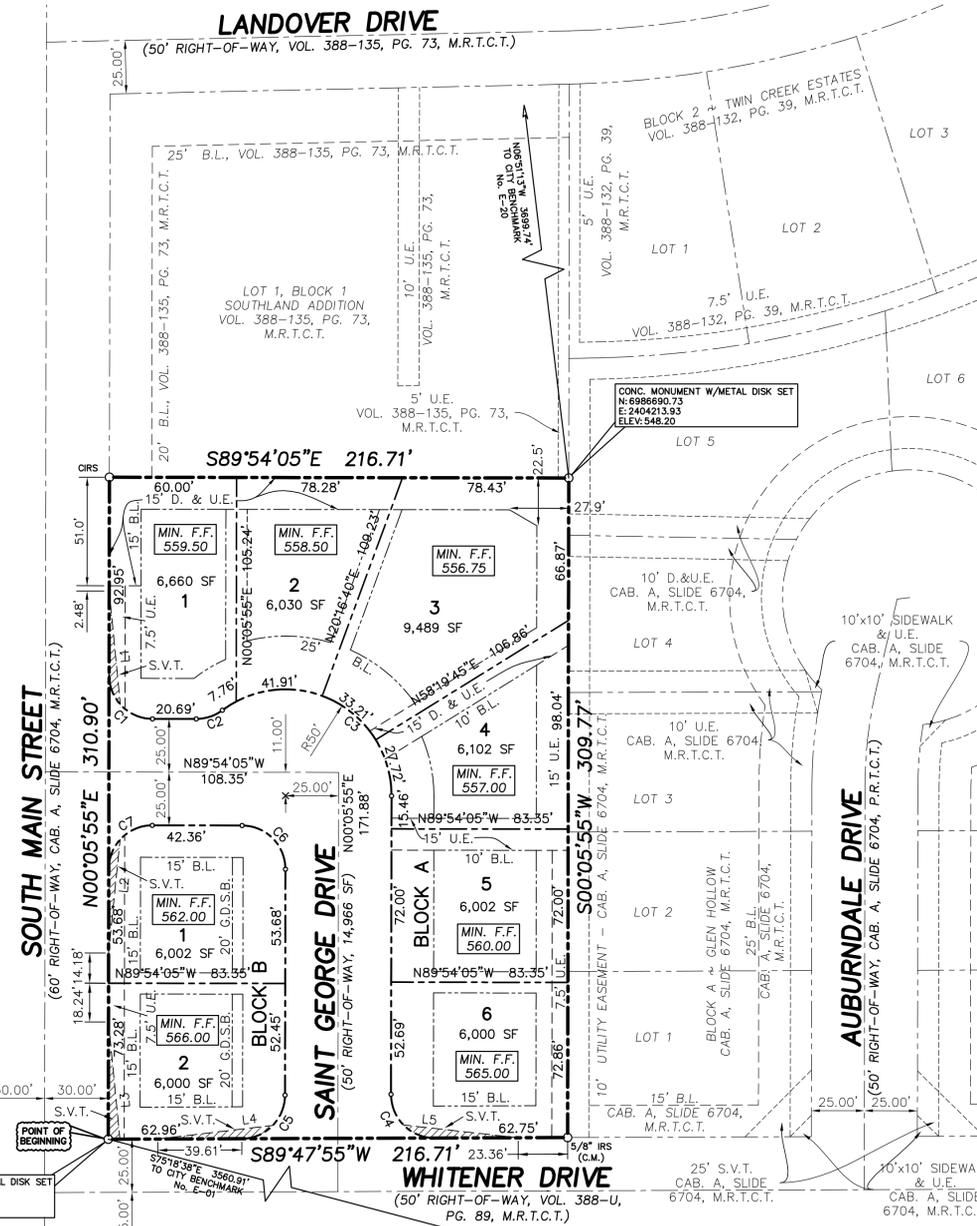


GRAPHIC SCALE IN FEET  
0 20 40 60 80  
SCALE: 1" = 40'

### LANDOVER DRIVE

(50' RIGHT-OF-WAY, VOL. 388-135, PG. 73, M.R.T.C.T.)



**SOUTH MAIN STREET**  
(60' RIGHT-OF-WAY, CAB. A, SLIDE 6704, M.R.T.C.T.)  
**SANT GEORGE DRIVE**  
(50' RIGHT-OF-WAY, 14,966 SF)  
**AUBURNDALE DRIVE**  
(50' RIGHT-OF-WAY, CAB. A, SLIDE 6704, P.R.T.C.T.)

**WHITENER DRIVE**  
(50' RIGHT-OF-WAY, VOL. 388-U, PG. 89, M.R.T.C.T.)

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.73  
E: 2404213.93  
ELEV: 548.20

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

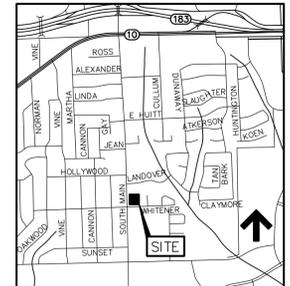
**CONC. MONUMENT W/METAL DISK SET**  
N: 698690.20  
E: 2403996.69  
ELEV: 566.61

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	TANGENT
C1	90°00'00"	20.50'	32.20'	S 44°54'05" E	28.99'	20.50'
C2	36°44'03"	20.50'	13.14'	N 71°43'53" E	12.92'	6.81'
C3	126°44'03"	50.00'	110.60'	N 63°16'07" W	89.39'	99.70'
C4	90°18'00"	20.50'	32.31'	S 45°03'05" E	29.07'	20.61'
C5	89°42'00"	20.50'	32.09'	N 44°56'55" E	28.92'	20.39'
C6	90°00'00"	20.50'	32.20'	N 44°54'05" W	28.99'	20.50'
C7	90°00'00"	20.50'	32.20'	S 45°05'55" W	28.99'	20.50'

NUMBER	DIRECTION	DISTANCE
L1	S 05°36'43" E	53.55'
L2	S 05°48'33" W	53.55'
L3	S 05°36'43" E	55.28'
L4	N 83°16'57" E	54.65'
L5	S 83°40'40" E	54.42'

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.



VICINITY MAP  
SCALE: 1"=2000'  
MAPSCO NO. 55-R

### OWNERS CERTIFICATION AND DEDICATION

WHEREAS HODGES PROPERTIES, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the William G. Matthews Survey, A-1052, County of Tarrant, according to the deed Recorded in Instrument No. D199255396, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set concrete monument with metal disk for the southwest corner of said Hodges tract located at the northeast corner of the intersection of the north right-of-way line of Whitener Drive with the east right-of-way line of South Main Street;

**THENCE** North 00 degrees 05 minutes 55 seconds East, along the east right-of-way line of said South Main Street and the west line of said Hodges tract, a distance of 310.90 feet to a set 5/8 inch capped iron rod marked "JDJR" for the northwest corner of said Hodges tract;

**THENCE** South 89 degrees 54 minutes 05 seconds East, along the north line of said Hodges tract, a distance of 216.71 feet to a set concrete monument with metal disk for the northeast corner of said Hodges tract;

**THENCE** South 00 degrees 05 minutes 55 seconds West, along the east line of said Hodges tract, a distance of 309.77 feet to a found 5/8 inch iron rod for the southeast corner of said Hodges tract located on the north right-of-way line of the aforementioned Whitener Drive;

**THENCE** South 89 degrees 47 minutes 55 seconds West, along the south line of said Hodges tract and said north right-of-way line, a distance of 216.71 feet to the **POINT OF BEGINNING** and containing 1.5439 acres (67,252 square feet) of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
**THAT, HODGES PROPERTIES, INC.,** through the undersigned authority, does hereby adopt this plat designating the herein described property as **TRINITY COURT ADDITION**, an Addition to the City of Euleless, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown herein; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or use same, said dedications being free and clear of all liens and encumbrances, except shown herein, **HODGES PROPERTIES, 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 of 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 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.**  
Hodges Properties, Inc.  
Leon Hodges - Owner

To the best of my knowledge there are no liens against this property.  
Leon Hodges - Owner

**STATE OF TEXAS** §  
**COUNTY OF TARRANT** §

**BEFORE ME,** the undersigned, on this day personally appeared **LEON HODGES,** 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 expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** the \_\_\_\_ day of \_\_\_\_\_, 2013.  
Notary Public in and for the State of Texas

**STATE OF TEXAS** §  
**COUNTY OF TARRANT** §

**BEFORE ME,** the undersigned, on this day personally appeared **KERRY M. HOEFNER,** 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 expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** the \_\_\_\_ day of \_\_\_\_\_, 2013.  
Notary Public in and for the State of Texas

### FRANCHISE UTILITY COMPANY AGREEMENT

Regarding: **TRINITY COURT ADDITION**  
Utility easements have been provided on the Plat for the above described Addition in a manner and location that is sufficient to provide adequate service for this development.

Name and Title	Date
ATMOS ENERGY CORPORATION - GAS	
AT&T	
ONCOR - ELECTRIC	
TIME WARNER CABLE	

### GENERAL NOTES

- The bearings shown hereon are based on the found monumentation marked "CM" (Controlling Monument) for the tract of land described in deed to Hodges Properties, Inc., recorded in Instrument No. D199255396, Deed Records, Tarrant County, Texas.
- All easements and building setback lines shown are "BY THIS PLAT", unless otherwise noted.
- Building setback lines (B.L.):  
A. All front B.L. are 20', unless otherwise noted.  
B. All rear B.L. are 15', unless otherwise noted.  
C. All side B.L. are 5', unless otherwise noted.
- 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 withholdings of utilities and building permits.
- Prior to issuance of building permits, a grading plan shall be submitted that demonstrates conformance with the approved drainage plan for this subdivision.
- The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48439C0230 K, effective date: September 25, 2009, for Tarrant Co., Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
- This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside.
- The installation and dedication of public improvements will be made prior to the submission of a Final Plat.
- The City of Euleless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
- Lots 3, 4, 5 and 6, Block A are limited to one story construction.

- LEGEND**
- CIRS 5/8" IRON ROD SET WITH CAP MARKED "JDJR"
  - CIRF 5/8" IRON ROD FOUND WITH CAP MARKED "JDJR" UNLESS OTHERWISE SHOWN
  - IRF IRON ROD FOUND
  - (CM) CONTROLLING MONUMENT
  - VOLUME PAGE
  - CAB. CABINET
  - INST. INSTRUMENT NUMBER
  - D.R.T.C.T. DEED RECORDS, TARRANT CO., TX
  - P.R.T.C.T. PLAT RECORDS, TARRANT CO. TX
  - B.L. BUILDING LINE
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - D. & U.E. DRAINAGE & UTILITY EASEMENT
  - G.D.S.B. GARAGE DOOR SET-BACK
  - W.E. WATER EASEMENT
  - S.V.T. SIGHT VISIBILITY TRIANGLE
  - S.F. SQUARE FEET

### AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §

COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HODGES PROPERTIES, INC., through the adoption of this plat, does hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said property, unto the City of Euleless, Texas, its successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owner does hereby bind himself, his successors, heirs, executors, and assigns, to forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whosever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to this grant, Owner does hereby waive, release, remise, quitclaim, and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of passage of any and all aircraft ("aircraft" being defined as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air), by whomsoever owned or operated, in the airspace over Owner's property, above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above same. Such release shall include but not be limited to, any damages to Owner's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at or taking off from or operating at or on the Dallas/Fort Worth International Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This release shall be binding upon Owner, his successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

### SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT is to certify that I, Kerry M. Hoefner, a Registered Professional Land Surveyor in 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 prior to the development of the property, and that this plat correctly represents that survey made by me.

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

Kerry M. Hoefner - RPLS 4562 Date \_\_\_\_\_



STATE OF TEXAS §

COUNTY OF DALLAS §

**BEFORE ME,** the undersigned, a Notary Public in and said State on this date personally appeared **KERRY M. HOEFNER,** known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** the \_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

STATE OF TEXAS §

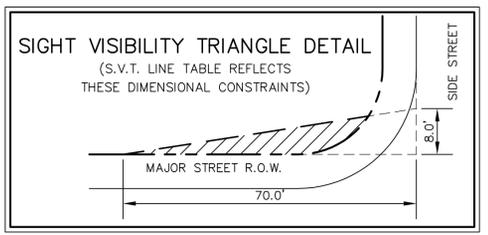
COUNTY OF TARRANT §

The City of Euleless 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 the 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 Euleless 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 \_\_\_\_\_



## PRELIMINARY PLAT TRINITY COURT ADDITION

BLOCK A, LOTS 1-6, AND BLOCK B, LOTS 1-2  
8 LOTS LOCATED ON 1.5439 ACRES OF LAND OUT OF THE WILLIAM G. MATTHEWS SURVEY, A-1052, CITY OF EULESS, TARRANT COUNTY, TEXAS

DECEMBER - 2013

NOT FOR FILING  
13-05-PP

THIS PLAT FILED IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ ON DATE \_\_\_\_\_

PREPARED BY:  
**JDJR ENGINEERS AND CONSULTANTS, INC.**  
TBPLS Firm No. 100358-00  
ENGINEERS • LAND PLANNERS • SURVEYORS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-252-3367 Fax 972-252-8968

OWNER:  
**HODGES PROPERTIES, INC.**  
**LEON HODGES, OWNER**  
4233 LIVINGSTON AVENUE  
DALLAS, TEXAS 75205  
O: 214.521.5325

JDJR No. 463-26-13 DRAWN BY: JMH SHEET No. \_\_\_\_\_  
SCALE: 1" = 40' CHECKED BY: KMH 1 OF 1