

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS EULESS DQ, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J.P. Halford Survey, Abstract No. 711, County of Tarrant, according to the deed recorded in D21800720, Deed Records, Tarrant County, Texas (DRCT), and more particularly described as follows:

BEGINNING at a concrete monument set in the east line of Texas State F.M. Highway No. 157 - North Industrial Boulevard (120' R.O.W., adjoining R.O.W. per Volume 12328, Page 1167, DRCT), being the southwest corner of said Euleless DQ tract and the northwest corner of Racetrac Addition, Block A, Lot 3, an addition to the City of Euleless, Tarrant County, Texas as recorded in Cabinet A, Slide 6196, Plat Records, Tarrant County, Texas (PRCT), from which a 5/8" rebar with an aluminum cap stamped "JPH Land Surveying" found bears S 88°36'42" W, 0.83 feet;

THENCE N 01°24'58" W, along the east line of said North Industrial Boulevard and the west line of said Euleless DQ tract, a distance of 161.00 feet to a 1/2" rebar with a yellow plastic cap stamped "Goodwin & Marshall" set at the northwest corner of said Euleless DQ tract and the southwest corner of a remainder portion of a tract of land as described in deed to W.R. Rose Investments Inc., Trustee, from which a 1/2" rebar with a yellow plastic cap stamped "Area Surveying" found bears N 01°24'58" W, 199.29 feet (Deed remainder call 199.24 feet) and S 88°38'09" W, 0.57 feet;

THENCE N 88°36'42" E, departing the east line of said North Industrial Boulevard, along the north line of said Euleless DQ tract and the south line of a remainder portion of said Rose tract, a distance of 290.37 feet to a concrete monument set at the northeast corner of said Euleless DQ tract and the southeast corner of a remainder portion of said Rose tract, said point lying in the west line of Park Addition, an addition to the City of Euleless, Tarrant County, Texas as recorded in Volume 388-108, Page 9, PRCT, from which a 1/2" rebar found at the northeast corner of said Rose tract bears N 01°24'58" W, 199.17 feet (Deed remainder call 199.11 feet) and a 5/8" rebar found at the northwest corner of said Park Addition bears N 01°24'58" W, 759.87 feet (Deed remainder call 759.89 feet);

THENCE S 01°25'54" E, along the east line of said Euleless DQ tract and the west line of said Park Addition, a distance of 161.00 feet to a point in a wall at the southeast corner of said Euleless DQ tract and the northeast corner of said Racetrac Addition, Block A, Lot 3;

THENCE S 88°36'42" W, departing the west line of said Park Addition, along the south line of said Euleless DQ tract and the north line of said Racetrac Addition, Block A, Lot 3, at a distance of 0.17 feet passing a "PK" nail with a shiner stamped "JPH Land Surveying" found in the concrete footing of said wall, continuing a total distance of 290.37 feet (Plat 290.41 feet) to the POINT OF BEGINNING and containing 46,746 square feet or 1.073 acres of land.

Now therefore know all men by these presents: That EULESS DQ, LLC, a Texas limited liability company, through the undersigned authority, does hereby adopt this plat designating the herein above described property as the ROSE ADDITION, BLOCK A, LOT 1 an addition to the City of Euleless, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. EULESS DQ, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility 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 endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS _____ DAY OF _____ 2013.

Signature of Owner _____ Position in Corporation _____

EULESS DQ, LLC, a Texas limited liability company
Name of Corporation _____

To the best of my knowledge there are no liens against this property.

Signature of Owner _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____ 2013.

Notary Public, in and for the State of Texas
My commission expires _____
Printed name: _____

CITY OF EULESS
WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,336.97	\$92.25
1"	2.5	\$3,342.42	\$191.42
1.5"	5.0	\$6,684.83	\$382.84
2"	8.0-10.0	\$10,695.72	\$612.54
3"	16.0-24.0	\$32,087.16	\$1,837.62
4"	25.0-42.0	\$56,152.53	\$3,215.84
6"	50.0-92.0	\$123,000.78	\$7,044.21
8"	80.0-160.0	\$213,914.40	\$12,250.80
10"	115.0-250.0	\$334,241.25	\$19,141.88

Impact fees are based on the size of water meter or tap serving the use.
Impact fees are due at the time of Building Permit application.

PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
Fax (817) 329-4453
CONTACT: JOHN ANDERSEN II, P.E.

OWNER:
Euleless DQ, LLC
260 Miron Drive
Suite 108
Southlake, TX 76092
(817) 552-7778
CONTACT: JAMES C. SHINDLER, II

FINAL PLAT

ROSE ADDITION, BLOCK A, LOT 1
1 LOT LOCATED ON 1.073 ACRES OF LAND IN THE
J.P. HALFORD SURVEY, ABSTRACT No. 711
CITY OF EULESS, TARRANT COUNTY, TEXAS

DECEMBER 2012
CASE No. 12-08-FP

PARK ADDITION
VOL. 388-108, PG. 9
P.R.T.C.T.

PARKER DRIVE
(50' R.O.W.)

ROCKWALL DRIVE
(50' R.O.W.)

PARK ADDITION
VOL. 388-108, PG. 9
P.R.T.C.T.

PARK ADDITION
VOL. 388-112, PG. 29
P.R.T.C.T.

PARK ADDITION
VOL. 388-108, PG. 9
P.R.T.C.T.

(REMAINDER PORTION)
W.R. ROSE INVESTMENTS, INC., TRUSTEE
VOL. 11805, PG. 2225, D.R.T.C.T.

CONCRETE MONUMENT SET
NAD-83
N 6993614.267
E 2398814.824
ELEV. 584.14

(REMAINDER PORTION)
W.R. ROSE INVESTMENTS,
INC., TRUSTEE
VOL. 11835, PG. 571
D.R.T.C.T.

POINT IN WALL
("PK" NAIL WITH SHINER
"JPH LAND SURVEYING" AT
S 88°36'42" W, 0.17')

LOT 1
BLOCK A
46,746 SQUARE FEET
1.073 ACRES
100 NORTH INDUSTRIAL
BOULEVARD

(E.M.A.D.U.E.)
EMERGENCY, MUTUAL
ACCESS, DRAINAGE AND
UTILITY EASEMENT
(PER THIS PLAT)

(E.M.A.D.U.E.)
EMERGENCY, MUTUAL
ACCESS, DRAINAGE AND
UTILITY EASEMENT
D213051404
D.R.T.C.T.

(REMAINDER PORTION)
STATE OF TEXAS
10' WIDE RIGHT-OF-WAY DEED
PARCEL #28A
VOL. 12328, PG. 1167, D.R.T.C.T.

(REMAINDER PORTION)
STATE OF TEXAS
10' WIDE RIGHT-OF-WAY DEED
PARCEL #28B
VOL. 12328, PG. 1175, D.R.T.C.T.

(REMAINDER PORTION)
STATE OF TEXAS
10' WIDE RIGHT-OF-WAY DEED
PARCEL #28A
VOL. 12328, PG. 1167, D.R.T.C.T.

(REMAINDER PORTION)
STATE OF TEXAS
10' WIDE RIGHT-OF-WAY DEED
PARCEL #28B
VOL. 12328, PG. 1175, D.R.T.C.T.

(REMAINDER PORTION)
STATE OF TEXAS
10' WIDE RIGHT-OF-WAY DEED
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VOL. 12328, PG. 1167, D.R.T.C.T.

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(REMAINDER PORTION)
STATE OF TEXAS
10' WIDE RIGHT-OF-WAY DEED
PARCEL #28B
VOL. 12328, PG. 1175, D.R.T.C.T.

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.

2. The property described herein is subject to the Declaration of Covenants, Restrictions, and Easements, Volume 9329, Page 1360, Deed Records, Tarrant County, Texas.

WITHIN EMERGENCY, MUTUAL ACCESS, DRAINAGE AND UTILITY EASEMENTS (E.M.A.D.U.E.) (aka fire lanes) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

GRID SYSTEM NOTES:

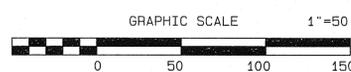
1. Texas State Plane Coordinates - North Central Zone - NAD 83 Datum, are based upon Euleless Control Monuments E13 & E14.
2. Combined Scale Factor = 0.9999851
3. Bearings & Coordinates shown are City of Euleless grid, rotational angle = 0°

SURVEYOR'S CERTIFICATION

This is to certify that I, Joel S. Barton, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

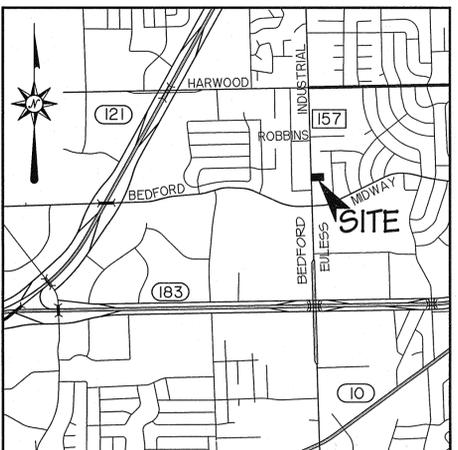
Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

J.P. HALFORD SURVEY
ABSTRACT No. 711



LEGEND

R.O.W.	RIGHT OF WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"
SQ. FT.	SQUARE FEET



VICINITY MAP

SCALE: 1"=2000'