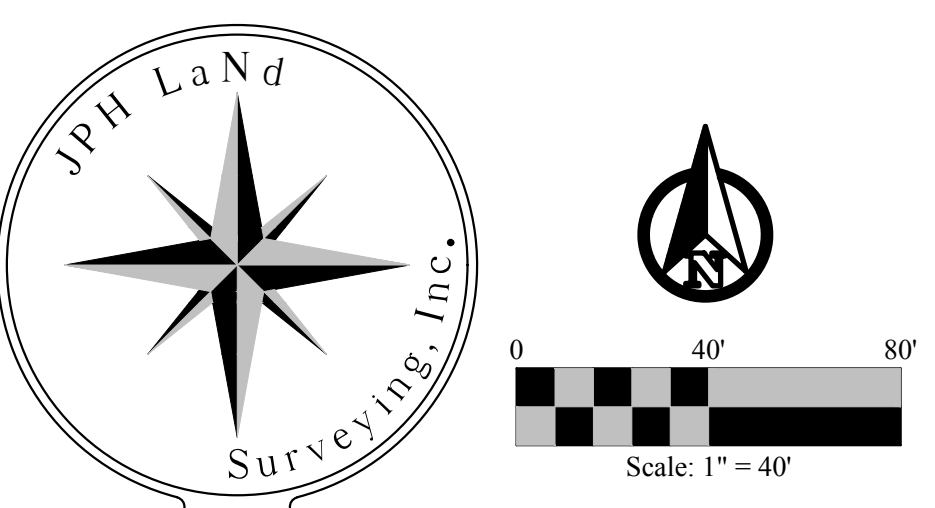
1. Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me or under my supervision and the property corners are marked as indicated.

PRELIMINARY, THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE.
RELEASED FOR CITY REVIEW 2019-07-01
RELEASED FOR CITY REVIEW 2019-07-08
RELEASED FOR CITY REVIEW 2019-07-30

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Email: jewel@jphls.com
Date: TBD

AMENDED PLAT
LOT 4A, BLOCK 1
THE ESTATES OF QUAIL HOLLOW
PHASE III
3.862 ACRES
BEING AN AMENDED PLAT OF
LOTS 4 AND 5, BLOCK 1
THE ESTATES OF QUAIL HOLLOW, PHASE III
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
INST. # D217289993, O.P.R.T.C.T.

SHEET 1 OF 1
THIS PLAT IS FILED AS INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
PREPARED IN: JUNE, 2019



JPH Land Surveying, Inc.
JPH Job/Drawing No. (see below)
2016.200.001 Quail Hollow, Westlake - Phase III Lot 4A AMENDING PLAT.dwg
© 2019 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jpplandsurveying.com
TBPLS Firm #1019500 #10194073 #10193867
DFW | Austin | Abilene

MONUMENTS / DATUMS / BEARING BASIS
CRS O 1/2" rebar stamped "JPH Land Surveying" set
V Vertex or common point (not a monument)
Monuments are found if not marked CRS or MNS.
Coordinate values, if shown, are US.SyFL/TXCS,83,NCZ
Bearings are based on grid north (TxCS,83,NCZ)
All areas and distances are based on surface measurements.
Combined scale factor: 0.99984692. Convergence Angle 0°43'06".

LEGEND OF ABBREVIATIONS
US.SyFL United States Survey Feet
TxCS,83,NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PAGE/INST# Volume/Page/Instrument Number
W.S.E.G.D. Water, Sewer, Electric, Gas and Duct Bank Easement

APPROVED BY THE TOWN OF WESTLAKE PLANNING AND DEVELOPMENT DEPARTMENT:
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

Developer
Garabedian Properties
P.O. Box 93984
Southlake, Texas 76092
(817)748-2669
Mike@garabedian.us

Owner(s)
24A Genevieve Trust
700 Central Expressway South, Suite100
Allen, Texas 75013
(817)748-2669
Mike@garabedian.us

Surveyor/Applicant
JPH Land Surveying, Inc.
Jewel Chadd, R.P.L.S.
785 Lonesome Dove Trail
Hurst, Texas 76054
(817)431-4971
jewel@jphls.com