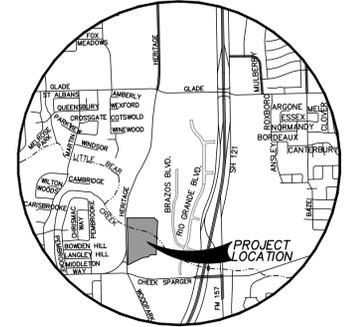
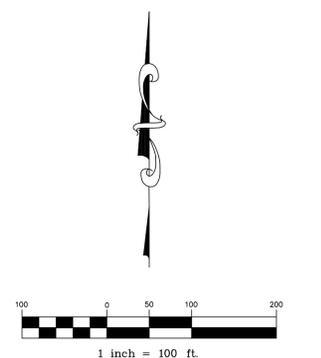


LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	40.02'	S 89°53'21" E	L23	15.00'	S 01°14'54" E	L45	3.88'	S 01°14'54" E
L2	77.81'	S 45°28'38" E	L24	27.00'	S 88°45'06" W	L46	10.00'	S 88°45'06" W
L3	125.95'	S 34°34'19" W	L25	6.35'	S 61°14'54" W	L47	10.00'	N 01°14'54" W
L4	5.52'	S 04°41'08" W	L26	7.00'	S 28°45'06" W	L48	25.00'	S 88°45'06" W
L5	101.00'	N 01°14'54" W	L27	8.02'	N 61°14'54" W	L49	10.00'	N 01°14'54" W
L6	2.50'	N 01°14'54" W	L28	6.73'	N 31°44'40" W	L50	25.00'	N 88°45'06" E
L7	24.00'	N 88°45'06" E	L29	7.00'	S 58°15'20" W	L51	7.40'	S 88°45'06" W
L8	24.00'	N 88°45'06" E	L30	7.16'	N 31°44'40" W	L52	10.00'	S 01°14'54" E
L9	24.00'	N 01°14'54" W	L31	8.30'	S 65°46'41" W	L53	10.00'	N 88°45'06" E
L10	108.78'	S 88°45'06" W	L32	7.00'	S 24°13'19" E	L54	6.00'	S 88°45'06" W
L11	108.59'	S 88°45'06" W	L33	8.32'	S 65°46'41" W	L55	7.00'	S 01°14'54" E
L12	75.79'	S 88°45'06" W	L34	7.00'	N 88°45'06" E	L56	6.00'	N 88°45'06" E
L13	42.68'	S 65°46'41" W	L35	7.00'	S 01°14'54" E	L57	25.00'	N 88°44'43" E
L14	45.73'	S 65°46'41" W	L36	7.00'	N 88°45'06" E	L58	10.00'	S 01°14'54" E
L15	78.69'	S 88°45'06" W	L37	7.00'	N 88°45'06" E	L59	28.40'	S 88°44'44" W
L16	6.84'	S 01°14'54" E	L38	7.00'	S 01°14'54" E	L60	10.00'	N 88°45'06" E
L17	7.00'	S 88°45'06" W	L39	7.00'	N 88°45'06" E	L61	10.00'	N 01°14'54" W
L18	7.00'	S 01°14'54" E	L40	25.97'	S 00°47'03" W	L62	10.00'	S 88°45'06" W
L19	7.00'	S 01°14'54" E	L41	144.71'	S 11°23'55" E	L63	10.00'	S 88°45'06" W
L20	7.00'	S 88°45'06" W	L42	31.73'	S 46°57'49" E	L64	10.00'	S 01°14'54" E
L21	6.55'	S 01°14'54" E	L43	12.57'	S 00°22'00" W	L65	10.00'	N 88°45'06" E
L22	27.00'	S 88°45'06" W	L44	149.83'	N 01°50'20" W			

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.00'	43.98'	90° 00' 00"	N 43°45'06" E	39.60'
C2	28.00'	43.98'	90° 00' 00"	S 46°14'54" E	39.60'
C3	28.00'	43.98'	90° 00' 00"	N 43°45'06" E	39.60'
C4	28.00'	43.98'	90° 00' 00"	S 46°14'54" E	39.60'
C5	28.00'	43.98'	90° 00' 00"	S 43°45'06" W	39.60'
C6	52.00'	27.23'	30° 00' 00"	N 13°45'06" E	26.92'
C7	28.00'	14.66'	30° 00' 00"	N 13°45'06" E	14.49'
C8	104.00'	54.45'	30° 00' 00"	S 13°45'06" W	53.83'
C9	80.00'	41.89'	30° 00' 00"	S 13°45'06" W	41.41'
C10	134.00'	140.32'	60° 00' 00"	N 28°45'06" E	134.00'
C11	110.00'	115.19'	60° 00' 00"	N 28°45'06" E	110.00'
C12	988.00'	121.16'	7° 01' 35"	N 62°15'54" E	121.08'
C13	1012.00'	124.10'	7° 01' 35"	N 62°15'54" E	124.03'
C14	52.00'	22.14'	24° 23' 49"	N 77°58'35" E	21.97'
C15	28.01'	55.21'	112° 56' 13"	N 33°41'44" E	46.70'
C16	28.00'	43.98'	90° 00' 00"	N 46°14'54" W	39.60'
C17	28.00'	43.98'	90° 00' 00"	S 69°13'19" E	39.60'
C18	88.00'	35.29'	22° 58' 25"	S 12°44'06" E	35.05'
C19	112.00'	44.91'	22° 58' 25"	S 12°44'06" E	44.61'
C20	28.00'	43.98'	90° 00' 00"	S 43°45'06" W	39.60'
C21	28.00'	43.98'	90° 00' 00"	N 46°14'54" W	39.60'



VICINITY MAP
SCALE 1"=2000'



- LEGEND/ABBREVIATIONS**
- CIRS: CAPPED IRON ROD SET
 - DEED RECORDS: DEED RECORDS, TARRANT COUNTY, TEXAS
 - DRCT: DEED RECORDS, TARRANT COUNTY, TEXAS
 - PRCT: PLAT RECORDS, TARRANT COUNTY, TEXAS
 - OPRCT: OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - VOL: VOLUME
 - PG: PAGE
 - CAB: CABINET
 - CC#: COUNTY CLERK INSTRUMENT NO.
 - CIRF: CAPPED IRON ROD FOUND
 - IRF: IRON ROD FOUND
 - ESMT: EASEMENT
 - E.A.D.U.E.: EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT
 - MAE: MUTUAL ACCESS EASEMENT
 - UE: UTILITY EASEMENT
 - DE: DRAINAGE EASEMENT
 - FFE: FINISHED FLOOR ELEVATION
 - SUE: SIDEWALK AND UTILITY EASEMENT
 - PDE: PRIVATE DRAINAGE EASEMENT
 - FH: FIRE HYDRANT

CASE # 16-02-PP
PRELIMINARY PLAT
GLADE PARKS SOUTH
LOTS 2 & 3, BLOCK A

AN ADDITION TO THE CITY OF EULESS,
TARRANT COUNTY, TEXAS
BEING 24.897 ACRES OF LAND LOCATED IN
THE J. DOSS SURVEY, ABSTRACT NO. 441,
CITY OF EULESS, TARRANT COUNTY, TEXAS.
FEBRUARY 2016

OWNER/DEVELOPER:
CREEKWOOD TRINITY UNION LLC
4949 WESTGROVE DR., SUITE 100
DALLAS, TEXAS 75248
TEL: 972-764-0853
FAX: 972-447-9060

ENGINEER/SURVEYOR:

mma
mycoskie mcinnis associates
civil engineering surveying landscape architecture planning
registration number: 1-2759
texas registration/license number: 10088000
200 east abram
collingsworth, texas 76010
817-488-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: JACOB SUMPTER, AICP
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SHEET 1 OF 2

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

METER OR TAP DIAMETER	LIVING UNIT EQUIVALENCY FACTOR	WATER	SEWER
5/8" OR 3/4"	1.0	\$1,477.90	\$524.70
1"	2.5	\$3,694.75	\$1,311.75
1.5"	5.0	\$7,389.50	\$2,623.50
2"	8.0 - 10.0	\$11,823.20	\$4,197.60
3"	16.0 - 24.0	\$35,469.60	\$12,592.80
4"	25.0 - 42.0	\$62,071.80	\$22,037.40
6"	50.0 - 92.0	\$135,966.80	\$48,272.40
8"	80.0 - 160.0	\$236,464.00	\$83,952.00

IMPACT FEES ARE BASED ON THE METER SIZE OF WATER METER OR TAP SERVING THE USE. IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT APPLICATION.

- * GENERAL NOTES ***
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE LEICA GPS REFERENCE NETWORK.
 - UNLESS NOTED OTHERWISE, THE "CITY LIMIT LINE" SHOWN HEREON WAS PROVIDED BY THE CITY OF EULESS PLANNING AND DEVELOPMENT DEPARTMENT.

CITY APPROVAL BLOCK
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

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, CREEKWOOD TRINITY UNION LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE J. DOSS SURVEY, ABSTRACT NO. 441, IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS;

BEING A 24.897 ACRE TRACT OF LAND LOCATED IN THE J. DOSS SURVEY, ABSTRACT NO. 441, IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 24.897 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO CREEKWOOD TRINITY UNION, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D215264995, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 24.897 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL WITH SHINER SET IN CONCRETE SIDEWALK ON THE NORTH RIGHT-OF-WAY LINE OF CHEEKSPARGER ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, BEING THE SOUTHEAST CORNER OF GLADE PARKS SOUTH, LOT 1, BLOCK A, A PLAT FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D215257223, OPRTCT, AND BEING THE SOUTHERNMOST SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION FOR RIO GRANDE BOULEVARD, AN 85.00' PUBLIC RIGHT-OF-WAY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D214047378, OPRTCT, SAID COMMENCING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7000882.3 E:2397053.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE NORTHERLY, ALONG THE EAST LINE OF GLADE PARKS SOUTH, LOT 1, BLOCK A, THE FOLLOWING CALLS:

NORTH 00 DEGREES 47 MINUTES 03 SECONDS WEST, AT A DISTANCE OF 6.00 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 25.97 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 127.26 FEET, TO A 1/2 INCH CAPPED IRON ROUND FOUND STAMPED "WER & ASSOC";

NORTH 02 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 107.65 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

NORTH 00 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF 173.29 FEET, TO A 1/2 INCH IRON ROD FOUND;

NORTH 11 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 144.71 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "WAI";

NORTH 46 DEGREES 57 MINUTES 49 SECONDS WEST, A DISTANCE OF 31.73 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "WAI";

NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.57 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE NORTHERNMOST NORTHEAST CORNER OF GLADE PARKS SOUTH, LOT 1, BLOCK A, ALSO BEING IN APPROXIMATE CENTERLINE OF LITTLE BEAR CREEK AND BEING THE POINT OF BEGINNING, SAID POINT OF BEGINNING HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 7001492.3 E: 2396997.1;

THENCE WESTERLY, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF GLADE PARKS SOUTH, LOT 1, BLOCK A, SAME BEING THE SOUTH LINE OF SAID CALLED 24.897 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 89 DEGREES 23 MINUTES 38 SECONDS WEST, A DISTANCE OF 837.25 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 69 DEGREES 41 MINUTES 24 SECONDS WEST, A DISTANCE OF 297.36 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

SOUTH 63 DEGREES 42 MINUTES 59 SECONDS WEST, A DISTANCE OF 372.59 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING ON THE FUTURE EAST RIGHT-OF-WAY LINE OF HERITAGE AVENUE, A 65.00' PUBLIC RIGHT-OF-WAY;

THENCE NORTH 01 DEGREES 50 MINUTES 20 SECONDS WEST, ALONG SAID FUTURE EAST RIGHT-OF-WAY LINE, A DISTANCE OF 149.83 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RDS INC.", BEING THE SOUTHEAST ADDITION CORNER OF CREEKSIDE AT COLLEYVILLE, PHASE THREE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D215175097, OPRTCT, SAME BEING ON THE DEDICATED EAST RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE;

THENCE NORTHERLY, ALONG SAID EAST DEDICATED EAST RIGHT-OF-WAY LINE, THE FOLLOWING CALLS:

NORTH 01 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 563.12 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RDS INC.";

NORTH 01 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 422.30 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHWEST CORNER OF SAID CALLED 24.897 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF SAID CALLED 24.897 ACRE TRACT OF LAND, A DISTANCE OF 645.38 FEET, TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF LITTLE BEAR CREEK, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "WAI" FOR AN ANGLE POINT IN THE NORTH LINE OF A CALLED 15.692 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED TO TRINITY PROPERTIES, LTD., A LIMITED LIABILITY PARTNERSHIP, FILED FOR RECORD IN VOLUME 8843, PAGE 692, DEED RECORDS, TARRANT COUNTY, TEXAS (DRCTCT), BEARS SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, A DISTANCE OF 40.02 FEET;

THENCE SOUTHEASTERLY, ALONG THE NORTHEAST LINE OF SAID CALLED 24.897 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST LINE OF SAID CALLED 15.692 ACRE TRACT OF LAND AND SAID CREEK CENTERLINE, THE FOLLOWING CALLS:

SOUTH 45 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 77.81 FEET, TO A POINT FOR CORNER;

SOUTH 62 DEGREES 05 MINUTES 52 SECONDS EAST, A DISTANCE OF 171.91 FEET, TO A POINT FOR CORNER;

SOUTH 48 DEGREES 33 MINUTES 20 SECONDS EAST, A DISTANCE OF 357.54 FEET, TO A POINT FOR CORNER;

SOUTH 34 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 125.95 FEET, TO A POINT FOR CORNER, BEING ON THE SOUTH LINE OF SAID 15.692 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 24.897 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 00 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 24.897 ACRE TRACT OF LAND, A DISTANCE OF 247.15 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 15.692 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 02 MINUTES 49 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 152.87 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE NORTHEAST CORNER OF SAID CALLED 24.897 ACRE TRACT OF LAND;

THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID CALLED 24.897 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 09 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 236.11 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "WER & ASSOC.";

SOUTH 04 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.52 FEET, TO A 1/2 INCH IRON ROD FOUND;

SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 149.38 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 24.897 ACRES (1,084,516 SQUARE FEET) OF LAND, MORE OR LESS.

* CITY OF EULESS NOTES *

- 1. THE CITY OF EULESS WILL NOT BE RESPONSIBLE FOR OR BE MAINTAINING ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
2. THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT WAS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.
3. 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.
4. WITHIN EMERGENCY ACCESS EASEMENTS (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. (REF. SH. 1, 2 & 3)
5. COMBINED SCALE FACTOR INCLUDING ELEVATION ADJUSTMENT IS 0.99985460366. (BASE POINT OF 0,0,0)
6. ALL CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MYCOSKIE MCINNIS", UNLESS OTHERWISE NOTED.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAPS, MAP NO. 48439C0230K, MAP REVISED: SEPTEMBER 25, 2009.
8. INSTALLATION AND DEDICATION OF PUBLIC IMPROVEMENTS WILL BE MADE PRIOR TO THE SUBMISSION OF FINAL PLAT.
9. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THE PRIVATE DEVELOPMENT.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CREEKWOOD TRINITY UNION LLC THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2 & 3, BLOCK A, GLADE PARKS SOUTH, 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, CREEKWOOD TRINITY UNION 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 _____, 2016.

SIGNATURE OF OWNER POSITION IN CORPORATION IF APPLICABLE

NAME OF CORPORATION IF APPLICABLE LIEN HOLDER IF APPLICABLE

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 _____, 2016.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PRINTED NAME: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF EULESS PLANNING AND ZONING COMMISSION.

DATED THIS THE ___TH DAY OF FEBRUARY, 2016.

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.

MERLE W. MILLER TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438



STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___TH DAY OF _____ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 GLADE PARKS SOUTH, LOT 2 & LOT 3, BLOCK A 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 ERRECTED 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 STATUES, ORDINANCE, OR COMMON LAW, THE DEDICATOR, HIS SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING TITLE TO GLADE PARKS SOUTH, LOT 2 & 3, BLOCK A 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 _____, 2016.

THE STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE SAID _____ ON THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

CASE # 16-02-PP

PRELIMINARY PLAT
GLADE PARKS SOUTH
LOTS 2 & 3, BLOCK A

AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS

BEING 24.897 ACRES OF LAND LOCATED IN THE J. DOSS SURVEY, ABSTRACT NO. 441, CITY OF EULESS, TARRANT COUNTY, TEXAS.

FEBRUARY 2016

OWNER/DEVELOPER:

CREEKWOOD TRINITY UNION LLC
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DALLAS, TEXAS 75248
TEL: 972-764-0853
FAX: 972-447-9060

ENGINEER/SURVEYOR:

mima

mycoskie + mcinnis + associates

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