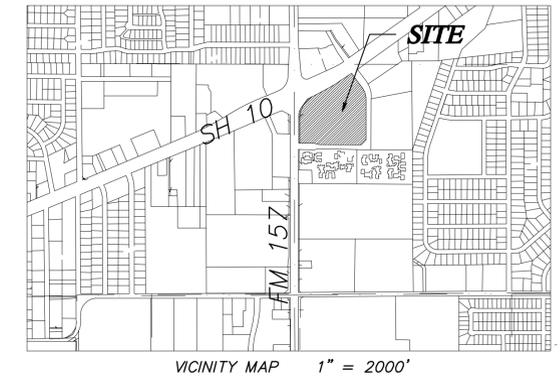


CITY OF EULESS  
WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$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 size of water meter or tap serving the use.  
Impact fees are due at the time of Building Permit application.



Curve	Radius	Chord Bearing	Chord Length	Arc Length	Tangent	Delta
C1	28.00 ft	N44°18'26"E	39.58 ft	43.96 ft	27.98 ft	89°57'42"
C2	267.28 ft	N26°48'18"E	246.66 ft	256.37 ft	139.01 ft	54°57'26"
C3	28.00 ft	N81°40'56"W	45.04 ft	52.33 ft	37.90 ft	101°10'49"
C4	243.28 ft	S25°00'08"W	210.82 ft	218.04 ft	116.96 ft	51°21'06"
C5	28.00 ft	N45°41'34"W	39.61 ft	44.00 ft	28.02 ft	90°02'19"

Line	Bearing	Distance
L1	N00°39'31"W	12.00 ft
L2	N00°40'25"W	41.60 ft
L3	S28°08'30"E	36.10 ft
L4	S00°40'25"E	41.55 ft
L5	S89°17'17"W	80.00 ft

- NOTES
- 1) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED BY FIELD OBSERVATION UTILIZING THE RTK NETWORK ADMINISTERED BY SMARTNET NORTH AMERICA.
  - 2) 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.
  - 3) E.A.D.U.E. DENOTES "EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT."
  - 4) EASEMENTS SHOWN WITH COUNTY RECORDING INFORMATION ARE EXISTING AND HAVE NOT BEEN CREATED BY THIS PLAT.
  - 5) 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 IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.
  - 6) 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.
  - 7) ELEVATIONS SHOWN FOR CORNERS ARE FOR SUPPLEMENTAL INFORMATION ONLY. THESE ELEVATIONS SHALL NOT BE RELIED ON BY ANY THIRD PARTY FOR ANY PURPOSE.

Note: City of Euleess Grid Coordinates shown have been calculated with reference to monument E03.

G.P.S. INFORMATION  
SCALE FACTOR FROM GRID TO GROUND  
CITY CONTROL MONUMENT E04: 0.999880349357  
CITY CONTROL MONUMENT E03 RESET: 0.99985491297  
ROTATION ANGLE: 0°00'00"  
COORDINATE SYSTEM: STATE PLANE 1983  
(NORTH CENTRAL TEXAS ZONE)

GRID BEARINGS AND DISTANCES FROM P.O.B. TO CITY MONUMENTS ARE AS FOLLOWS:

FROM	TO	BEARING	DISTANCE
P.O.B.	E03	S 03°32'21"W	1787.49'
P.O.B.	E04	S 74°12'25"W	2912.35'
S.E.C.	E03	S 10°19'20"W	1816.11'
N.C.	E04	S 69°04'15"W	3134.21'

Applicant/Owner:  
MAYAPLY TEXAS, LLC  
222 W. Exchange Ave.  
Fort Worth, TX 76164  
Voice: 817.624.7266

Preparer/Surveyor:  
Boydston Designs, Inc.  
222 W. Exchange Ave. #105  
Fort Worth, TX 76164  
Voice: 817.626.7878  
Fax: 817.626.7879



This is to certify that I, Noah C. Boydston, a Registered Professional Land Surveyor for the State of Texas, have prepared this plat from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Noah C. Boydston  
R.P.L.S. 6353

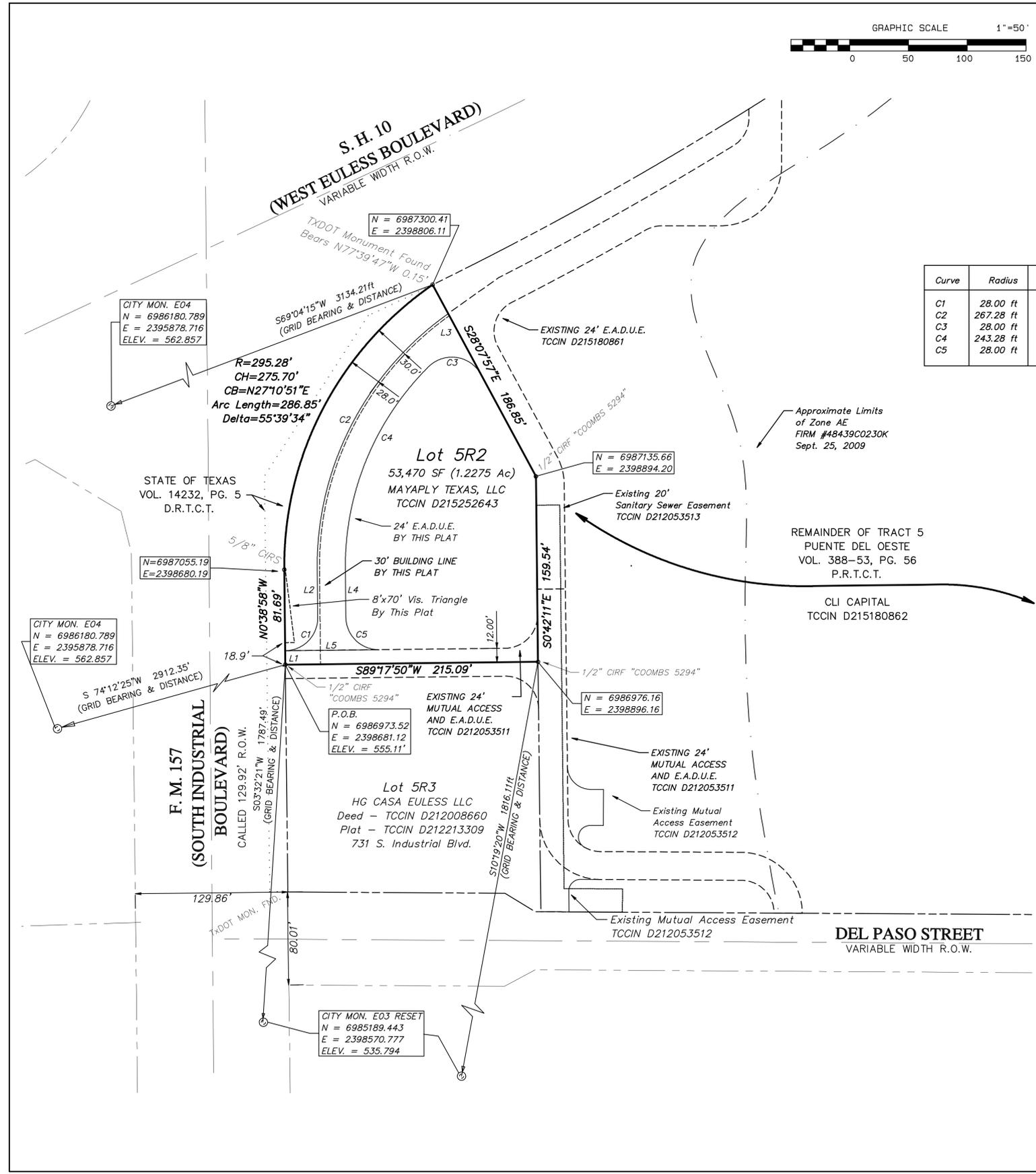
August 3, 2016  
Date

**FINAL PLAT**  
Puente Del Oeste, Lot 5R2  
1 Lot Located on 1.2275 Acres Being a Replat of  
A Portion of Puente Del Oeste, Tract 5  
Located in the E. Rogers Survey, Abstract No. 1299  
City of Euleess, Tarrant County, Texas  
February 2016  
Final Plat Case # 15-05-PP  
Preliminary Plat Case # 11-04-PP

**BOYDSTON DESIGNS, INC.**  
222 W. Exchange Ave., Suite 105  
Fort Worth, TX 76164  
Voice: 817.626.7878 - Fax: 817.626.7879  
Civil Engineering • Surveying • Land Planning  
E. Reg. # F-11307 • S. Reg. #10193818

**711 INDUSTRIAL BLVD**  
**FINAL PLAT OF LOT 5R2**

DESIGNED: BCB	SCALE: 1" = 60'	PROJECT NO: BDI# 04019	SHEET: C2.00
DRAWN: NCB	DATE: July 2016		
CHECKED: BCB			



OWNER.S CERTIFICATE AND DEDICATION

STATE OF TEXAS }  
 COUNTY OF TARRANT }

WHEREAS MAYAPLY TEXAS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the E. ROGERS Survey, County of Tarrant, according to the deed recorded in Tarrant County Clerk's Instrument No. D215252643 and more particularly described as follows:

*BEING A PORTION OF THE REMAINDER OF TRACT 5, PUENTE DEL OESTE, SITUATED IN THE E. ROGERS SURVEY, ABSTRACT 1299, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 388-53 PAGE 56, PLAT RECORDS OF TARRANT COUNTY TEXAS (PRTC), MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

*POINT OF BEGINNING IS A 1/2" IRON ROD FOUND WITH CAP "COOMBS 5294" FOR THE NORTHWEST CORNER OF LOT 5R3, PUENTE DEL OESTE, AS SHOWN IN THE PLAT THEREOF FILED IN TARRANT COUNTY CLERK'S INSTRUMENT NUMBER (TCCIN) D212213309;*

*THENCE WITH THE WEST LINE OF THE REMAINDER OF SAID TRACT 5, THE EAST RIGHT-OF-WAY LINE OF FM 157, AND THE EAST LINE OF THAT SPECIAL WARRANTY DEED TO THE STATE OF TEXAS AS FILED IN TCCIN D200040975, NORTH 0 DEGREES 38 MINUTES 58 SECONDS WEST A DISTANCE OF 81.69 FEET TO A 5/8" IRON ROD SET WITH CAP "BDI 6353";*

*THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 295.28 FEET, A CENTRAL ANGLE OF 55 DEGREES 39 MINUTES 34 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 27 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 275.70 FEET, AN ARC DISTANCE OF 286.85 FEET TO A 5/8" IRON ROD SET WITH CAP "BDI 6353";*

*THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF FM 157, THE WEST LINE OF THE REMAINDER OF SAID TRACT 5, AND THE EAST LINE OF SAID DEED TO THE STATE OF TEXAS SOUTH 28 DEGREES 07 MINUTES 57 SECONDS EAST A DISTANCE OF 186.85 FEET TO A 1/2" IRON ROD FOUND WITH CAP "COOMBS 5294";*

*THENCE SOUTH 0 DEGREES 42 MINUTES 11 SECONDS EAST A DISTANCE OF 159.54 FEET TO A 1/2" IRON ROD FOUND WITH CAP "COOMBS 5294" FOR THE NORTHEAST CORNER OF SAID LOT 5R3;*

*THENCE WITH THE NORTH LINE OF SAID LOT 5R3 SOUTH 89 DEGREES 17 MINUTES 50 SECONDS WEST A DISTANCE OF 215.09 FEET TO THE POINT OF BEGINNING. CONTAINING 53,470 SQUARE FEET OR 1.2275 ACRES, MORE OR LESS.*

*BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, AS DERIVED BY FIELD OBSERVATION UTILIZING THE RTK NETWORK ADMINISTERED BY SMARTNET NORTH AMERICA.*

Now therefore know all men by these presents:

That MAYAPLY TEXAS, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOT 5R2, PUENTE DEL OESTE, 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 created by this 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, MAYAPLY TEXAS, 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

If there is no lien holder, add the following statement:  
 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: \_\_\_\_\_



*This is to certify that I, Noah C. Boydston, a Registered Professional Land Surveyor for the State of Texas, have prepared this plat from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.*

August 3, 2016

Noah C. Boydston  
 R.P.L.S. 6353

Date

*Applicant/Owner:*  
 MAYAPLY TEXAS, LLC  
 222 W. Exchange Ave.  
 Fort Worth, TX 76164  
 Voice: 817.624.7266

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 Boydston Designs, Inc.  
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**FINAL PLAT**  
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 <b>BOYDSTON DESIGNS, INC.</b> 222 W. Exchange Ave., Suite 105 Fort Worth, TX 76164 Voice: 817.626.7878 - Fax: 817.626.7879 Civil Engineering • Surveying • Land Planning E. Reg. # F-11307 • S. Reg. # 10193818			
<b>711 INDUSTRIAL BLVD</b> <b>FINAL PLAT OF LOT 5R2</b>			
DESIGNED: BCB	SCALE: N/A	PROJECT NO: BDI# 04019	SHEET: C2.01
DRAWN: NCB	DATE: February 2016		
CHECKED: BCB			