

**VILLA DR.**  
(60' RIGHT-OF-WAY)  
479.59'

**INDUSTRIAL BLVD. (HWY 157)**

**WEST EULESS BLVD.**

**RIDGECREST DRIVE**

Delta=44°36'40"  
R=72.64'  
L=56.56'  
Cb=S00°01'50"E  
Lc=55.14'

**P.O.B.**  
5/8" IRF  
N: 6988066.76  
E: 2398651.19

FIRST NATIONAL ADDITION  
VOL. 388-109, PG. 22  
P.R.T.C.T.

Delta=15°29'52"  
R=365.55'  
L=98.88'  
Cb=N34°49'03"W  
Lc=98.58'

"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW."

**CASE NUMBER 16-02-FP**  
**CONVEYANCE PLAT**  
**EULESS MID-TOWN VILLAGE ADDITION**  
29 LOTS LOCATED ON 67.238 ACRES  
OF LAND OUT OF THE  
A. J. HUITT SURVEY, ABSTRACT NO. 684  
CITY OF EULESS, TARRANT COUNTY, TEXAS

JANUARY 2016

DEVELOPER

SURVEYOR/ENGINEER

**CADG 901 Airport Freeway, LLC.**  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
Contact: Michael Beaty  
Telephone: (214)-287-9009



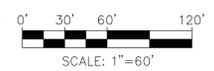
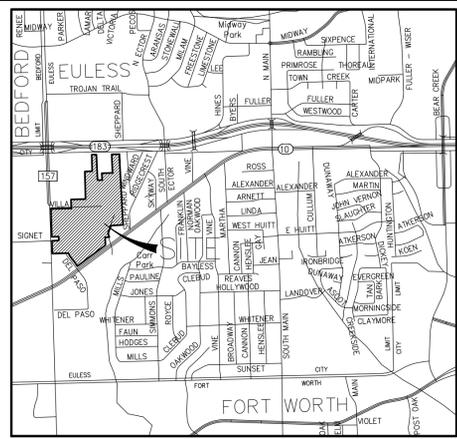
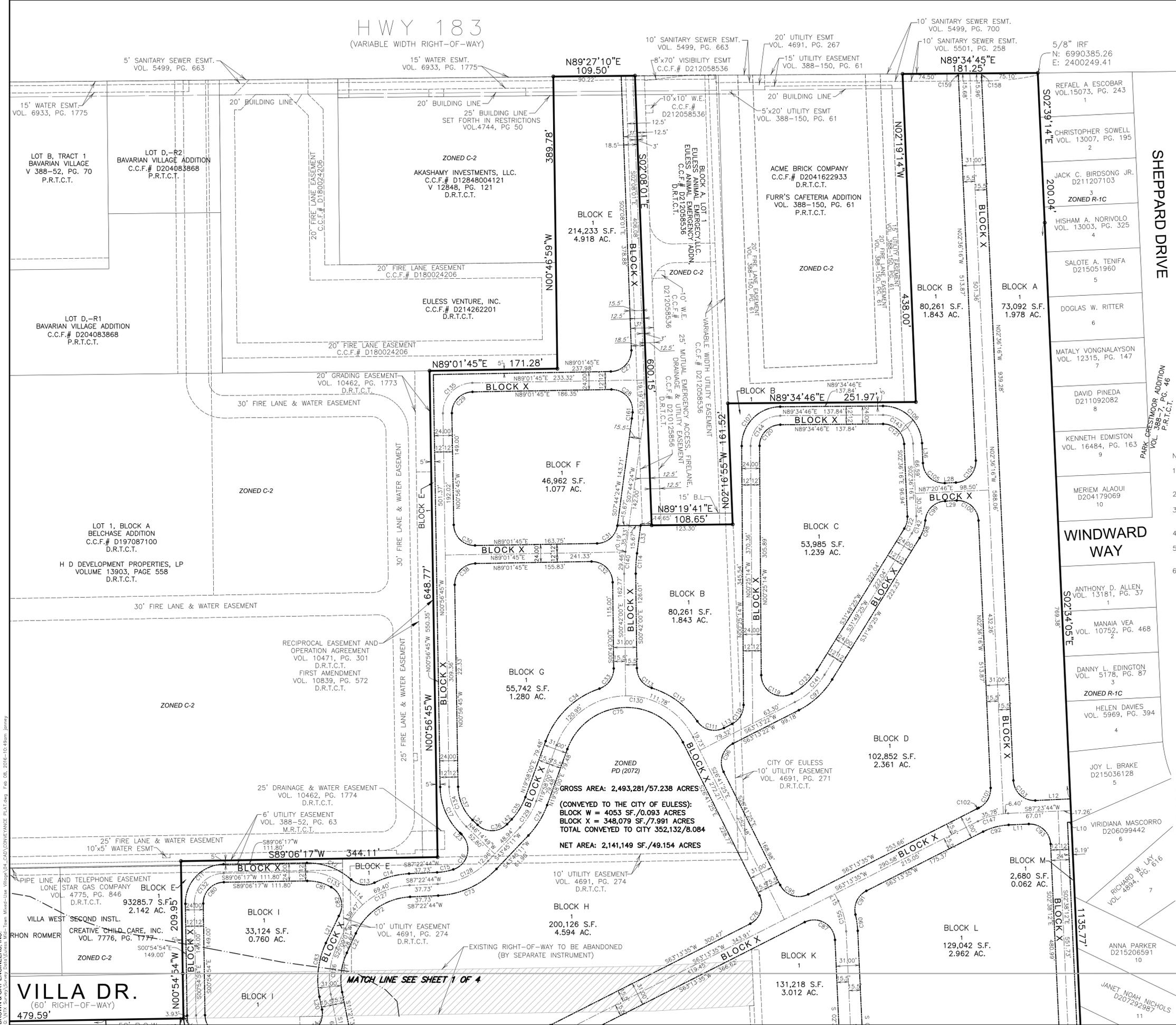
**Brown & Gay Engineers, Inc.**  
2595 Dallas Parkway, Suite 204, Frisco, TX 75034  
Tel: 817-887-6130 • www.browngay.com  
TBPLS Registration No. 10193953  
Contact: Will Janney, P.E.

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SHEET 1 OF 4

BROWN & GAY ENGINEERS, INC.  
C:\NTX\_Survey\Survey Data\Eules\Villa Dr. 16-02-FP.dwg - 2016-01-20 10:23:03am - wjilliams

HWY 183  
(VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- IRF: IRON ROD FOUND
  - IRS: 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "4023"
  - BL: BUILDING LINE (SET BACK)
  - D.R.T.C.T.: DEED RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T.: PLAT RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T.: OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - C.C.F.#: COUNTY CLERK FILE NUMBER
  - U.E.: UTILITY EASEMENT
  - VOL.: VOLUME
  - PG.: PAGE
  - W.E.: WATER EASEMENT
  - STREET NAME CHANGE
  - ROW: RIGHT-OF-WAY
  - EXISTING RIGHT-OF-WAY TO BE ABANDONED BY SEPARATE INSTRUMENT

- NOTES:**
- COORDINATE VALUES SHOWN ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NAD83 DATUM.
  - INVERSE FROM STATE PLANE TO CITY CONTROL. S69°27'15"W 1.33' (SCALE FACTOR .999880349357)
  - UNLESS OTHERWISE NOTED, ALL BOUNDARY & LOT CORNERS ARE 5/8" IRON ROD SET WITH YELLOW CAP STAMP "BCE".
  - UNLESS OTHERWISE NOTED, PROJECT IS LOCATED IN FEMA FLOOD ZONE X AND ZONE AE.
  - INSTALLATION AND DEDICATION OF PUBLIC IMPROVEMENTS WILL BE MADE PRIOR TO RECORDING OF FINAL PLAT.
  - ALL LAND CONVEYED TO THE CITY OF EULESS IS SUBJECT TO ADJUSTMENT WITH THE FINAL PLAT FOR THE EULESS MID-TOWN VILLAGE ADDITION.

**FLOOD NOTE:**

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAPS #48439C0230K, FOR TARRANT COUNTY, TEXAS.

SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (X): DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND FEMA ZONE (AE): DEFINED AS SPECIAL FLOOD HAZARDOUS AREAS INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED).

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CONVEYANCE PLAT  
EULESS MID-TOWN VILLAGE ADDITION  
29 LOTS LOCATED ON 57,238 ACRES  
OF LAND OUT OF THE  
A. J. HUIT SURVEY, ABSTRACT NO. 684  
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**DEVELOPER**  
CADG 901 Airport Freeway, LLC.  
1800 Valley View Lane, Suite 300  
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Contact: Michael Beaty  
Telephone: (214)-287-9009

**SURVEYOR/ENGINEER**  
**BCE** Brown & Gay Engineers, Inc.  
2595 Dallas Parkway, Suite 204, Frisco, TX 75034  
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TBPLS Registration No. 10193953  
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(60' RIGHT-OF-WAY)  
479.59'

P.O.B.  
5/8" IRF  
N: 6988066.76  
E: 2398651.19

FIRST NATIONAL ADDITION  
VOL. 388-109, PG. 22  
P.R.T.C.T.

BLOCK A  
LOT 3

ZONED R5  
MATCH LINE SEE SHEET 2 OF 5

Delta=15°29'52"  
R=365.55'  
L=98.88'  
Cb=N34°49'03"W  
Lc=98.58'

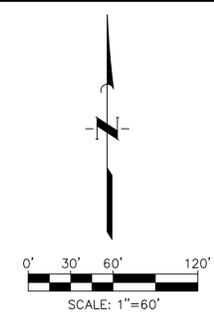
Delta=8°34'22"  
R=670.92'  
L=100.39'  
Cb=N38°16'48"W  
Lc=100.29'

Delta=2°16'00"  
R=2785.45'  
L=110.19'  
Cb=S55°12'52"W  
Lc=110.19'

BLOCK A  
LOT 2R

ZONED R5

ZONED R5



Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	49°08'11"	30.00'	25.73'	S66°51'38"E	24.95'
C2	44°04'02"	88.00'	67.68'	N66°32'16"E	66.03'
C3	52°43'03"	77.62'	71.42'	N70°51'46"E	68.92'
C4	49°41'00"	88.00'	76.31'	N72°22'47"E	73.94'
C5	41°34'01"	216.00'	156.70'	S68°19'17"W	153.29'
C6	94°35'36"	28.00'	46.23'	N41°48'29"E	41.15'
C7	05°52'18"	184.50'	18.91'	N08°25'28"W	18.90'
C8	79°32'06"	28.00'	38.87'	N51°07'40"W	35.82'
C9	89°58'49"	52.00'	81.66'	S45°54'18"E	73.53'
C10	182°53'04"	50.00'	159.60'	N89°05'30"E	99.97'
C11	90°01'11"	52.00'	81.70'	S44°05'42"W	73.55'
C12	42°45'21"	87.00'	64.92'	N69°31'02"W	63.43'
C13	68°22'41"	28.00'	33.42'	S82°19'42"E	31.47'
C14	23°53'46"	115.50'	48.17'	S75°25'51"W	47.82'
C15	15°01'50"	84.50'	22.17'	N79°51'49"E	22.10'
C16	118°35'44"	28.00'	57.96'	N13°03'03"E	48.15'
C17	45°18'06"	87.00'	68.79'	S23°35'46"E	67.01'
C18	88°34'13"	1.00'	1.55'	S41°17'08"W	1.40'
C19	80°14'51"	1.00'	1.40'	S40°34'49"E	1.29'
C20	80°37'14"	1.00'	1.41'	S39°51'12"W	1.29'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C21	112°03'22"	3.00'	5.87'	N51°14'53"W	4.98'
C22	01°34'52"	21.73'	21.73'	S08°37'49"E	21.68'
C23	125°44'40"	1.00'	2.19'	N47°20'43"E	1.78'
C24	04°44'53"	192.50'	15.95'	S03°09'25"E	15.95'
C25	10°55'29"	107.99'	20.59'	N75°14'28"W	20.56'
C26	07°26'23"	112.47'	14.60'	N76°26'38"E	14.59'
C27	91°09'46"	28.00'	44.55'	N43°26'52"E	40.00'
C28	96°08'44"	28.00'	46.99'	N42°53'53"W	41.66'
C29	89°58'30"	28.00'	43.97'	S44°02'30"W	39.59'
C30	90°01'30"	28.00'	43.99'	S45°57'30"E	39.61'
C31	81°17'21"	28.00'	39.73'	N48°23'04"E	36.48'
C32	90°16'15"	28.00'	44.11'	N45°50'07"W	39.69'
C33	72°19'47"	28.00'	35.35'	N35°27'54"E	33.05'
C34	51°39'47"	115.50'	104.15'	S45°47'54"W	100.65'
C35	23°47'10"	84.50'	35.08'	N31°51'36"E	34.83'
C36	90°00'00"	28.00'	43.98'	N88°45'11"E	39.60'
C37	45°18'04"	87.00'	68.79'	S23°35'47"E	67.01'
C38	89°58'30"	28.00'	43.97'	S44°02'30"W	39.59'
C39	180°00'00"	7.00'	21.99'	S01°25'43"E	14.00'
C40	09°12'54"	1.00'	1.60'	S45°42'52"E	1.43'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C41	46°53'04"	30.00'	24.55'	S65°07'45"W	23.87'
C42	46°01'22"	88.00'	70.69'	N68°25'02"W	68.80'
C43	47°45'11"	88.00'	73.34'	N27°00'52"W	71.24'
C44	26°35'26"	315.50'	146.42'	S14°31'40"E	145.11'
C45	92°53'18"	28.00'	45.39'	N18°39'47"E	40.58'
C46	27°49'20"	284.50'	138.15'	S15°08'37"E	136.80'
C47	90°00'00"	28.00'	43.98'	S43°46'03"W	39.60'
C48	90°32'08"	28.00'	44.24'	S45°57'33"E	39.78'
C49	48°11'41"	88.00'	74.02'	S23°45'14"W	71.86'
C50	49°10'33"	77.73'	66.71'	N23°15'48"E	64.89'
C51	46°56'44"	88.00'	72.10'	S22°08'54"W	70.10'
C52	41°34'01"	185.00'	134.21'	S68°19'17"W	131.29'
C53	100°34'22"	28.00'	49.15'	N40°36'31"W	43.08'
C54	12°00'41"	209.50'	43.92'	S03°40'19"W	43.84'
C55	90°00'00"	28.00'	43.98'	N47°08'55"W	39.60'
C56	87°12'01"	28.00'	42.61'	N49°18'14"W	38.62'
C57	15°18'04"	200.00'	63.15'	N03°20'30"E	62.89'
C58	44°57'52"	122.64'	96.25'	S00°12'26"E	93.79'
C59	19°43'58"	200.00'	68.88'	N07°15'43"E	68.54'
C60	11°51'18'07"	3.00'	6.04'	S33°47'17"W	5.07'

Line #	Length	Direction	Line #	Length	Direction
L1	44.51'	S29°03'17"E	L21	40.04'	S25°48'09"W
L2	27.36'	N02°20'02"W	L22	28.67'	S25°00'01"W
L3	38.85'	N22°15'34"E	L23	2.40'	N46°14'49"W
L4	28.73'	N22°15'34"E	L24	9.30'	N46°14'49"W
L5	17.90'	S12°23'13"W	L25	11.08'	S42°27'43"E
L6	34.00'	S02°36'16"E	L26	22.29'	N03°34'17"E
L7	22.32'	N53°30'03"E	L27	12.00'	S00°00'00"E
L8	6.79'	N43°30'36"W	L28	15.00'	N87°20'46"E
L9	5.05'	S87°05'46"W	L29	15.49'	N87°20'46"E
L10	5.24'	S87°23'44"W	L30	15.13'	N00°27'25"W
L11	27.03'	S87°23'44"W	L31	6.26'	S87°43'52"W
L12	47.18'	N87°23'44"E	L32	8.94'	N43°45'11"E
L13	12.39'	N63°13'22"E	L33	37.62'	S07°44'24"W
L14	27.02'	N42°46'45"W	L34	NOT USED	
L15	10.58'	N26°46'38"W	L35	28.84'	S89°18'00"W
L16	25.00'	N01°13'57"W	L36	26.56'	S02°36'16"E
L17	33.20'	S00°00'00"E	L37	NOT USED	
L18	5.15'	S89°05'30"W	L38	50.39'	N05°31'52"W
L19	4.20'	S89°05'30"W	L39	NOT USED	
L20	17.49'	S11°21'37"E	L40	NOT USED	

Line #	Length	Direction	Line #	Length	Direction
L41	NOT USED		L41	NOT USED	
L42	8.94'	N43°45'11"E	L42	8.94'	N43°45'11"E

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C61	14°49'24"	70.13'	18.14'	N84°01'38"E	18.09'
C62	89°42'01"	28.00'	43.84'	S42°14'44"W	39.49'
C63	127°36'53"	1.00'	2.23'	N39°34'37"W	1.79'
C64	74°23'14"	1.00'	1.30'	N51°35'07"E	1.21'
C65	89°42'01"	28.00'	43.84'	N42°14'44"E	39.49'
C66	90°00'00"	28.00'	43.98'	S47°08'55"E	39.60'
C67	90°00'00"	28.00'	43.98'	S42°51'05"W	39.60'
C68	80°17'59"	28.00'	44.13'	N47°45'16"W	39.70'
C69	94°23'55"	28.00'	46.13'	S44°56'58"E	41.09'
C70	21°02'17"	215.50'	79.13'	N00°50'29"W	78.68'
C71	36°21'38"	84.50'	53.62'	S06°49'12"W	52.73'
C72	62°22'43"	84.50'	92.00'	S56°11'23"W	87.52'
C73	43°37'33"	115.50'	87.94'	N65°33'58"E	85.83'
C74	23°47'10"	115.50'	47.95'	N31°51'36"E	47.61'
C75	133°20'35"	84.50'	196.65'	S86°38'18"W	155.18'
C76	89°58'00"	28.00'	43.94'	N18°16'05"E	39.57'
C77	83°13'35"	59.00'	65.11'	S31°36'47"W	61.85'
C78	87°51'06"	28.00'	42.93'	N43°55'32"E	38.85'
C79	89°58'49"	28.00'	43.97'	S45°54'18"E	39.59'
C80	90°01'11"	28.00'	43.99'	S44°05'42"W	39.60'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C81	30°37'13"	63.00'	33.67'	N75°30'06"W	33.27'
C82	90°55'21"	28.00'	44.43'	N14°48'49"W	39.92'
C83	36°21'38"	115.50'	73.30'	S06°49'12"W	72.07'
C84	100°27'54"	28.00'	49.10'	N38°52'20"E	43.04'
C85	92°08'55"	28.00'	45.03'	S46°04'28"E	40.33'
C86	63°13'22"	28.00'	30.90'	S31°36'41"W	29.35'
C87	114°10'22"	28.00'	55.80'	N59°41'27"W	47.01'
C88	89°42'01"	28.00'	43.84'	N42°14'44"E	39.49'
C89	90°17'59"	28.00'	44.13'	S47°45'16"E	39.70'
C90	10°54'37"	115.50'	21.99'	N08°03'34"W	21.96'
C91	76°44'14"	28.00'	37.50'	S24°51'14"W	34.76'
C92	24°10'22"	84.50'	35.65'	S75°18'33"W	35.39'
C93	89°58'04"	28.00'	43.97'	N47°37'14"W	39.59'
C94	89°43'57"	28.00'	43.85'	N42°13'46"E	39.51'
C95	90°05'00"	28.00'	44.02'	S71°43'55"E	39.63'
C96	89°54'47"	28.00'	43.94'	S18°15'58"W	39.57'
C97	31°23'57"	112.00'	61.38'	N47°31'23"E	60.61'
C98	27°24'34"	52.00'	24.88'	N18°07'08"E	24.64'
C99	82°55'55"	28.00'	40.53'	S45°52'49"W	37.08'
C100	90°02'57"	28.00'	44.01'	N47°37'45"W	39.62'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C101	67°23'03"	28.00'	32.93'	N31°05'16"E	31.06'
C102	01°33'13"	84.50'	2.29'	S64°00'11"W	2.29'
C103	90°00'00"	28.00'	43.98'	S47°36'16"E	39.60'
C104	89°57'03"	28.00'	43.96'	N42°22'15"E	39.58'
C105	90°02'57"	28.00'	44.01'	S47°37'45"E	39.62'
C106	87°48'57"	52.00'	79.70'	N46°30'45"W	72.12'
C107	90°00'00"	52.00'	81.68'	S44°34'46"W	73.54'
C108	09°50'19"	28.00'	18.03'	S19°18'39"W	18.01'
C109	80°06'24"	1.00'	1.40'	S51°10'04"E	1.29'
C110	63°38'35"	28.00'	31.10'	N31°24'04"E	29.53'
C111	81°56'22"	28.00'	40.04'	S75°48'27"E	36.72'
C112	38°14'25"	115.50'	77.09'	N53°57'29"W	75.66'
C113	72°22'42"	28.00'	35.37'	S36°53'21"E	33.07'
C114	08°26'24"	184.50'	27.18'	S03°31'12"W	27.15'
C115	10°37'15"	71.33'	13.22'	N16°25'29"W	13.20'
C116	97°22'35"	1.00'	1.70'	S39°02'33"W	1.50'
C117	100°00'04"	1.00'	1.75'	N42°16'06"W	1.53'
C118	03°36'31"	105.00'	6.61'	S05°55'40"W	6.61'
C119	117°28'04"	28.00'	57.41'	S59°09'16"E	47.87'
C120	90°00'00"	28.00'	43.98'	S44°34'46"W	39.60'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C121	87°48'57"	28.00'	42.91'	N46°30'45"W	38.84'
C122	34°25'41"	28.00'	16.82'	N14°36'34"E	16.57'
C123	30°17'18"	88.00'	46.52'	N46°58'04"E	45.98'
C124	41°34'01"	200.00'	145.10'	S68°19'17"W	141.93'
C125	19°22'20"	200.00'	67.62'	N01°40'27"W	67.30'
C126	36°21'38"	100.00'	63.46'	S06°49'12"W	62.40'
C127	62°22'43"	100.00'	108.87'	S56°11'23"W	103.57'
C128	43°37'33"	100.00'	76.14'	N65°33'58"E	74.32'
C129	23°47'10"	100.00'	41.51'	N31°51'36"E	41.22'
C130	133°20'35"	100.00'	232.73'	S86°38'18"W	183.85'
C131	89°58'49"	40.00'	62.82'	S45°54'18"E	56.56'
C132	90°01'11"	40.00'	62.85'	S44°05'42"W	56.58'
C133	48°06'58"	75.00'	62.98'	N66°50'14"W	61.15'
C134	45°18'04"	75.00'	59.30'	S23°35'47"E	57.77'
C135	89°58'30"				

WHEREAS CADG 901 AIRPORT FREEWAY, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract or parcel of land out of the A. J. Huit Survey, Abstract 684, situated in the City of Euless, Tarrant County, Texas; that those tracts of land conveyed to CADG 901 Airport Freeway, LLC, County Clerk Instrument, Numbers D214219704, D214154503, D214140253 and D2154218862, Deed Records, Tarrant County Texas; and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the east line of F. M. 157 (S. Industrial Boulevard a 100 foot public right-of-way), being the Northwest corner of Block A, Lot 3, of the First National Addition, an addition to the city of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-109, Page 22, Plat records, Tarrant County, Texas, and also being the most westerly southwest corner of said CADG 901 Airport Freeway, LLC, Instrument, No. 214219704;

THENCE North 01'28'30" West along said right-of-way a distance of 299.98 feet to a point for corner, being the southwest corner of the, Lot 1 Block A of Plaza on the Lake, as recorded in Volume 388-204, Page 74, of said Deed Records;

THENCE leaving said right-of-way and along the boundary line of said Plaza on the Lake the following calls:

North 88'21'43" East a distance of 161.93 feet to a point for corner;

North 01'02'40" West a distance of 90.39 feet to a point for corner, being in the south line of said CADG 901 Airport Freeway, LLC, tract Instrument, No. D215218862;

South 88'56'37" West along the south line of said CADG 901 Airport Freeway, LLC, tract Instrument, No. D215218862 a distance of 162.84 feet to a point for corner, said point being in the east line of said right-of-way and being the southwest corner of said CADG Airport Freeway, LLC, tract Instrument, No. D215218862;

THENCE North 01'25'43" West along said right-of-way a distance of 311.85 feet to a point for corner, being the northwest corner of said CADG 901 Airport Freeway, LLC, tract Instrument No. 215218862 and the southwest corner of said CADG 901 Airport Freeway, LLC, tract Instrument, No. D214154503;

THENCE North 01'26'17" West continuing along said right-of-way a distance of 345.59 feet to a point for corner being the northwest corner of said CADG 901 Airport Freeway, LLC, Instrument, No. D214154503 and in the south right-of-way line of Villa Drive;

THENCE North 89'05'30" East along the said south right-of-way line of Villa Drive a distance of 479.59 feet to a point for corner;

THENCE North 00'54'54" West a distance of 209.95 feet to a point for corner, said point being the northwest corner of said CADG 901 Airport Freeway, LLC, Instrument, No. 214140253, said point also being in the south line of a tract conveyed to H D Development Properties, LP, as recorded in Volume 13903, Page 558, Deed Records, Tarrant County, Texas;

THENCE along the property line of said CADG 901 Airport Freeway, LLC, Instrument, No. D214140253 the following calls:

North 89'06'17" East a distance of 344.11 feet to a point for corner, being the southeast corner of said Home Depot tract;

North 00'56'45" West a distance of 648.77 feet to a point for corner, being the northeast corner of said Home Depot tract and being in the south line of a tract conveyed by deed to Euless Ventures, Inc., as recorded by deed, County Clerk Instrument No. D214262201, Deed Records, Tarrant County, Texas;

North 89'01'45" East a distance of 171.28 feet to a point for corner, being the southeast corner of said Euless Venture tract;

North 00'46'59" West a distance of 389.78 feet to a point for corner, in the east line of a tract of land conveyed by deed to Akashamy Investments, LLC., Volume 12848, Page121, Deed Records, Tarrant County, Texas, and being in the south line of Highway 183 (a variable width right-of-way);

North 89'27'10" East a distance of 109.50 feet to a point for corner, being the northwest corner of a tract of land conveyed by deed to Euless Animal Emergency, LLC., County Clerk Instrument No. 41584791, Deed Records, Tarrant County, Texas;

South 02'08'01" East a distance of 600.15 feet to a point for corner, being the southwest corner of said Euless Animal tract;

North 89'19'41" East a distance of 108.65 feet to a point for corner, being the southeast corner of said Euless Animal tract;

THENCE along the property line of said CADG 901 Airport Freeway, LLC, tract Instrument No. D215218862 the following calls:

North 02'16'55" West a distance of 161.52 feet to a point for corner, said point being the southeast corner of a tract of land conveyed by deed to Acme Brick Company, County Clerk No. D204162933, Deed Records, Tarrant County, Texas;

North 89'34'46" East a distance of 251.97 feet to a point for corner, being the southeast corner of said Acme Brick tract;

North 02'19'14" West a distance of 438.00 feet to a point for corner, being the northeast corner of said Acme Brick, said point also being in the south line of said Highway 183;

North 89'34'45" East a distance of 181.25 feet to a point for corner;

South 02'39'14" East along said highway 183 a distance of 200.04 feet to a point for corner, being the northwest corner of Park Crestmoor Addition, an addition to the City of Euless as recorded in Volume 388-7, Page 46, Plat Records, Tarrant County, Texas;

South 02'34'05" East along the west line of said Park Crestmoor Addition a distance of 1135.77 feet to a point for corner, said point being the northeast corner of said CADG 901 Airport Freeway, LLC, tract Instrument No. D214154503;

THENCE South 02'42'04" East along the west line of said Park Crestmoor Addition a distance of 326.47 feet to a point for corner, said point being the northeast corner of a tract of land conveyed to Drennan Commercial Group 2, LLC, as recorded in County Clerk Instrument Number D203042381, Deed Records, Tarrant County, Texas;

THENCE South 87'07'20" West along the north line of said Drennan Commercial Group 2, LLC tract and continuing along a tract of land conveyed to Nevada Land & Cattle Company, LLC, tract as recorded in Volume 13608, Page 442, Deed Records, Tarrant County, Texas a distance of 229.08 feet to a point for corner, said point being in the west line of said 50 foot Access Easement;

THENCE South 22'16'30" West along said 50 foot Access Easement a distance of 174.21 feet to a point for corner, said point being at the beginning of a tangent curve to the left whose chord bears South 00'01'50" East, 55.14 feet;

THENCE in a Southeasterly direction along said curve to the left having a central angle of 44'36'40", a radius of 72.64 feet, an arc length of 56.56 feet to a point for corner;

THENCE South 22'20'10" East a distance of 131.08 feet to a point for corner, said point being in the north right-of-way line of said West Euless Boulevard;

THENCE South 53'38'50" West along the north right-of-way line of said West Euless Boulevard a distance of 51.53 feet to a point for corner, said point being the west line of said 50 foot Access Easement;

THENCE North 22'20'10" West departing the north right-of-way line of said West Euless Boulevard and along the west line of said 50 foot Access Easement a distance of 102.93 feet to a point for corner;

THENCE South 87'46'09" West departing said 50 foot Access Easement a distance of 100.41 feet to a point for corner, said point being the northwest corner of a tract of land conveyed to Primary Holdings Ltd., as recorded in County Clerk No. D203042381, Deed Records, Tarrant County, Texas;

THENCE South 02'04'52" East along the west line of said Primary Holdings Ltd., tract a distance of 185.00 feet to a point for corner, said point being in the north right-of-way line of West Euless Boulevard (a variable width right-of-way);

THENCE South 53'54'05" West along the north right-of-way line of said West Euless Boulevard a distance of 717.03 feet to a point for corner, at the beginning of a curve to the right whose chord bears South 55'12'52" West, 110.19 feet;

THENCE continuing along the north right-of-way line of said West Euless Boulevard in a southwesterly direction along said curve to the right having a central angle of 2'16'00", a radius of 2785.45 feet, an arc length of 110.19 feet to a point for corner, said point being in the easterly right-of-way line of Del Paso Street;

THENCE along the easterly right-of-way line of said Del Paso Street the following calls:

THENCE North 33'59'37" West a distance of 110.87 feet to a point for corner, at the beginning of a curve to the left whose chord bears North 38'16'48" West, 100.29 feet.;

THENCE in a Northwesterly direction along said curve to the left having a central angle of 8'34'22", a radius of 670.92 feet, an arc length of 100.39 feet to a point for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 34'49'03" West, 98.58 feet;

THENCE in a Northwesterly direction along said curve to the right having a central angle of 15'29'52", a radius of 365.55 feet, an arc length of 98.88 feet to a point for corner;

THENCE North 27'04'07" West a distance of 64.11 feet to a point for corner;

THENCE South 88'45'53" West departing the east corner and crossing said Del Paso Street a distance of 375.15 feet to the POINT OF BEGINNING and containing 57.238 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CADG 901 AIRPORT FREEWAY, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as EULESS MID-TOWN VILLAGE 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, CADG 901 AIRPORT FREEWAY, LLC, 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 holder(s). The City of Euless at the owner's expense, and any easement holder, shall have 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.

By: CADG 901 AIRPORT FREEWAY, LLC a Texas limited partnership

By: \_\_\_\_\_ Printed Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF TEXAS § COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, 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 \_\_\_\_\_, 20\_\_\_\_\_.

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

This is to certify that David F. McCullah, 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 shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

PRELIMINARY RELEASED 2-8-16 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

David F. McCullah, Texas Registered Professional Land Surveyor No. 4023

DATE

STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

CITY APPROVAL BLOCK FOR CONVEYANCE PLATS:

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 P&Z Approval

Table with 4 columns: Meter or Tap Diameter, Living Unit Equivalency Factor, Water Impact Fee, Sewer Impact Fee. Rows include 5/8" or 3/4", 1, 1.5, 2, 3, 4, 6, 8.

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.

"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW."

CASE NUMBER 16-02-FP CONVEYANCE PLAT EULESS MID-TOWN VILLAGE ADDITION 29 LOTS LOCATED ON 57.238 ACRES OF LAND OUT OF THE A. J. HUIT SURVEY, ABSTRACT NO. 684 CITY OF EULESS, TARRANT COUNTY, TEXAS

JANUARY 2016

DEVELOPER

CADG 901 Airport Freeway, LLC. 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75734 Contact: Michael Beaty Telephone: (214)-287-9009

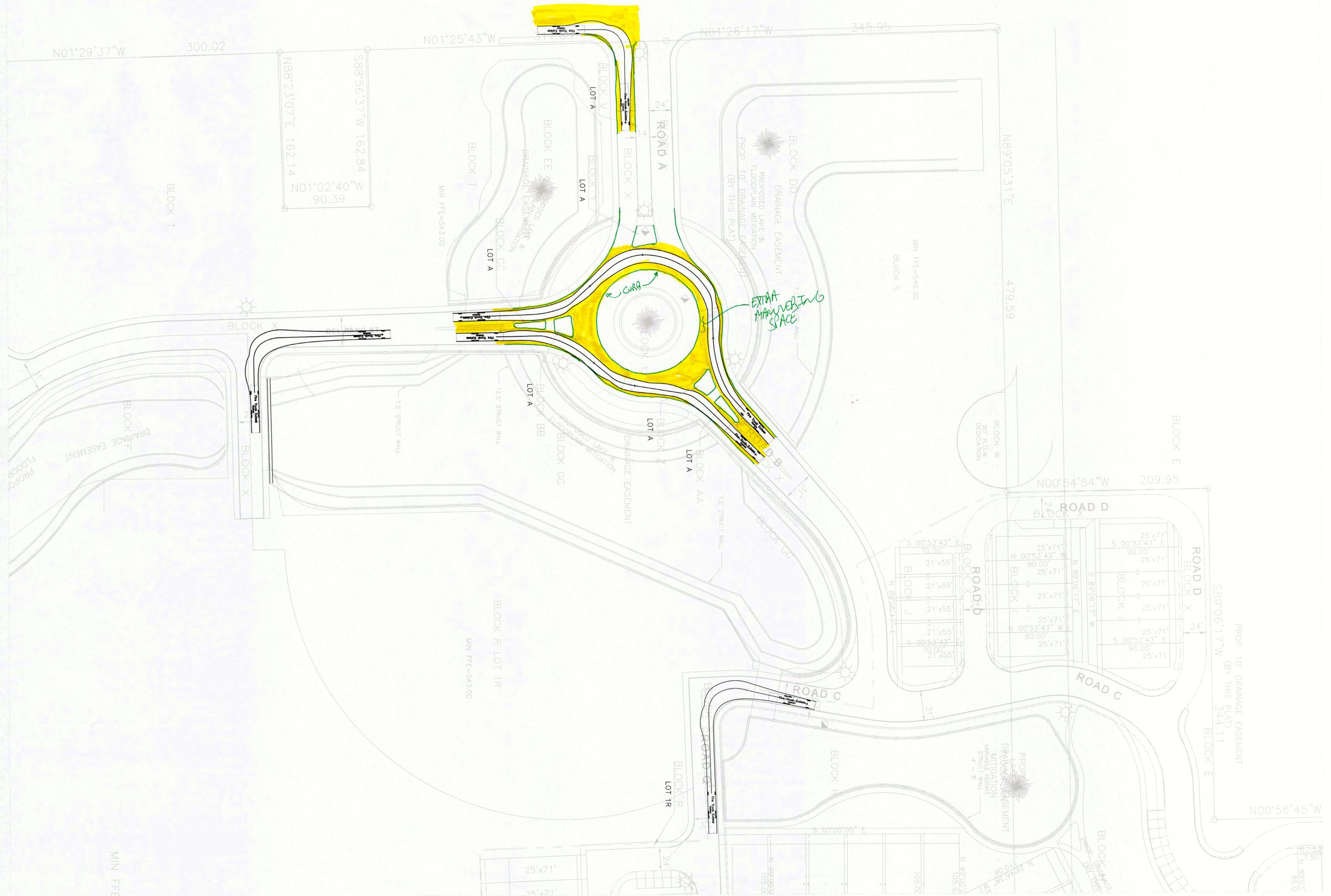
SURVEYOR/ENGINEER



Brown & Gay Engineers, Inc. 2595 Dallas Parkway, Suite 204, Frisco, TX 75034 Tel: 817-887-6130 www.browngay.com TBPLS Registration No. 10193953 Contact: Will Janney, P.E.

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BROWN & GAY ENGINEERS, INC. G:\NTX\_Survey\Survey Data\Euless Mid-Town Village\Del\_Paso\CONVEYANCE\_PLAT.dwg Feb 04, 2016 2:02pm wjhlimes



N01°29'37"W 300.02

N01°25'43"W 317.55

N01°26'17"W 345.95

N88°23'07"E 162.14  
S88°56'37"W 162.84  
N01°02'40"W 90.39

N89°05'31"E 479.59

N00°54'54"W 209.95

S89°06'17"W 344.11

N00°56'45"W

BLOCK T

BLOCK T  
LOT A

BLOCK V  
LOT A

BLOCK X

BLOCK DD  
DRAINAGE EASEMENT  
PROPOSED LAKE &  
FLOODPLAIN MITIGATION  
(BY THIS PLAT)

MIN FFE=546.00  
BLOCK S

BLOCK X

BLOCK BB  
LOT A

BLOCK GG  
LOT A

BLOCK Z  
LOT A

BLOCK AA  
LOT A

BLOCK X  
LOT A

BLOCK GG  
LOT A

BLOCK W  
50' R.O.W.  
DEDICATION

BLOCK E

BLOCK J  
21'x55'  
21'x55'  
21'x55'  
21'x55'  
21'x55'  
21'x55'  
70.00'  
S 00°53'43" E  
70.00'

BLOCK I  
25'x71'  
25'x71'  
25'x71'  
25'x71'  
25'x71'  
25'x71'  
90.00'  
N 00°53'43" W  
90.00'

BLOCK II  
25'x71'  
25'x71'  
25'x71'  
25'x71'  
25'x71'  
25'x71'  
90.00'  
S 00°53'43" E  
90.00'

BLOCK FF  
DRAINAGE EASEMENT  
PROPOSED LAKE &  
FLOODPLAIN MITIGATION

BLOCK X

7.5' STRUCT WALL

12.5' STRUCT WALL

7.5' STRUCT WALL

7.5' STRUCT WALL

BLOCK X

BLOCK D

ROAD D

ROAD D

ROAD C

ROAD C

BLOCK R  
LOT 1R

BLOCK H

PROPOSED LAKE &  
FLOODPLAIN MITIGATION  
STRUCTURE HEIGHT  
4' - 8'

BLOCK DD  
DRAINAGE EASEMENT  
PROPOSED LAKE &  
FLOODPLAIN MITIGATION  
(BY THIS PLAT)

N 89°03' 85.0  
N 77°12' 50.0

MIN FFE

25'x71'

25'x71'

N 99°00'0" 105.06

105.06

N 90°00'0" 105.97

105.97

N 26°16'58" 110.08

110.08

N 89°03' 85.0

85.0

N 77°12' 50.0

50.0