



*** 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 WITHOLDING 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. SHEET. 1, 2 & 3).

5. COMBINED SCALE FACTOR, INCLUDING ELEVATION ADJUSTMENT, IS 1.00014892379 (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. 4811C0300K, EFFECTIVE 7/7/2014.

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

9. WITHIN EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENTS (E.A.D.U.E.), 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 THE CLEARANCES ESTABLISHED ON THE FIRE MARSHAL'S POLICY STATEMENT.

10. THE BEARINGS AND COORDINATE VALUES REFLECTED HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE LEICA GPS REFERENCE NETWORK.

AVIGATION EASEMENT AND RELEASE STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, W.R. ROSE INVESTMENTS, INC. TRUSTEE, 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, QUIETCLAIM, 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 OWNERS 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.

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 _____TH DAY OF AUGUST, 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 10TH DAY OF JUNE, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS W.R. ROSE INVESTMENTS, INC. TRUSTEE, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE SOLOMON HUITT SURVEY, ABSTRACT NO. 705, IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS;

BEING A 1.379 ACRE TRACT OF LAND LOCATED IN THE SOLOMON HUITT SURVEY, ABSTRACT NO. 705, CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10413, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT), SAME BEING A PORTION OF A CALLED 2.460 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO W.R. ROSE INVESTMENTS, INC. TRUSTEE, RECORDED IN VOLUME 12192, PAGE 511, DEED RECORDS, TARRANT COUNTY, TEXAS (DRCTCT), SAID 1.379 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 1, SAME BEING THE WESTERNMOST NORTHWEST CORNER OF LOT 25, BLOCK A, BEAR CREEK BEND ADDITION, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 1261 (PRCTCT), SAID BEGINNING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6995063.7 E:2404265.4 (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 SOUTH 00 DEGREES 31 MINUTES 34 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 5, BLOCK 1, AND SAID BLOCK A, BEAR CREEK BEND ADDITION, A DISTANCE OF 222.23 FEET, TO A 1/2 INCH CAPPED IRON ROD STAMPED "MOAK SURVEYING" FOR THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 1, SAME BEING ON THE NORTH LINE OF LOT 26R, BLOCK A, WOODCREEK, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-141, PAGE 141 (PRCTCT);

THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS WEST, DEPARTING SAID COMMON LINE, AND ALONG THE COMMON LINE OF SAID LOT 5, BLOCK 1, AND THE NORTH LINE OF SAID BLOCK A, WOODCREEK ADDITION, AT A DISTANCE OF 168.01 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 23R, BLOCK A, SAID WOODCREEK ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 270.35 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 1, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, SAID HARWOOD CROSSING SUBDIVISION;

THENCE NORTH 00 DEGREES 36 MINUTES 29 SECONDS WEST, DEPARTING SAID COMMON LINE, AND ALONG THE COMMON LINE OF SAID LOT 5 AND 4, A DISTANCE OF 221.94 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHWEST CORNER OF SAID LOT 5, SAME BEING THE NORTHEAST CORNER OF SAID LOT 4, AND BEING ON THE SOUTH LINE OF LOT 3, HARWOOD CROSSING SUBDIVISION, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-186, PAGE 47 (PRCTCT), FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE NORTHWEST CORNER OF SAID LOT 4 BEARS SOUTH 89 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 197.33 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE, AND ALONG THE COMMON LINE OF SAID LOT 5, AND SAID LOT 3, A DISTANCE OF 270.67 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.379 ACRES (60,076 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT W.R. ROSE INVESTMENTS, INC. TRUSTEE THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 5R1 & 5R2, BLOCK 1, HARWOOD CROSSING SUBDIVISION, 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, W.R. ROSE INVESTMENTS, INC. TRUSTEE 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: _____

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 _____

VICINITY MAP 1"=200'

The vicinity map shows the project site (indicated by a shaded area) within the Harwood Crossing Subdivision. It includes surrounding streets such as North Main Street, Bear Creek Bend Addition, and various residential streets. A scale bar indicates 1 inch equals 200 feet.

LEGEND/ABBREVIATIONS

CIRS CAPPED IRON ROD SET
PAGE STAMPED "MYCOSKIE MCINNIS"

DRCTCT DEED RECORDS, TARRANT COUNTY, TEXAS

PRCTCT PLAT RECORDS, TARRANT COUNTY, TEXAS

OPRPTCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

VOL VOLUME

PG. PAGE

CC# COUNTY CLERK INSTRUMENT NO.

ORF CAPPED IRON ROD FOUND

IRF IRON ROD FOUND

ESMT. EASEMENT

EADUE 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

REPLAT HARWOOD CROSSING SUBDIVISION LOTS 5R1 & 5R2 BLOCK 1

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

BEING A REPLAT OF LOT 5, BLOCK 1, HARWOOD CROSSING SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10413, PLAT RECORDS, TARRANT COUNTY, TEXAS

BEING 1.379 ACRES OF LAND LOCATED IN THE SOLOMON HUITT SURVEY, ABSTRACT NO. 705 CITY OF EULESS, TARRANT COUNTY, TEXAS.

AUGUST 2016
CASE #16-02 RP

ENGINEER/SURVEYOR:

mima

mycoskie mcinnis associates
civil engineering surveying landscape architecture planning

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CONTACT: JACOB SUMPTER, AICP
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OWNER/DEVELOPER:

W.R. ROSE INVESTMENTS, INC.
TRUSTEE
12820 HILLCREST ROAD, SUITE 129
DALLAS, TEXAS 75230
TEL: 214-954-1100
CONTACT: MR. BILL ROSE

THIS PLAT IS RECORDED IN INSTRUMENT NO. D _____, OPRTCT, DATE: _____