



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE A.M. DOWNING SURVEY, ABSTRACT NO. 415, COUNTY OF TARRANT, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER D212074474, DEED RECORDS, TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A.M. DOWNING SURVEY, ABSTRACT NO. 415, TARRANT COUNTY, TEXAS, BEING ALL OF TRACTS A, B AND C, WILSHIRE VILLAGE SHOPPING CENTER, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-95, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "RPLS 1231" FOUND AT THE NORTHWEST CORNER OF SAID WILSHIRE VILLAGE SHOPPING CENTER ADDITION, AND BEING ON THE SOUTH LINE OF SAGEBRUSH TRAIL, A 50 FOOT RIGHT OF WAY, AS SHOWN IN VOLUME 388-95, PAGE 7, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID SAGEBRUSH TRAIL, NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST A DISTANCE OF 1014.57 FEET TO THE NORTHEAST CORNER OF SAID WILSHIRE VILLAGE SHOPPING CENTER ADDITION;

THENCE ALONG THE EAST LINE OF SAID WILSHIRE VILLAGE SHOPPING CENTER ADDITION, SOUTH 00 DEGREES 53 MINUTES 09 SECONDS EAST A DISTANCE OF 707.60 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, KNOWN AS SAID HIGHWAY 10, A 160 FOOT RIGHT OF WAY, AS SHOWN IN VOLUME 1372, PAGE 588;

THENCE ALONG THE SOUTH LINE OF SAID WILSHIRE VILLAGE SHOPPING CENTER ADDITION THE FOLLOWING EIGHT COURSES:

- 1. ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY 10, SOUTH 66 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 128.33 FEET TO A 1/2 INCH REBAR WITH RED PLASTIC CAP STAMPED "MIZELL RPLS 1967" FOUND;
2. NORTH 23 DEGREES 25 MINUTES 09 SECONDS WEST A DISTANCE OF 210.00 FEET TO AN 'X' CUT SET IN CONCRETE;
3. SOUTH 66 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 282.60 FEET TO AN 'X' CUT SET IN CONCRETE;
4. SOUTH 23 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 210.00 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON THE THE NORTHERLY LINE OF SAID STATE HIGHWAY 10;
5. ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY 10, SOUTH 66 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 141.80 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;
6. NORTH 23 DEGREES 25 MINUTES 09 SECONDS WEST A DISTANCE OF 200.00 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MIZELL RPLS 1967" FOUND;
7. SOUTH 66 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 337.50 FEET TO A 1/2 INCH REBAR FOUND;
8. SOUTH 89 DEGREES 18 MINUTES 56 SECONDS WEST A DISTANCE OF 118.68 FEET TO A 1/2 INCH REBAR FOUND ON THE EAST LINE OF WILSHIRE DRIVE, A 60 FOOT RIGHT OF WAY, AS SHOWN IN VOLUME 388-24, PAGE 92, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF SAID WILSHIRE DRIVE, NORTH 00 DEGREES 41 MINUTES 09 SECONDS WEST A DISTANCE OF 867.15 FEET TO THE POINT OF BEGINNING CONTAINING 771,564 SQUARE FEET OR 17.713 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BLOCK A, LOT 1, HEB AUXILIARY SERVICES FACILITY 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, HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT, DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL TO 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, MAINTENANCES, 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.

BY: ELLEN JONES, PRESIDENT, BOARD OF TRUSTEES HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLEN JONES, PRESIDENT, BOARD OF TRUSTEES, OF HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL LANCASTER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINT 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."

MARSHALL LANCASTER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4873



LINE / CURVE TABLE

Table with columns: Course, Bearing, Distance, Course, Bearing, Distance, Course, Bearing, Distance. Lists courses L1 through L219 with their respective bearings and distances.

GENERAL NOTES

- 1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY WESTERN DATA SYSTEMS, INC. AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TARRANT APPRAISAL DISTRICT WEB PAGE DATA (WWW.TAD.ORG).
3. COMBINED SCALE FACTOR INCLUDING ELEVATION ADJUSTMENT IS 1.000161695. ROTATION FROM TRUE GRID BEARING TO CITY GRID BEARING IS 00°00'06" CLOCKWISE.
4. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, GF NO. 11-03000, ISSUED NOVEMBER 30, 2011. REFERENCE IS MADE TO SAID COMMITMENTS AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS.
5. 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. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48439C0230 K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN:

ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:

"AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"

THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP AVAILABLE ON SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

7. WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (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.

IMPACT FEE TABLE

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Table with columns: METER OR TAP DIAMETER, LIVING UNIT EQUIVALENCY FACTOR, WATER IMPACT FEE, SEWER IMPACT FEE. Lists fees for various meter sizes and living unit factors.

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.

CITY APPROVAL

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 THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

CHAIRMAN, EULESS PLANNING AND ZONING COMMISSION DATE OF APPROVAL

REPLAT CONTAINING BLOCK A, LOT 1 HEB AUXILIARY SERVICES FACILITY ADDITION

BEING A REVISION OF TRACTS A, B AND C, WILSHIRE VILLAGE SHOPPING CENTER AS PREVIOUSLY FILED IN VOLUME 388-95, PAGE 7, TARRANT COUNTY PLAT RECORDS AND BEING A PORTION OF THE A. M. DOWNING SURVEY, ABSTRACT NO. 415 CITY OF EULESS, TARRANT COUNTY, TEXAS DATE OF PREPARATION: MAY 8, 2014 CASE NO.:

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_, DATE \_\_\_, 2014

ENGINEER

ADAMS CONSULTING ENGINEERS, INC. 910 S KIMBALL AVE. SOUTHLAKE, TEXAS 76092 CONTACT: JACK GARNER, P.E. PHONE: 817-328-3200

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