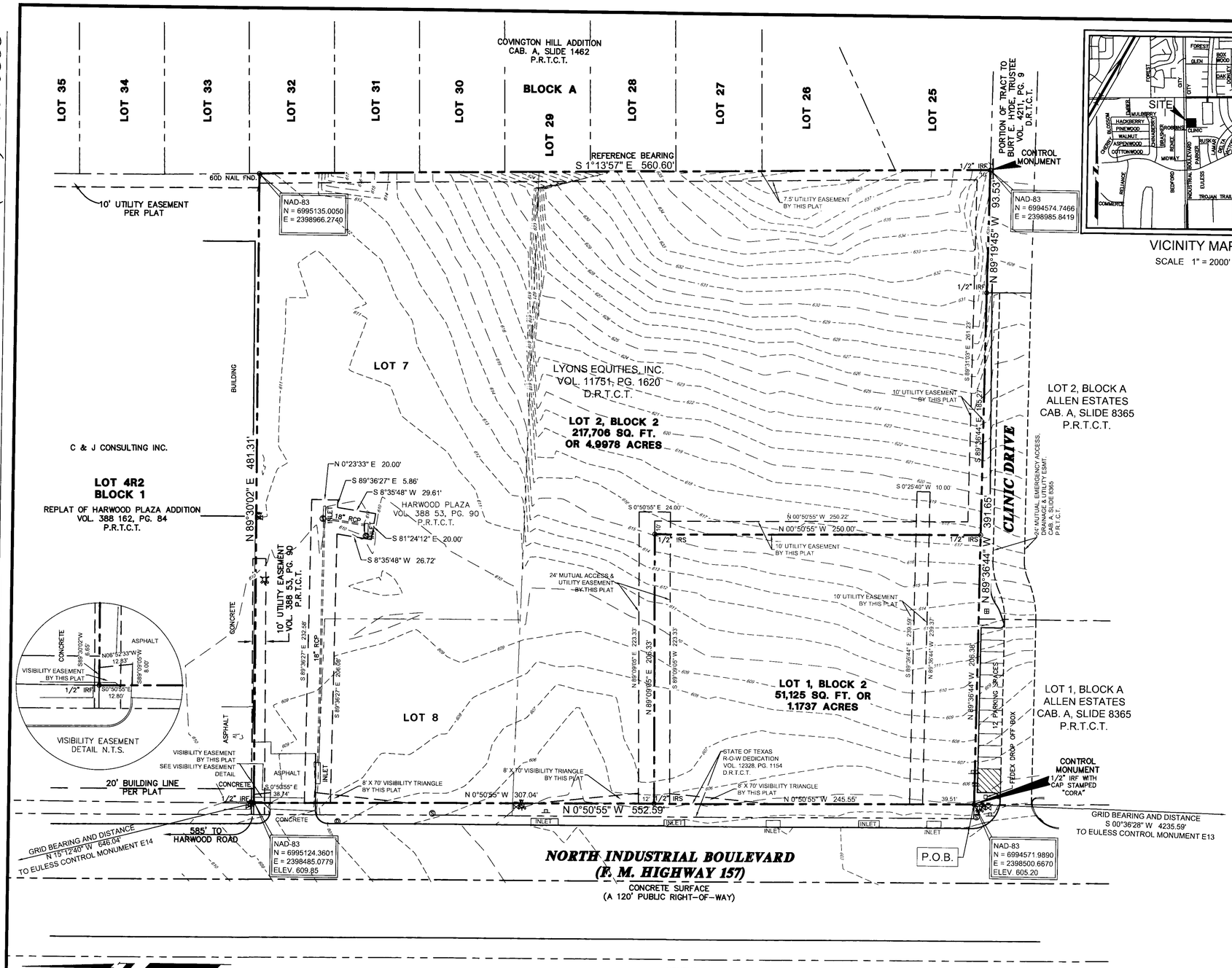
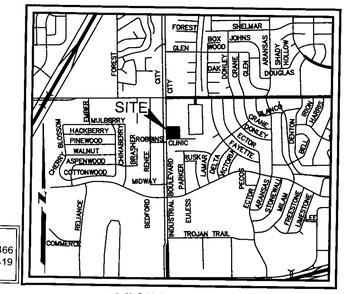
VOTEX SURVEYING COMPANY 4548 Tuscany Drive Plano, Texas 75093-7042 Ph. (972) 964-0858





VICINITY MAP
SCALE 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Lyons Equities Inc., 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 Volume 11751, Page 1620, DRTCT, and being all of Lots 7 and 8, Harwood Plaza, an addition in the City of Euless, according to the plat thereof recorded in Volume 388-53, Page 90, P.R.T.C.T, and more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found stamped "CORA" at the southwest corner of said Lyons Equities, Inc. tract, said point being the northwest corner of Lot 1, Block A, Allen Estates, an addition to the City of Euless, according to the plat thereof recorded Cabinet A, Slide 8365, Plat Records, Tarrant County, Texas, and also being the southwest corner of a tract of land described in a deed to the State of Texas recorded in Volume 12328, Page 1154, Deed Records, Tarrant County, Texas, and being in east right-of-way line of North Industrial Boulevard (F.M. Highway 157) and the north right-of-way line of Clinic Drive;

THENCE N 00°50'55" W, crossing said Lyons Equities, Inc. tract, and along the east line of said State of Texas tract, and the east right-of-way line of North Industrial Boulevard, a distance of 552.59 feet to a 1/2" iron rod found for the northwest corner of said Lot 7, same being the southwest corner of Lot 4R2, Block 1, Replat of Harwood Plaza Addition, an addition in the City of Euless, according to the plat thereof recorded in Volume 388-162, Page 84, P.R.T.C.T.;

THENCE N 89°30'02" E, along the common line of said Lot 7, and Lot 4R2, a distance of 481.31 feet to a 60d nail found for the northeast corner of said Lot 7, same being the southeast corner of said Lot 4R2, and being in the west line of Covington Hill Addition, an addition in the City of Euless, according to the plat thereof recorded in Cabinet A, Slide 1462, P.R.T.C.T.;

THENCE S 01°13'57" E, along the common line of said Lot 7, and said Lyons Equities Inc. tract, and Covington Hill Addition, a distance of 560.60 feet to a 1/2" inch iron rod found for the southeast corner of said Lyons Equities Inc. tract, and being the southwest corner of said Covington Hill Addition, and being in the north Line of Clinic Drive a Private Drive, being described in a deed to Burt E. Hyde, Trustee, recorded in Volume 4211, Page 9, D.R.T.C.T.;

THENCE N 89°19'45" W, along the south line of said Lyons Equities Inc. tract and the north line of said Hyde tract, a distance of 93.53 feet to a 1/2" inch iron rod found for an interior corner of Lot 2, of said Allen Estates;

THENCE N 89°36'44" W, along the south line of said Lyons Equities Inc. tract and the north line of said Lot 1, and Lot 2, Block A, a distance of 391.65 feet to the POINT OF BEGINNING and containing 268,828 square feet or 6.1715 acres of land more or less.

Now therefore know all men by these presents:

That Lyons Equities Inc., through the undersigned authority, does hereby adopt this plat designating the herein above described property as HARWOOD PLAZA ADDITION, an addition to the City of Euless, 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. Lyons Equities Inc., 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.

_____
Chris Lyons, Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lyons, Vice President, 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:_____

_____
Dennis R. Buzzard (Lien Holder)

BEFORE ME, the undersigned authority, on this day personally appeared Dennis R. Buzzard (Lien Holder) 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:_____

The City of Euless Planning and Zoning Commission approved this Preliminary Plat on the date specified and authorization is hereby given to the property owner's professional engineer to begin preparation of construction plans for public improvements. The City Engineer will issue a release for construction of the public improvements after a review and final approval of construction plans. Authorization for property owner to commence site grading may be approved by the City Engineer.

A Final Plat shall be approved by the City upon submission in compliance with City codes and the completion of all public improvements to the City Engineer's satisfaction or proper execution of a Subdivision Improvement Agreement under the terms specified in the Euless Unified Development Code.
This authorization shall be valid for a period of two years from the date of the Commission's approval unless a Final Plat has been approved by the City.

_____ _____
Chairman, Planning and Zoning Commission Date of P&Z Approval

40 0 40 80 120 Feet

LEGEND

- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- S.S. MAN HOLE
- IRF IRON ROD FOUND
- STORM DRAIN MAN HOLE
- FIRE HYDRANT
- WATER METER
- FUEL PORT
- WATER VALVE
- TRANSFORMER PAD
- CLEAN OUT
- MONITERING WELL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- SWB MAN HOLE
- VAULT
- ELECTRIC BOX
- TREE
- SIGN
- LIGHT POLE
- —X— TYPICAL FENCE
- —OHE— OVER HEAD ELECTRIC
- PILLAR

1/2" I.R.S. IRON ROD SET WITH "YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
"X" FND. "X" CUT FOUND IN CONCRETE

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 City will not maintain any interior drainage systems that originate within this private development.
3. The purpose of this plat is to replat the property into two new lots for the development of proposed Lot 1.

BEARING SOURCE:

1. Texas State Plane Coordinates - North Central Zone - NAD 83 Datum, are based upon Euless Control Monuments E13 & E14.
2. Combined Scale Factor = 0.999851
3. Bearings & Coordinates shown are City of Euless grid, rotation angle = +00°47'05"

SURVEYOR'S CERTIFICATION

This is to certify that I, Dennis D. Vote, a Registered Professional Land Surveyor of the State of Texas, have platted 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.

PRELIMINARY ONLY, NOT FOR RECORDING

_____
DENNIS D. VOTE, Registered Professional Land Surveyor, #4813
VOTEX SURVEYING COMPANY, 4548 Tuscany Drive
Plano, Texas 75093-7042, (972) 964-0858 FAX: (972) 964-3604
Email: dennisvote@tx.rr.com

BEFORE ME, the undersigned authority, on this day personally appeared Dennis D. Vote 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:_____

IMPACT FEE TABLE (REQUIRED ON ALL PLATS)
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	$1,477.90	$524.70
1	2.5	$3,694.75	$1,311.75
1.5	5.0	$7,389.50	$2,623.50
2	8.0 -10.0	$11,823.20	$4,197.60
3	16.0 -24.0	$35,469.60	$12,592.80
4	25.0 -42.0	$62,071.80	$22,037.40
6	50.0 -92.0	$135,966.80	$48,272.40
8	80.0 -160.0	$236,464.00	$83,952.00

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.

OWNER:

LYONS EQUITIES INC. TRUSTEE
4562 BRASS WAY
DALLAS, TEXAS 75236
214-720-7200
CHRIS LYONS, VICE PRESIDENT

SURVEYOR:

VOTEX SURVEYING COMPANY
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-7042
972-964-0858
CONTACT: DENNIS VOTE

PRELIMINARY PLAT
HARWOOD PLAZA ADDITION
LOT 1 AND 2, BLOCK 2,
(6.1715 ACRES-2 LOTS)

J.P. HALFORD SURVEY, ABSTRACT NO. 711
CITY OF EULESS, TARRANT COUNTY, TEXAS
CASE NUMBER 13-03-PP
AUGUST, 2013

SCALE: 1"=40'

DATE: AUGUST 20, 2013

THIS PLAT FILED IN CABINET _____, SLIDE_____ ON DATE _____

PROJECT NO. 2010-009-B