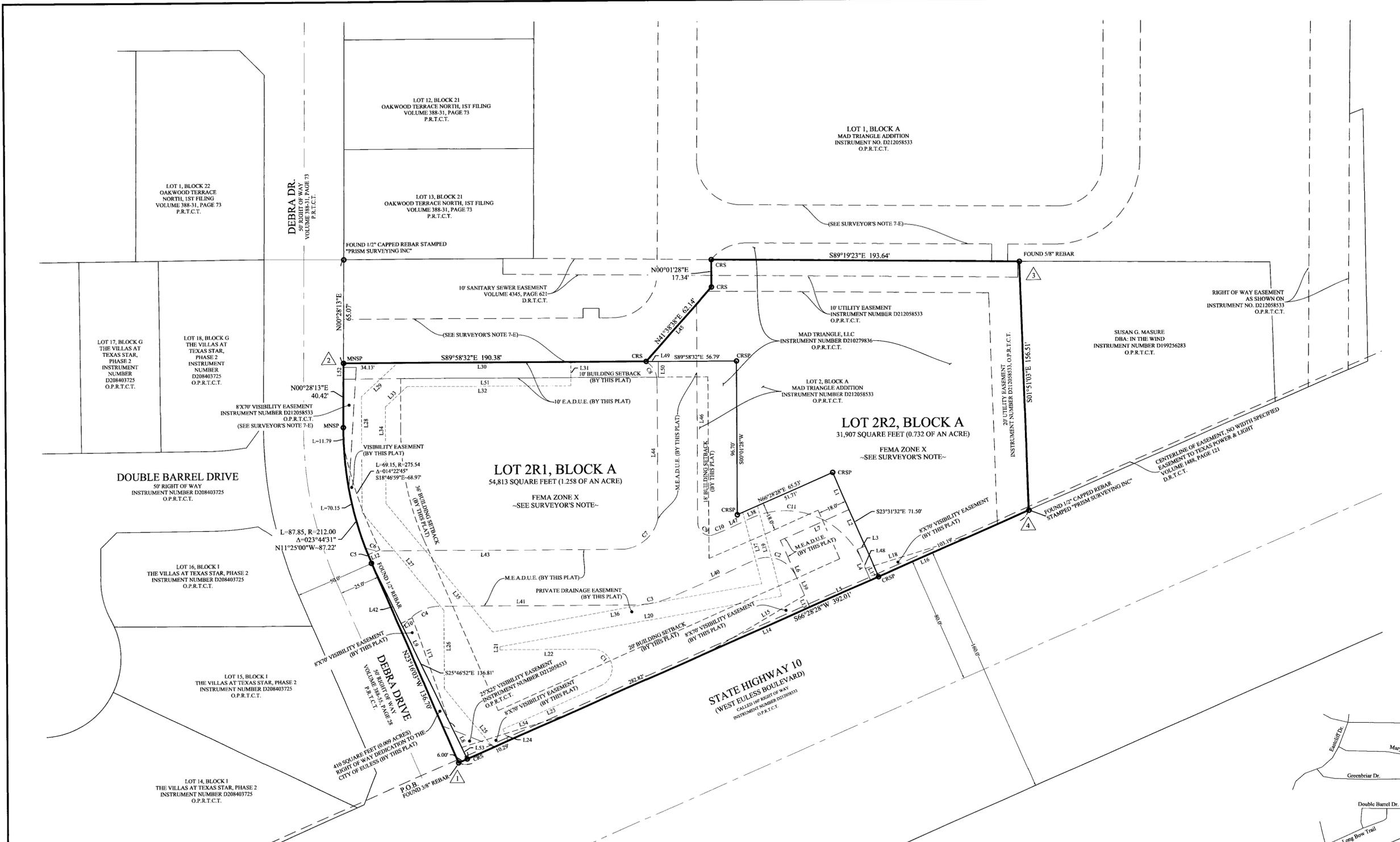


Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	32.77	12.00	156°27'08"	N11°44'52"W	23.50
C2	31.42	20.00	090°00'00"	N68°31'19"W	28.28
C3	25.86	63.00	023°31'19"	S78°14'21"W	25.68
C4	28.10	28.00	057°30'17"	S61°16'32"W	26.94
C5	10.50	183.25	003°16'57"	N21°44'24"W	10.50
C6	10.77	28.00	022°02'30"	S78°57'04"E	10.71
C7	30.37	25.43	068°24'55"	N47°42'06"E	28.60
C8	14.72	14.56	057°55'41"	N28°56'19"W	14.10
C9	13.29	8.01	095°09'04"	S45°54'42"E	11.82
C10	12.47	155.00	004°36'28"	N68°24'44"E	12.46
C11	83.59	53.00	090°22'11"	S68°42'24"E	75.19

Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	25.56	S23°31'32"E	L28	72.71	N00°01'02"E
L2	25.00	S23°31'32"E	L29	31.14	N47°31'11"E
L3	5.49	S66°28'41"W	L30	108.89	S89°58'32"E
L4	20.94	S23°31'19"E	L31	15.04	S00°01'41"W
L5	41.89	S66°28'28"W	L32	103.08	N89°58'19"W
L6	45.94	N23°31'19"W	L33	18.66	S47°31'11"W
L7	47.38	N66°28'41"E	L34	60.72	S00°01'02"W
L8	25.32	N25°46'52"W	L35	105.03	S39°29'09"E
L9	69.54	N25°46'52"W	L36	171.76	N80°12'16"E
L10	8.00	N64°13'08"E	L37	46.37	N14°34'22"W
L11	70.00	S19°13'07"E	L38	10.12	N66°28'28"E
L12	8.00	N68°20'32"E	L39	20.94	N23°31'19"W
L13	8.00	S23°31'19"E	L40	56.20	S66°28'41"W
L14	69.54	S66°28'28"W	L41	120.94	S90°00'00"W
L15	70.00	N59°54'43"E	L42	44.72	N25°46'52"W
L16	69.54	S66°28'28"W	L43	152.46	N90°00'00"E
L17	8.00	N23°31'19"W	L44	86.54	N00°01'31"E
L18	70.00	N73°02'13"E	L45	47.93	N41°38'38"E
L19	58.82	S14°34'22"E	L46	137.02	S00°01'41"W
L20	179.80	S80°12'16"W	L47	14.43	N66°06'30"E
L21	1.95	S00°01'57"W	L48	13.10	S23°31'19"E
L22	58.41	S89°58'27"E	L49	7.69	S89°58'32"E
L23	67.17	S66°28'41"W	L50	10.00	S00°01'28"W
L24	7.96	S23°31'19"E	L51	198.14	N89°58'32"W
L25	47.96	N39°29'09"W	L52	10.00	N00°28'13"E
L26	49.15	N00°01'03"E	L53	8.04	N25°46'52"W
L27	80.42	N39°29'09"W	L54	70.32	N73°02'13"E



Legend of Symbols & Abbreviations
P.R.T.C.T. = Plat Records Tarrant County, Texas
O.P.R.T.C.T. = Official Public Records Tarrant County, Texas
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.O.B. = Point of Beginning
M.E.A.D.U.E. = Mutual and Emergency Access, Drainage and Utility Easement
CRS = 1/2" capped rebar stamped "JPH LAND SURVEYING" set
MNS = Mag nail with washer stamped "JPH LAND SURVEYING" set
MNSP = Mag nail with washer stamped "JPH LAND SURVEYING" set previously for a prior survey by this surveyor on January 7, 2014
CRP = 1/2" capped rebar stamped "JPH LAND SURVEYING" set previously for a prior survey by this surveyor on January 7, 2014

JPH Land Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
Tel (817)431-4971 www.jppls.com
TBPLS Firm #100195-00

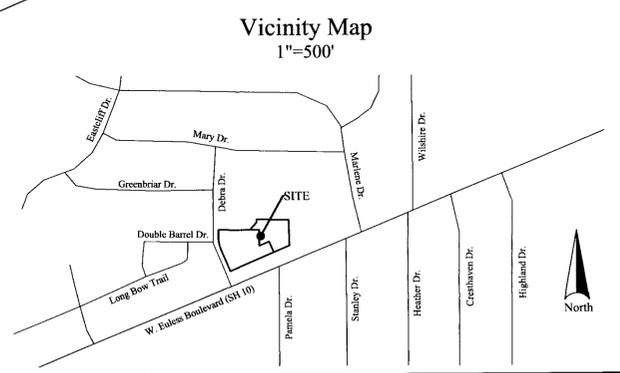
JPH Job No. 2013.022.016
© 2014 JPH Land Surveying, Inc. - All Rights Reserved

North, Easting and Elevation of the Four Extreme Corners
Note: Coordinates are based off of a local coordinate system. Elevations are NAVD88

Symbol	Description	Northing	Easting	Elevation
1	Southwest Corner	6985862.68'	2395090.62'	553.88'
2	Northwest Corner	6986114.20'	2395019.66'	557.27'
3	Northeast Corner	6986175.62'	2395445.03'	561.24'
4	Southeast Corner	6986019.06'	2395450.15'	558.74'

Two Euleus City Control Monument Ties for Two Corner Monuments
Bearings and distances are based on the Texas Coordinate System of 1983 - North Central Zone 4202

Description	Grid Bearing and Distance
1 - Euleus Monument EO4	N68°01'18"E - 849.79'
1 - Euleus Monument EO5	S16°46'11"W - 2457.96'
4 - Euleus Monument EO4	N69°20'44"E - 458.06'
4 - Euleus Monument EO5	S23°03'42"E - 2727.88'



Replat
Containing Lots 2R1 & 2R2, Block A
Mad Triangle Addition
Being a Revision of
Lot 2, Block A, Mad Triangle Addition
Case Number: 14-01-RP
as previously filed under Instrument Number D212058533 of the Official Public Records of Tarrant County, Texas, and being part of the Allen M. Downen Survey, Abstract Number 415, City of Euleus, Tarrant County, Texas.
Date of Preparation: March 31, 2014

THIS PLAT FILED IN CABINET _____ SLIDE _____ ON DATE _____
Sheet 1 of 2 Sheets

Owner's Certificate:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Mad Triangle, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a parcel of land situated in the Allen M. Downen Survey, Abstract 415, County of Tarrant, being all of Lot 2, Block A, Mad Triangle Addition, an addition in the City of Euless, Tarrant County, Texas according to the plat recorded under Instrument Number D210058533 of the Official Public Records of Tarrant County, Texas (hereafter referred to as Lot 2) and being a portion of the parcel of land as described in the deed to Mad Triangle, LLC recorded under Instrument Number D210279836 of said Official Public Records, being more particularly described as follows:

BEGINNING at a 3/8 inch rebar found at the southwest corner of said Lot 2;

THENCE the following nine (9) calls coincident with the perimeter and to the corners of said Lot 2:

- 1. NORTH 23 degrees 16 minutes 03 seconds WEST, 136.70 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve concave to the east having a radius of 212.00 feet, a chord bearing of NORTH 11 degrees 25 minutes 00 seconds WEST and a chord distance of 87.22 feet;
2. Northerly an arc length of 87.85 feet to a Mag nail with washer stamped "JPH LAND SURVEYING" set previously for a prior survey by this surveyor (No. 6439) on January 7, 2014;
3. NORTH 00 degrees 28 minutes 13 seconds EAST, 40.42 feet to a Mag nail with washer stamped "JPH LAND SURVEYING" set previously for a prior survey by this surveyor (No. 6439) on January 7, 2014;
4. SOUTH 89 degrees 58 minutes 32 seconds EAST, 190.38 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
5. NORTH 41 degrees 38 minutes 38 seconds EAST, 62.14 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
6. NORTH 00 degrees 01 minute 28 seconds EAST, 17.34 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
7. SOUTH 89 degrees 19 minutes 23 seconds EAST, 193.64 feet to a found 5/8 inch rebar;
8. SOUTH 01 degree 51 minutes 03 seconds EAST, 156.51 feet to a found 1/2 inch capped rebar stamped "PRISM SURVEYING INC.";
9. SOUTH 66 degrees 28 minutes 28 seconds WEST, 392.01 feet to the POINT OF BEGINNING, containing 2.000 acres or 87,130 square feet.

Now therefore know all men by these presents:

That Mad Triangle, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Mad Triangle Addition, Lots 2R1 & 2R2, Block A, 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, Mad Triangle, 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 , 2014.

Signature of Owner Position in Corporation if Applicable

Mad Triangle, LLC

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 , 20.

Notary Public, in and for Tarrant County, Texas

My commission expires

Printed name:

Surveyor Notes

- 1. The subject property lies within - Other Areas - Zone X - Areas determined to be outside 0.2% annual chance floodplain as shown on the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, City of Fort Worth, Community Panel Number 48439C0230K, Revised Date of September 25, 2009 as published by the Federal Emergency Management Agency (FEMA).
2. Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network. The site benchmark is a MAG nail with washer stamped "JPH LAND SURVEY" set on the southeast corner of a curb inlet on the east side of Debra Drive, and 90' northerly of the approximate centerline of State Highway 10 (a.k.a. West Euless Boulevard). Elevation = 555.34'
3. The Texas Coordinate System of 1983, North Central Zone 4202 was utilized in establishing (by GPS observation) the basis of bearings for this survey. The bearing of the southeast line of Lot 2, Block A, Mad Triangle Addition, an addition in the City of Euless, Tarrant County, Texas according to the plat recorded under Instrument Number D210058533 (as established by GPS observation) along the northwest right of way line of State Highway 10 (a.k.a. West Euless Boulevard) was measured as N66°28'28"E. Comparatively the bearing of the same line according to said Mad Triangle Addition is shown as N66°29'03"E.
4. The convergence angle for this site is 0°45'26.78"
5. Note: 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.
6. The purpose of this replat is to subdivide the prior lot into 2 lots.

7-E. The called 27' Mutual Access/Emergency Access, Utility and Drainage Easement shown on the plat Mad Triangle Addition recorded under Instrument Number D212058533 O.P.R.T.C.T. and depicted hereon contains numerous errors in the bearings and distances as shown on said Mad Triangle Addition. Also, the visibility easement that lies within the property surveyed lacks sufficient information to locate it on the ground. In order to draft the approximate location of said easements a DWG file was obtained from the preparer of the plat (Hulse Engineering, 817-790-7740).

Plat Notes

- 1. The City will not maintain any interior drainage systems that originate within this private development.
2. "WITHIN MUTUAL AND EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (M.E.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."

Surveyor Attestation Form:

This is to certify that I, Robert A. Hansen, a Registered Professional Land Surveyor of the State of Texas, has 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: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

-RELEASED FOR REVIEW TO THE CITY OF EULESS ON March 31, 2014.

Plat Preparer's Signature Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert A. Hansen, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF , 2014.

Notary Public in and for the State of Texas



Perpetual Maintenance Agreement

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

The following reservations, restrictions, and covenants are imposed on as it abuts, is adjacent to, or is included within the floodplain easements, drainage easements or emergency access easements shown on the plat filed herewith:

- 1. No commercial building, outbuilding, fence, or other structure shall be erected on said easement except for small ornamental walls, patios, and other landscaping, provided however, these items allowed shall not interfere in any way with the free flow of water in said channel or narrow the existing channel of the stream or interfere with free access by way of the easement for maintenance purposes without written consent of the City Engineer.
2. The Lot owner shall be responsible for the maintenance of his portion of said easement in order to preserve its beauty and to prevent any obstruction, flooding, or erosion. Such maintenance shall include but shall not be limited to the following:
a. Mowing grass and preventing the growth of weeds.
b. Preventing the growth of trees or permitting other obstructions to the easement which would obstruct free access for maintenance purposes.
c. Preventing erosion by corrective construction if necessary.
d. Preventing the accumulation of trash and debris in the easement.

3. In addition to other rights of enforcement contained in these restrictions or available by statutes, ordinance, or common law, the Dedicator, his successors and assigns, and all parties claiming title to by, through or under him, shall be taken to hold, agree, and covenant with the Dedicator and his successors and assigns, and with each of them to conform to and observe all restrictions and covenants as to the use and maintenance of said easement and Dedicator or owner or any of the above shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions and covenants above set forth, in addition to the ordinary legal action for damages, and failure of the Dedicator or the owners of an other lot or lots shown to abut said easement to enforce any other restrictions or covenants herein set forth at the time of violation shall in no event be deemed to be a waiver of the right to do so at any time thereafter.

4. In addition to the rights of enforcement given to Dedicator and other Lot owners as set forth in Paragraph 3 above, it specifically provided that the City of Euless may, at its option, bring any action and obtain any remedy to enforce or prevent the breach of said restrictions.

5. It is specifically provided that the Dedicator, his successors and assigns, other Lot owners and the City of Euless as provided above, shall have the right to recover their attorney's fees, court costs, and expenses incurred in any suit to enforce or prevent the breach of any covenant or restriction applicable to said easement.

6. In addition to the remedies above provided, the City of Euless may, at its option, thirty days after written notices to a lot owner, enter the easement and perform the necessary maintenance repair and charge the lot owner or owners the pro-rata cost thereof. Said charges shall be a lien on the abutting lot or lots inferior only to prior recorded liens on said lot or lots.

TO HAVE AND TO HOLD the above-described Perpetual Maintenance Agreement in and to said premises with the right of ingress and egress thereto, together with all and singular the usual rights thereto in any wise belonging, unto the said City of Euless, Texas, and its successors and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said City of Euless, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

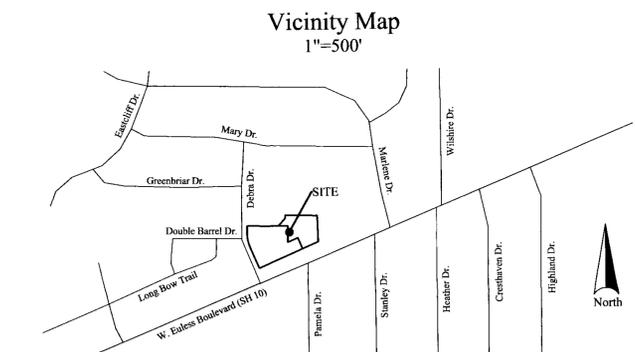
IN WITNESS WHEREOF, this instrument is executed this day of , 2014

THE STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me by the said

on this day of , 20.

Notary Public, STATE OF TEXAS



Replat
Containing Lots 2R1 & 2R2, Block A
Mad Triangle Addition

Being a Revision of

Lot 2, Block A, Mad Triangle Addition

Case Number: 14-01-RP

as previously filed under Instrument Number D212058533 of the Official Public Records of Tarrant County, Texas, and being part of the Allen M. Downen Survey, Abstract Number 415, City of Euless, Tarrant County, Texas.

Date of Preparation: March 31, 2014

THIS PLAT FILED IN CABINET SLIDE ON DATE

Sheet 2 of 2 Sheets



807 Bluebonnet Drive, Suite C
Keller, Texas 76248
Tel (817)431-4971 www.jppls.com
TBPLS Firm #100195-00

JPH Job No. 2013.022.016
© 2014 JPH Land Surveying, Inc. - All Rights Reserved

Table with 4 columns: Meter or Tap Diameter, Living Unit Equivalency Factor, Water Impact Fee, Sewer Impact Fee. Rows show values for diameters from 1 to 8 inches.

Preparer: JPH Land Surveying, Inc., Robert A. Hansen, 807 Bluebonnet Drive, Suite C, Keller, TX 76248, Tel: 817-438-4961, Fax: 817-438-4961
Developer: Vaquero Ventures Management, LLC, 3211 West 4th Street, Fort Worth, Texas 76107, Tel: 817-703-1933, Fax: 817-984-8373
Owner: Mad Triangle, LLC, 1630 W. Euless Boulevard, Euless, TX 76040, Tel: 817-267-5555, Fax: 817-571-7772

The City of Euless Planning and 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 Records of Tarrant County, Texas.

Chairman, Euless Planning and Zoning Commission Date of Approval