

CKB9FD79FH-75D5B8898-75HCB: CFA

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS \_\_\_\_\_ ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE \_\_\_\_\_ SURVEY, COUNTY OF TARRANT, ACCORDING TO THE DEED RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, DRCT, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, IN THE A. J. HUITT SURVEY, ABSTRACT NO. 709, BEING A SURVEY OF PART OF TRACT A OF OAK CREST ESTATES, AN ADDITION TO EULESS, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-14, PAGE 29 OF THE TARRANT COUNTY PLAT RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

09. 4B4. 5H5 147. 4CB DB Q3H5H9BCFH95QH7CFB9C. C54 TRACT A, IN THE SOUTH RIGHT-OF-WAY LINE OF EAST EULESS BOULEVARD(STATE HIGHWAY 10) AND THE WEST RIGHT-OF-WAY LINE OF DICKEY DRIVE.

THENCE SOUTHERLY WITH THE EAST LINE OF SAID TRACT A AND THE WEST RIGHT-OF-WAY LINE OF SAID DICKEY DRIVE AS FOLLOWS: CCI H: 9855' 35Q4' ( : 99HLC 5 147. 4CB DB Q3H5H9D7' OF A CURVE TO THE LEFT.

THENCE ALONG SAID CURVE, A RADIUS OF 472.90 FEET, AN ARC LENGTH OF 298.91 - 98H5 79H595R. @C: \* 3846 727. CFB 84F074D3C. CCI H: 9855' 35Q4' 95Q5B8 57. CFB 84R. H: C. & \* 1. 99HLC 5 147. 4CB DB Q3H5H9 NEORTHEAST CORNER OF THE TRACT RECORDED IN VOLUME 4424, PAGE 909:

H: 9879CCI H: . 5( 6' K9QZK H: H9BCFH @B9C. C54H57HJ4 JCA A9 ( @ZDE. 9- S 2' 8" & 99HLC 5 147. 4CB DB: CI B85H49 NORTHWEST CORNER OF SAID TRACT IN VOLUME 4424, PAGE 909:

H: 9879CCI H: 985 6S ( 95QZK H: H9K9Q @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED IN VOLUME 5749, PAGE 174, CONTINUING WITH THE WEST LINE OF SAID TRACT IN VOLUME 5749, PAGE 174, IN ALL, 130.88 - 99HLC 5 147. 4CB DB: CI B85H49CCI H: K9QZK H: 95QZK. C54H57HJ4 IN VOLUME 5749, PAGE 174:

H: 9879CCI H: . 8S 6S ( K9QZK H: 99HLC 5 147. 4CB DB: CI B85H49 EAST INSIDE CORNER OF THE 1.610 ACRE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879BCFH: 985 6S ( K9QZK H: 95QZK @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879CCI H: . 8Q 6S ( K9QZK H: H9BCFH @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879CCI H: 985 6S ( 95QZK H: 5K9Q @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879CCI H: . 8S 6S ( K9QZK H: 5BCFH @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879CCI H: 985 6S ( 95QZK H: 99HLC 5 147. 4CB DB: CI B85H49 NORTHWEST CORNER OF LOT 8R, BLOCK 1 OF OAK CREST ESTATES RECORDED IN VOLUME 388-14, PAGE 29 OF SAID TARRANT COUNTY PLAT RECORDS, SAME BEING IN THE SOUTH LINE OF SAID TRACT A:

H: 9879CCI H: . 5( 6' K9QZK H: H9CCI H: @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879BCFH: 985 6S ( K9QZK H: 95QZK @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

H: 9879CCI H: . 8S 6S ( 95QZK H: H9BCFH @B9C. C54H57HJ4 JCA A9 4424, PAGE 909 AND PASSING ITS SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE TRACT RECORDED AS DOCUMENT NUMBER D213053347:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT (CORPORATION NAME) \_\_\_\_\_ THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GALA AT OAK CREST ESTATES ADDITION, BLOCK A, LOT 1. 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, (CORPORATION NAME) \_\_\_\_\_ DOES HEREBY BIND (HIMSELF/HERSELF/ITSELF), (HIS/HERS/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 PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED EASEMENT OF ANY TYPE, ANY FENCING, TREES, SHRUBS OR OTHER IMPROVEMENTS MAY ONLY BE PLACED IN OR OVER ANY EXISTING OR PLATTED EASEMENT OF ANY TYPE WITH THE AUTHORIZATION OF THE CITY OF EULESS OR EASEMENT HOLDERS(S). THE CITY OF EULESS AT THE OWNER'S EXPENSE, AND ANY EASEMENT HOLDER, SHALL THE RIGHT TO MOVE AND KEEP REMOVED ALL OR PART OF ANY FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THE CITY OF EULESS AND ANY EASEMENT HOLDER SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

SIGNATURE OF OWNER \_\_\_\_\_ POSITION IN CORPORATION \_\_\_\_\_

NAME OF CORPORATION \_\_\_\_\_ LIEN HOLDER \_\_\_\_\_

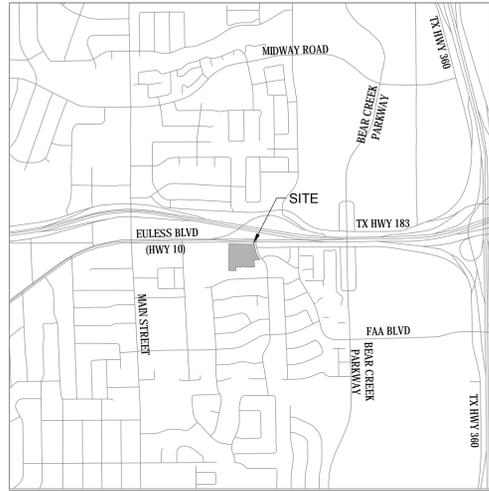
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_



VICINITY MAP

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, (OWNER'S NAME) \_\_\_\_\_ 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 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 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 WHOSEVER 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.

IMPACT FEE TABLE CITY OF EULESS WATER AND WASTEWATER IMPACT FEES. Table with 4 columns: Meter or Tap Diameter, Living Unit Equivalency Factor, Water Impact Fee, Sewer Impact Fee. Rows include diameters from 1/2" to 8" and living unit factors from 1.00 to 80.0-160.0.

Impact fees are based on the size of the water meter or tap serving the use. Impact fees are due at time of Building Permit application.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, BRUCE GEER, 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 ARE 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

SIGNATURE \_\_\_\_\_

RPLS # \_\_\_\_\_ DATE \_\_\_\_\_

CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

\* DENOTES ITEM SEEN ON PLAT OF OAK CREST ESTATES RECORDED IN VOLUME 388-14, PAGE 29 OF THE TARRANT COUNTY PLAT RECORDS

○ DENOTES A 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

NOTES:

- 1. 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. THIS PROPERTY IS LOCATED WITHIN AIRCRAFT NOISE ZONE B. ALL NOISE SENSITIVE USES WILL BE CONSTRUCTED TO ACHIEVE A 25 DECIBEL REDUCTION FROM OUTSIDE TO INSIDE.

BEARING BASE: SOUTH LINE OF TRACT A OF OAK CREST ESTATES IN VOLUME 388-14, PAGE 29 OF TARRANT COUNTY PLAT RECORDS; CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND IN SOUTH LINE OF SAID TRACT A AND AT NORTHEAST CORNER LOT 8R, BLOCK 1 OF OAK CREST ESTATES IN VOLUME 388-14, PAGE 19 OF THE TARRANT COUNTY PLAT RECORDS AND 1/2-INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF PARCEL NO. 1(EXTENSION OF SOUTH LINE OF SAID TRACT A) RECORDED IN VOLUME 8537, PAGE 695 OF TARRANT COUNTY DEED RECORDS;

ACCORDING TO FEMA MAP NO. 48439C0230K, DATED 9-29-2009, THE 5.000 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

LINE TABLE with columns: NO., DISTANCE, DIRECTION. Lists 33 line segments with their respective measurements and bearings.

REMAINDER EULESS 183 JV TRACT A OAK CREST ESTATES VOL. 7983, PG. 1717

OAK CREST ESTATES PART OF TRACT A VOLUME 388-14, PAGE 29 TARRANT COUNTY PLAT RECORDS

MARY CAROL LONG BLOCK 1, LOT 9R OAK CREST ESTATES CC# D207279489

JOSE CHAVEZ BLOCK 1, LOT 10R OAK CREST ESTATES VOL. 14587, PG. 17 D.R.T.C.T.

MAYRA MARAVILLA BLOCK 1, LOT 11R OAK CREST ESTATES CC# D205347359

DEBORAH PLUMMER BLOCK 1, LOT 8R OAK CREST ESTATES VOL. 6097, PG. 223 D.R.T.C.T.

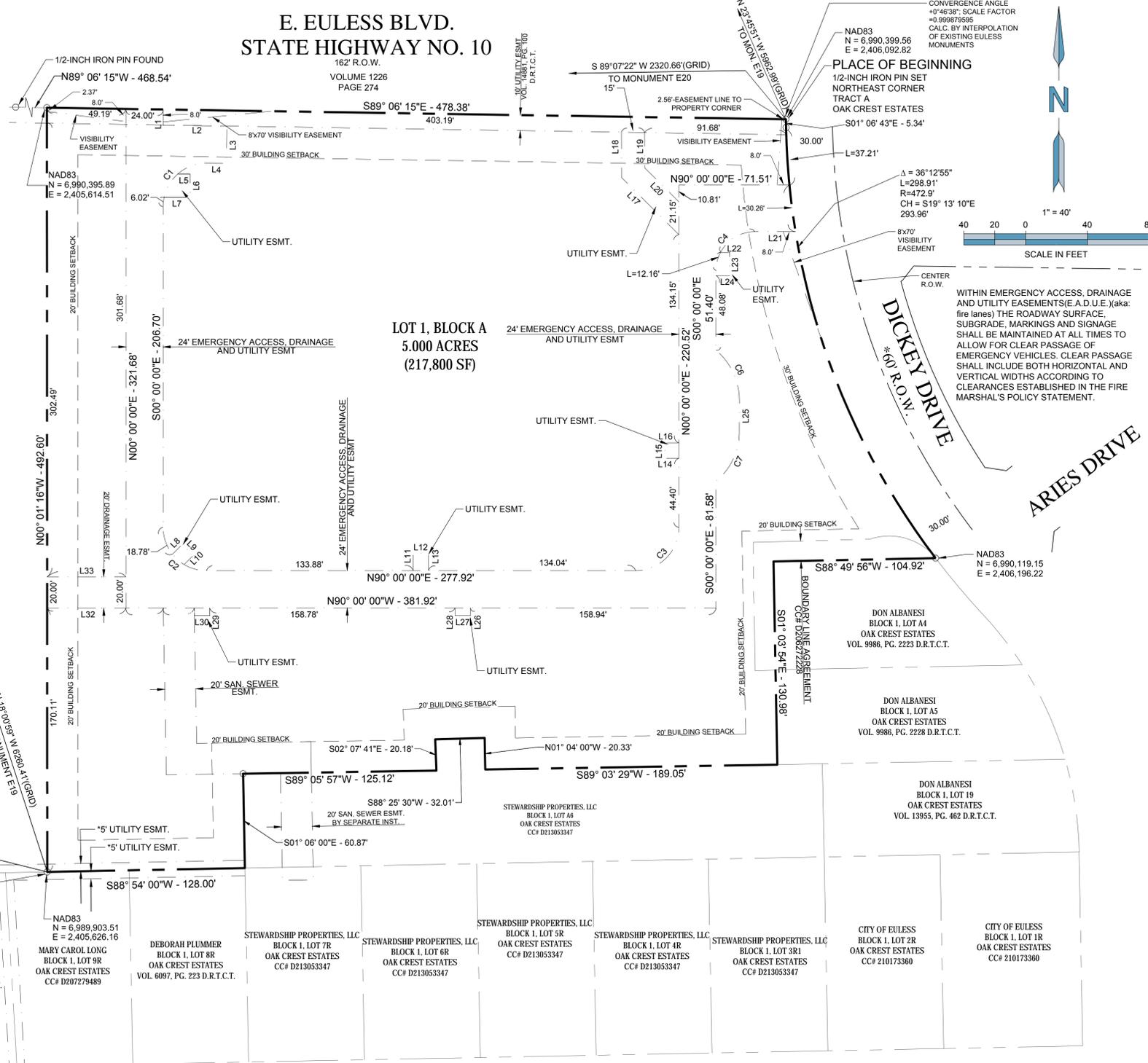
STEWARDSHIP PROPERTIES, LLC BLOCK 1, LOT 7R OAK CREST ESTATES CC# D213053347

STEWARDSHIP PROPERTIES, LLC BLOCK 1, LOT 6R OAK CREST ESTATES CC# D213053347

STEWARDSHIP PROPERTIES, LLC BLOCK 1, LOT 5R OAK CREST ESTATES CC# D213053347

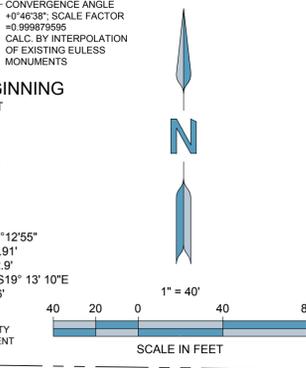
STEWARDSHIP PROPERTIES, LLC BLOCK 1, LOT 4R OAK CREST ESTATES CC# D213053347

CITY OF EULESS BLOCK 1, LOT 2R OAK CREST ESTATES CC# 210173360



E. EULESS BLVD. STATE HIGHWAY NO. 10

162' R.O.W. VOLUME 1226 PAGE 274



PLACE OF BEGINNING 1/2-INCH IRON PIN SET NORTHEAST CORNER TRACT A OAK CREST ESTATES S01° 06' 43"E - 5.34'

CONVERGENCE ANGLE +0° 46' 38" SCALE FACTOR = 0.99987655 CALC. BY INTERPOLATION OF EXISTING EULESS MONUMENTS

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 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.

NAD83 N = 6,990,399.56 E = 2,406,092.82

NAD83 N = 6,990,119.15 E = 2,406,196.22

DON ALBANESI BLOCK 1, LOT A4 OAK CREST ESTATES VOL. 9986, PG. 223 D.R.T.C.T.

DON ALBANESI BLOCK 1, LOT A5 OAK CREST ESTATES VOL. 9986, PG. 228 D.R.T.C.T.

DON ALBANESI BLOCK 1, LOT 19 OAK CREST ESTATES VOL. 13955, PG. 462 D.R.T.C.T.

CITY OF EULESS BLOCK 1, LOT 2R OAK CREST ESTATES CC# 210173360

CITY OF EULESS BLOCK 1, LOT 1R OAK CREST ESTATES CC# 210173360

CITY OF EULESS BLOCK 1, LOT 1R OAK CREST ESTATES CC# 210173360

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CITY OF EULESS BLOCK 1, LOT 1R OAK CREST ESTATES CC# 210173360

PRELIMINARY PLAT GALA AT OAK CREST ESTATES ADDITION, BLOCK A, LOT 1 1 LOT LOCATED ON 5.00 ACRES OF LAND OUT OF THE A.J. HUITT SURVEY, ABSTRACT 709 CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER: EULESS 183 JV 2904 BEAUCHAMP DRIVE PLANO, TX 75093 (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX CONTACT: CHARLES YANG

DEVELOPER: GARDNER CAPITAL 4801 WOODWAY DRIVE, SUITE 300-E HOUSTON, TX 77056 (713) 513-6105 CONTACT: JERVON HARRIS

SURVEYOR: BRUCE GEER, SURVEYOR 1101 W. UNIVERSITY DRIVE MCKINNEY, TX 75069 (972) 562-3959 CONTACT: BRUCE GEER, SURVEYOR FIRM REGISTRATION NO. 101507-00

PREPARED: AUGUST 16, 2015 REVISED: SEPTEMBER 13, 2015

CONTACT: BRUCE GEER, SURVEYOR FIRM REGISTRATION NO. 101507-00