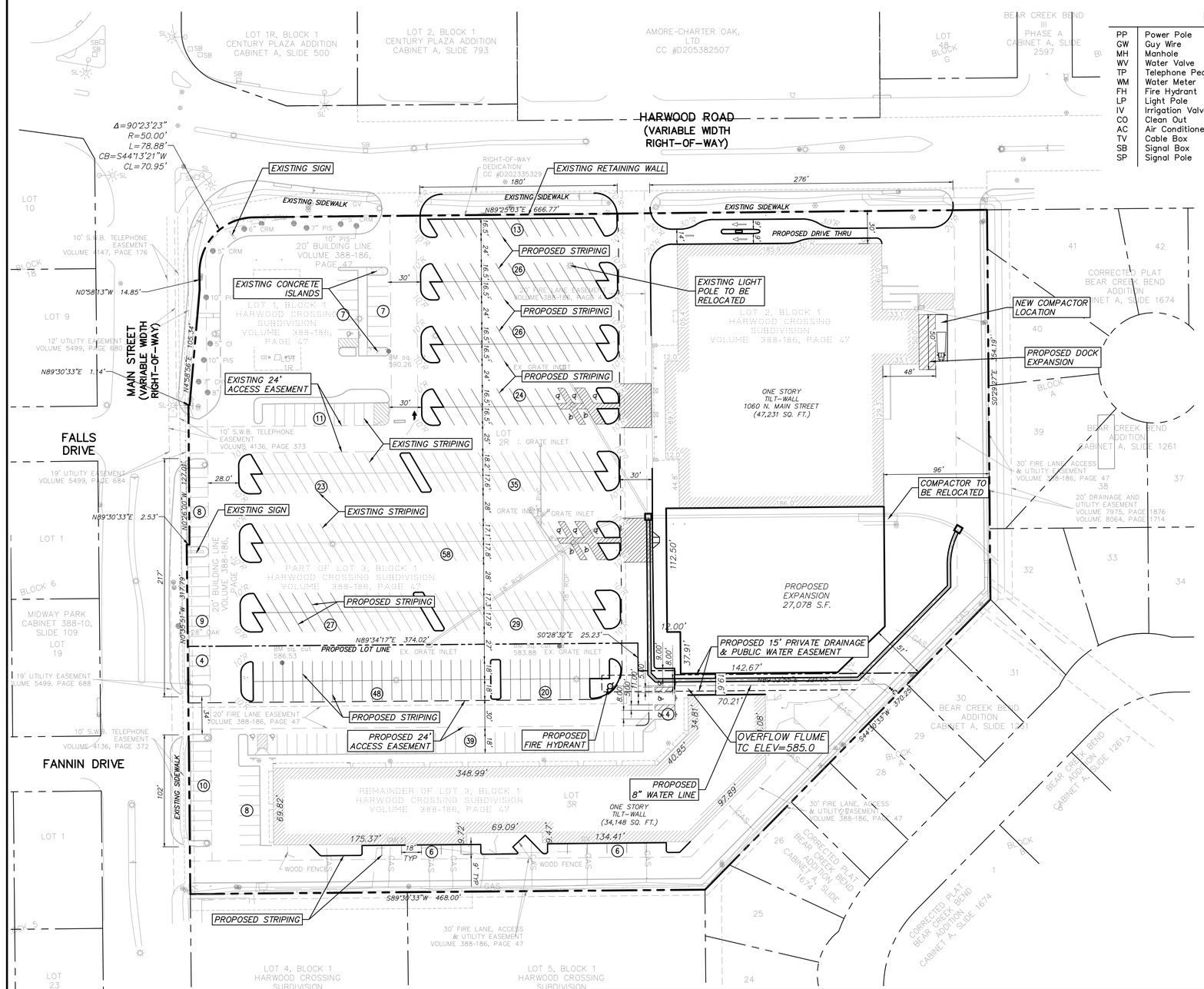
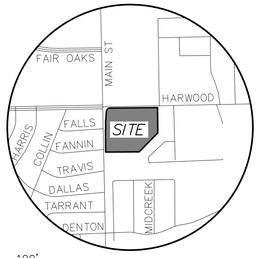


LEGEND

PP	Power Pole	SN	Sign
GW	Guy Wire	IRF	Iron Rod Found
MH	Manhole	IRS	Iron Rod Set
WV	Water Valve	SS	Sanitary Sewer
TP	Telephone Pedestal	SW	Storm Sewer
WM	Water Meter	TF	Transformer
FH	Fire Hydrant	GM	Gas Meter
LP	Light Pole	GMK	Gas Marker
IV	Irrigation Valve	TSN	Traffic Sign
CO	Clean Out	UGC	Underground Cable Marker
AC	Air Conditioner	LA	Landscape Area
TV	Cable Box	IN	Storm Inlet
SB	Signal Box	BFR	Barrier Free Ramp
SP	Signal Pole		

N

0 50' 100'
SCALE: 1" = 50'



VICINITY MAP
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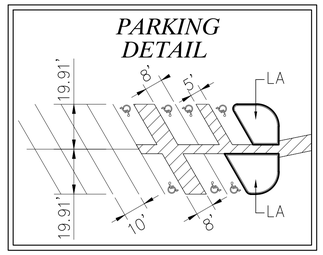

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Kroger Texas, LP and Harwood And Main, Ltd, 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 Euless, 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 whosoever 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 the 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 whosoever 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.

BENCH MARKS:

BM #1 – Square cut on concrete apron of grate inlet, being South ±468 feet from the approximate centerline of Harwood and ±338 feet East of the approximate centerline of Main Street.

ELEVATION – 583.88 feet

BM #2 – Square cut on concrete back of curb, being South ±481 feet from the approximate centerline of Harwood and ±133 feet East of the approximate centerline of Main Street.

ELEVATION – 586.53 feet

SITE DATA TABLE

LOT #	LAND AREA SF	LAND AREA AC	BUILDING AREA W/EXPANSION	PARKING REQUIRED 1/300 S.F.	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	PARKING RATIO	BUILDING COVERAGE
FUEL #1	25,941	0.60	n/a	n/a	7	1	1	n/a	n/a
KROGER #2	303,502	6.97	74,259	248	296	8	10	3.99	24.5%
RETAIL #3	124,359	2.85	34,148	114	145	5	5	4.25	27.5%

OWNER:
Kroger Texas, L. P.
1331 E. Airport Freeway
Irving, Texas 75062

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230

SITE PLAN (14-13-SP)
HARWOOD CROSSING SUBDIVISION, BLOCK 1, PORTION OF LOTS 1 & 2 AND ALL OF LOT 3
3 LOTS LOCATED ON 9.469 ACRES OF LAND OUT OF THE SOLOMON HUITT SURVEY ABSTRACT NO. 705
CITY OF EULESS, TARRANT COUNTY, TEXAS
OCTOBER 01, 2014

No.	DATE	REVISION	APPROV.

PRELIMINARY – NOT FOR CONSTRUCTION

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-2966
Texas Surveyor Registration No. 10194644-00

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RELEASED ON 10/01/14 FOR REVIEW PURPOSES ONLY

STATE OF TEXAS
CECIL A. CHESHER
92674
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CECIL A. CHESHER, P.E. # 92674

SITE PLAN – SHEET 1
KROGER SW 451
EULESS, TEXAS

C-1.0

31543.00

LAST SAVED BY: ABARNES October 1, 2014

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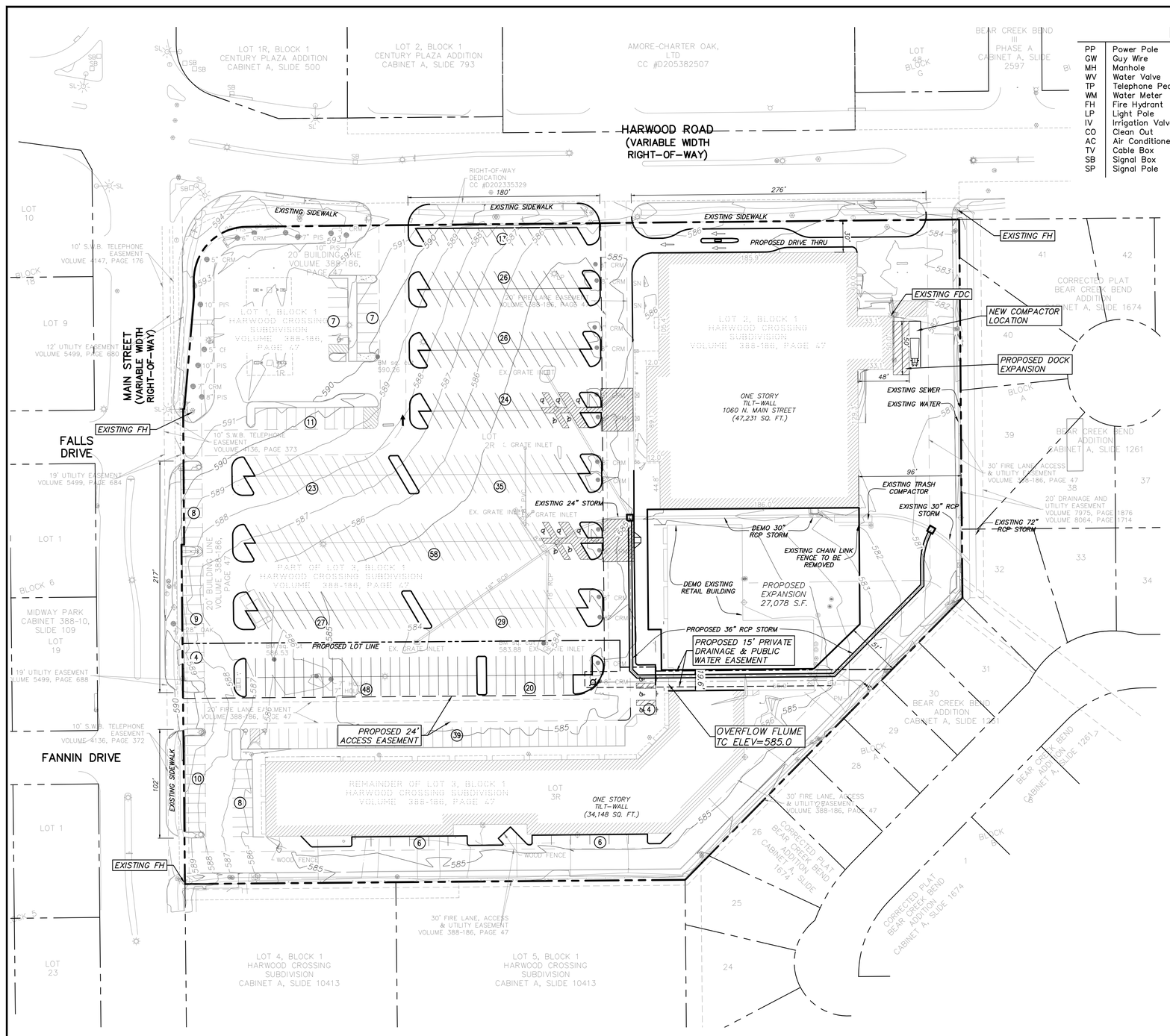

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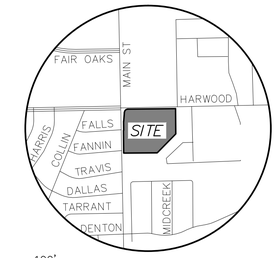

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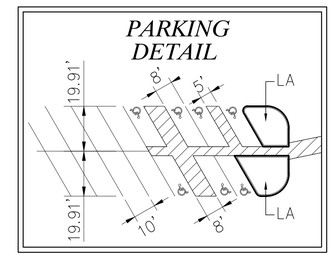

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PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CECIL A. CHESHER, P.E. # 92674

PRELIMINARY – NOT FOR CONSTRUCTION

SITE PLAN – SHEET 2
KROGER SW 451
EULESS, TEXAS

C–1.1

31543.00

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