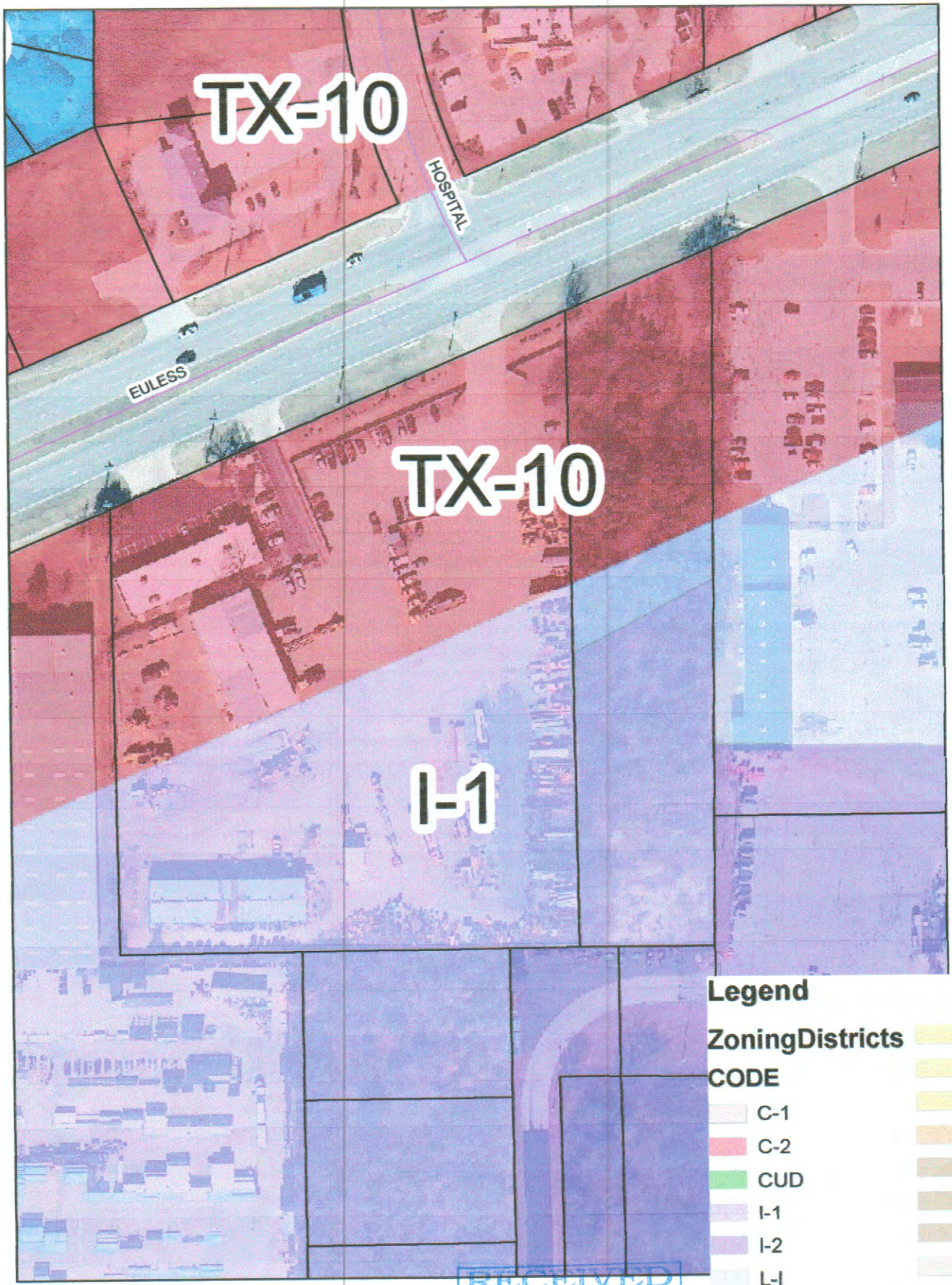
2603 W Euless Blvd- City of Euless



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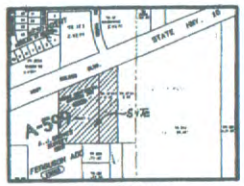


OWNER

ROBERT W. KEELEY, SR.
1005 Laraway Road
New Lenox, Illinois 60541
(800) 446-001

SURVEYOR

ROGER W. HART, R.P.L.S.
Area Surveying, Inc.
102 W. Tramwell Street
Fort Worth, Texas 76140
(817) 293-5684

DEVELOPER

T. J. LAMBRIGHT CONSTRUCTION
Attn: Jerry Thompson
P. O. Box 60713
Dallas, Texas 75260
(214) 574-5252

City of Euless
Water & Waste-water Impact Fees

METER or TAP SIZE (DIAMETER)	LIVING UNIT EQUIVALENT FACTOR	WATER IMPACT FEE (PER LIVING UNIT)	SEWER IMPACT FEE (PER LIVING UNIT)
3/4	1.00	$963	$745
1	1.67	$1608	$1,240
1.5	3.33	$3,071	$2,484
2	5.33	$5,139	$3,975
3	10.50	$9,929	$7,680
4	16.67	$9,669	$12,426
6	33.33	$19,731	$24,855
8	60.00	$36,539	$44,700
10	96.67	$87,539	$72,115

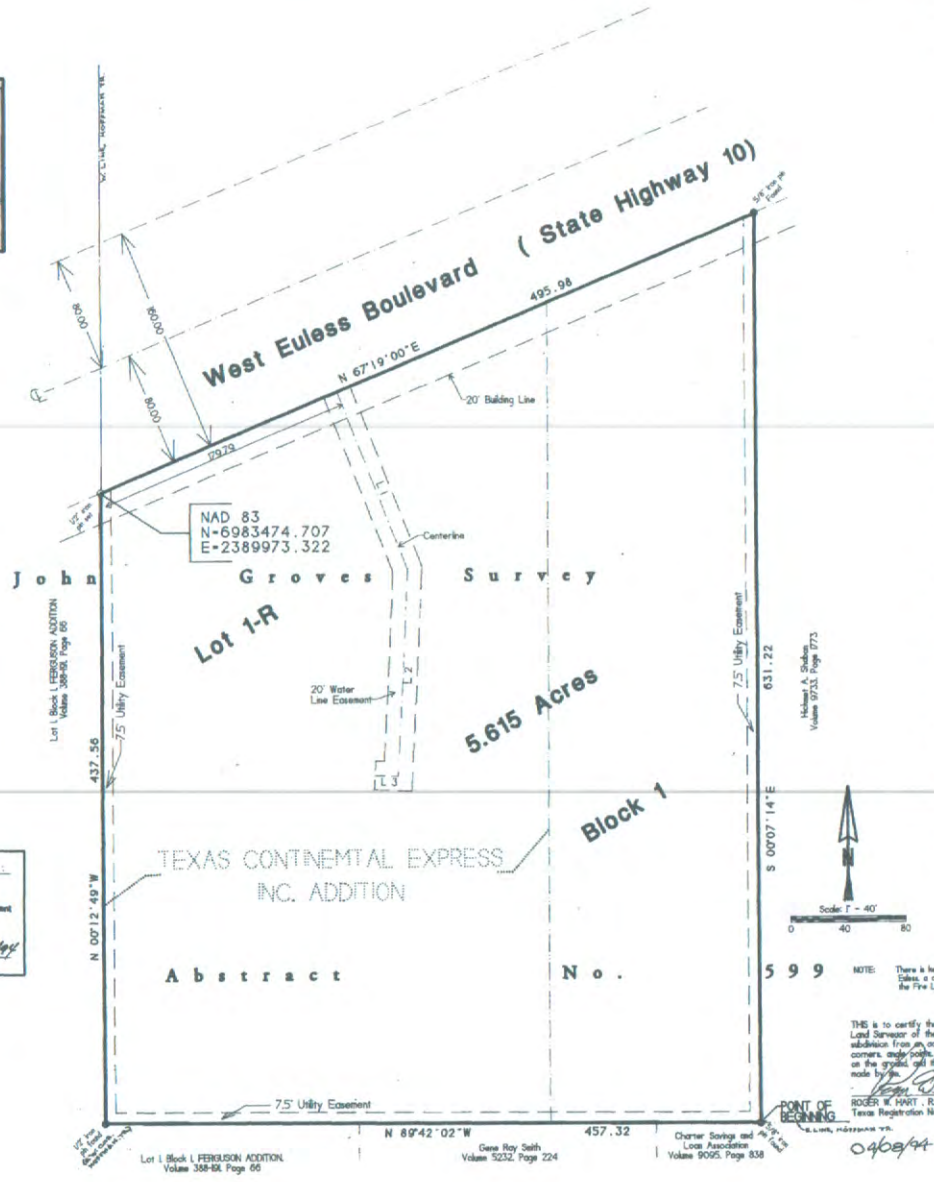
* Impact fees are based on the size of water meter or tap serving the use. Impact fees become due at time of permit application.

CITY APPROVAL

The City of Euless Planning & Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Record of Tarrant County, Texas.

X _____ 3/14/94

EASEMENT LINE TABLE		
Line	Bearing	Dist.
L 1	S. 21° 30' 56" E.	132.96
L 2	S. 02° 45' 51" W.	143.66
L 3	N. 87° 25' 26" W.	16.12



NOTE: There is kept on file with the Fire department of the City of Euless, a current Fire Lane Map which consists of a plat with the Fire Lane marked in Red.

THIS is to certify that I, Roger W. Hart, 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.

ROGER W. HART, R.P.L.S.
Texas Registration No. 4484

0468/94

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, I, Robert W. Kegley, am the sole owner of a tract of land situated in the John Groves Survey, County of Tarrant, according to the deed recorded in Volume 11522, Page 1172, DRTCT, and more particularly described as follows:

Description for a tract of land in Tarrant County, Texas, and being a portion of a tract of land described in a deed to W. F. HOFFMAN AND WIFE KATE HOFFMAN, recorded in Volume 1665, Page 556, Deed Records of Tarrant County, Texas, and being TEXAS CONTINENTAL EXPRESS, INC. ADDITION, an Addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-50, Page 20, Deed Records of Tarrant County, Texas, and being a tract of land in the JOHN GROVES SURVEY, ABSTRACT NUMBER 599, City of Euless, Tarrant County, Texas, and being described as one tract by metes and bounds as follows:

BEGINNING at a 5/8" iron pin found in the south line of said Hoffman tract, said pin lying by deed call, 132.00 feet westerly of the southeast corner of said tract;

THENCE North 89 degrees 42 minutes 02 seconds West a distance of 457.32 feet to a 1/2" iron pin found for the southwest corner of said Texas Continental Express Inc. Addition and being a northeasterly corner of Lot 1, Block 1, FERGUSON ADDITION, according to the Plat recorded in Volume 388-191, Page 66, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 12 minutes 49 seconds West a distance of 437.56 feet along an east line of said Lot 1 to a 1/2" iron pin set with cap marked, "AREA SURVEYING" in the southerly line of West Euless Boulevard (State Highway 10) for the northwest corner of said Texas Continental Express Inc. Addition and for a northeast corner of said Lot 1, FERGUSON ADDITION;

THENCE North 67 degrees 19 minutes 00 seconds East a distance of 495.98 feet along the southerly line of West Euless Boulevard to a 5/8" iron pin found;

THENCE South 00 degrees 07 minutes 14 seconds East a distance of 631.22 feet along the west line of a tract of land described in a deed to HOLMAN A. SYKES, recorded in Volume 9733, Page 1773, to the POINT OF BEGINNING, said described tract containing 5.615 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Robert W. Kegley through the undersigned authority, does hereby adopt this Plat designating the hereinabove described property as LOT 1-R, BLOCK 1, TEXAS CONTINENTAL EXPRESS INC. 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. Robert W. Kegley 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.

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

WITNESS MY HAND THIS _____ DAY OF _____, 19__

_____
Owner

STATE OF ILLINOIS)
COUNTY OF WILL)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of July 19 94

Notary Public, Will County, Illinois

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-24-95

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AUG 30 2013
BY:

RE-PLAT of

TEXAS CONTINENTAL EXPRESS INC. ADDITION

Containing

LOT 1-R, BLOCK 1

Being a revision of
TEXAS CONTINENTAL EXPRESS INC. ADDITION, recorded in Volume 388-50, Page 20, D.R.T.C.T. Together with a Tract of Land in the JOHN GROVES SURVEY, ABSTRACT NUMBER 599. Recorded in Volume 9733, Page 1773, D.R.T.C.T. City of Euless, Tarrant County, Texas.

THIS PLAT FILED IN CABINET A SLIDE 2133
DATE 2/24/95

Return to:
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF EULESS
201 N. ECTOR DRIVE
EULESS, TX 76039
Phone 283-5391

95 FEB 24 P2:15

AREA SURVEYING, INC.
Registered Professional Land Surveyors
102 W. Tramwell St. • Fort Worth, Texas 76140 • (817) 293-5684