

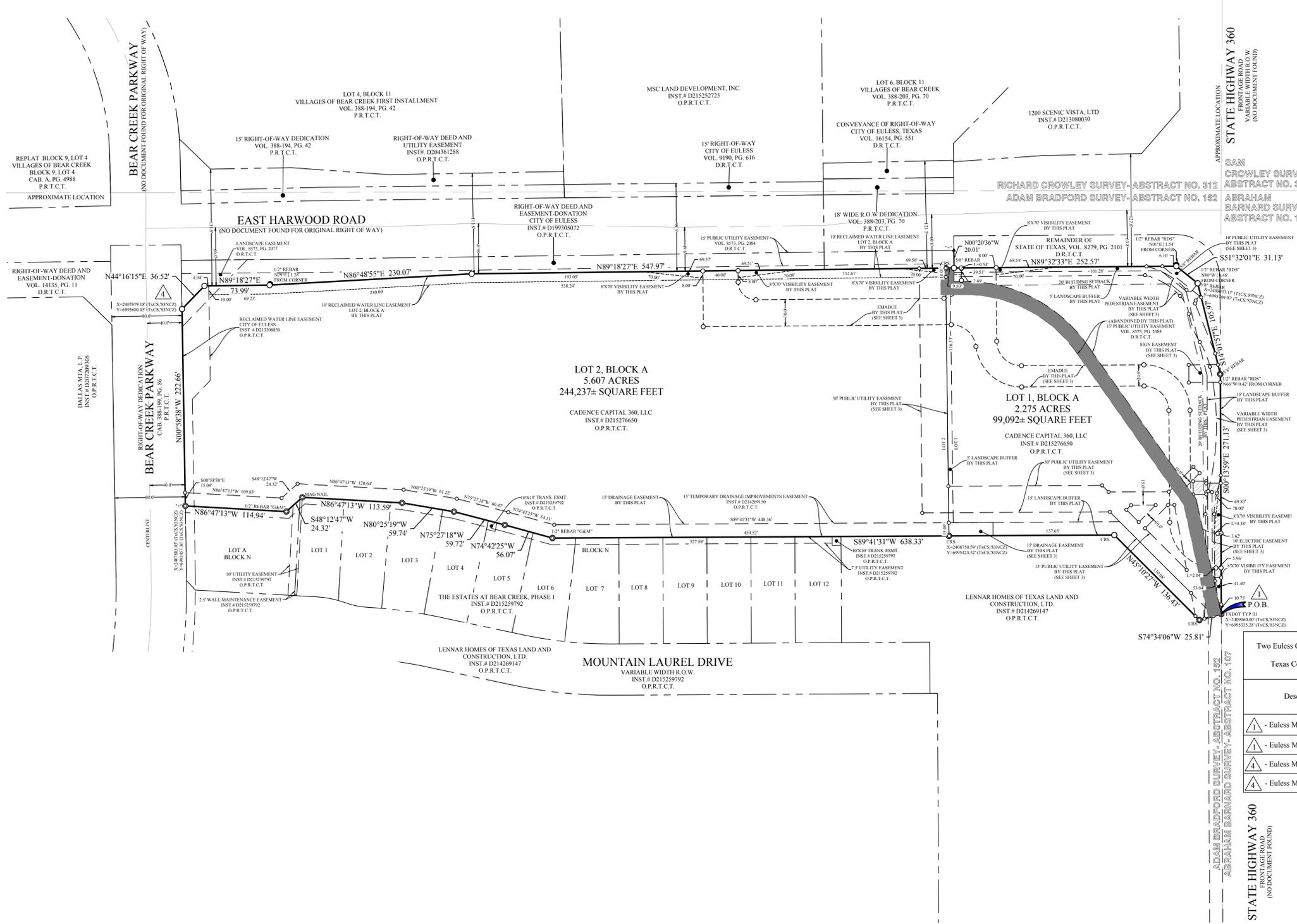
Drafter: PL
 Drafter/Revision: RWS-2016/06/02
 Drafter/Revision: RWS-2016/06/22
 Drafter/Revision: RWS-2016/07/07
 Drafter/Revision: RWS-2016/07/14
 Drafter/Revision:
 Drafter/Revision:

FLOOD ZONE CLASSIFICATION
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C020K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / BEARING BASIS
 CRS \circ 1/2" rebar stamped "JPH Land Surveying" set
 MNS \circ Mag nail & washer stamped "JPH Land Surveying" set
 \circ Monuments are found if not marked MNS or CRS.
 Bearings are based on grid north (TxCS,'83,NCZ)

LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD88 North American Vertical Datum of 1988
 P.R.T.C.T. Plat Records of Tarrant County, Texas
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
 D.R.T.C.T. Deed Records of Tarrant County, Texas
 VOL/Pg/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 EMADUE Emergency and Mutual Access, Drainage and Utility Easement

VICINITY MAP
 SCALE: 1" = 100'



Two Eules City Control Monument Ties for Two Corner Monuments Bearings and distances are based on the Texas Coordinate System of 1983 - North Central Zone 4202

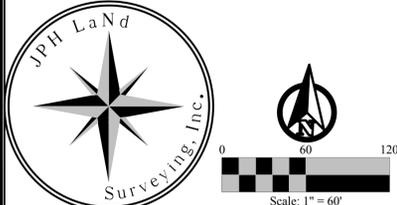
Description	Grid Bearing and Distance
\triangle - Eules Monument E22	N25°34'01"W - 337.08'
\triangle - Eules Monument E21	S01°57'37"E - 4519.92'
\triangle - Eules Monument E22	S87°44'57"E - 1036.14'
\triangle - Eules Monument E21	S15°21'30"E - 5042.10'

SURVEYOR'S NOTES:

- Survey Lines are shown as approximate location based on geographic information interactive map of the Texas General Land Office.
- 1/2" capped rebar stamped G&M on the survey is a 1/2" capped rebar stamped "Goodwin & Marshall".
- The convergence angle for this site is 0°46'57"±
- The combined scale factor = 0.99987873
- Detail of Lot 1, Block A at a larger scale on sheet 2.

PLAT NOTES:

- Installation and dedication of public improvements will be made prior to the submission of the final plat.
- 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.
- Easements shown without recording information within the bounds of this plat are hereby dedicated by this plat.
- Easements shown without recording information within the bounds of this plat are hereby dedicated by this plat.
- The City will not maintain any interior drainage systems that originate within this private development.
- 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.
- Utility service to and within this site shall be underground.
- The City will not maintain any interior drainage systems that originate within this private development.
- 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.
- City Monument E22 will be reset as a part of this project.



JPH Job No.
 2015.040.026 SWC 360 & E Harwood, Eules - PRELIM-PLAT.dwg
 © 2016 JPH Land Surveying, Inc. - All Rights Reserved
 807 Bluebonnet Drive, Suite C Keller, Texas 76248
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPLS Firm #10019500 #10194073 #10193867
 DFW | Austin | Abilene

Engineer
 CEI Engineering Associates, Inc.
 3030 LBJ Freeway, #100
 Dallas, Texas 75234
 Telephone (972) 488-3737
Owner
 Cadence Capital 360, LLC
 2050 Hall Johnson Road, Suite 210
 GRAPEVINE, Texas 75061
 Telephone (817) 251-8145

PRELIMINARY PLAT
 OF
CADENCE CAPITAL ADDITION
 LOTS 1 & 2, BLOCK A

SITUATED IN THE
 ADAM BRADFORD SURVEY, ABSTRACT NO. 152
 CITY OF EULESS, TARRANT COUNTY, TEXAS
 MARCH 18, 2016

STATE OF TEXAS, §
COUNTY OF TARRANT §

WHEREAS Cadence Capital 360, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Adam Bradford Survey, Abstract No. 152, County of Tarrant, according to the deed recorded in INST# D215276650, O.P.R.T.C.T., and more particularly described as follows:

FIELD NOTES to that certain tract situated in the Adam Bradford Survey, Abstract No. 152, City of Euless, Tarrant County, Texas, said tract being all of the tract described in the deed to Cadence Capital 360, LLC recorded under Instrument Number D215276650 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

Beginning at a Type III Texas Department of Transportation monument found at the southeast corner of the tract described in the deed to Cadence Capital 360, LLC recorded under Instrument Number D215276650 of the Official Public Records of Tarrant County, Texas, said southeast corner called to be on the west line of State Highway 360;

THENCE with the north line of the tract described in the deed to Lennar Homes of Texas Land and Construction, LTD recorded under Instrument Number D214269147 of the Official Public Records of Tarrant County, Texas, the following calls:

THENCE with the north line of the tract described in the deed to Lennar Homes SOUTH 74 degrees 34 minutes 06 seconds WEST, a distance of 25.81 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE with the north line of the tract described in the deed to Lennar Homes NORTH 45 degrees 10 minutes 27 seconds WEST, a distance of 136.43 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE with the north line of the tract described in the deed to Lennar Homes SOUTH 89 degrees 41 minutes 31 seconds WEST, passing the northeast corner of Block N, The Estates at Bear Creek Phase 1 recorded under Instrument Number D215259792 of the Official Public Records of Tarrant County, Texas, at a distance of 310.44 feet continuing now with the north line of the Estates at Bear Creek Phase 1, a distance of 327.89 feet to a 1/2 inch capped rebar stamped "Goodwin & Marshall" found at a bend in the north line, in all a total distance of 638.33 feet;

THENCE with the north line of The Estates at Bear Creek Phase 1, the following calls:

- 1. NORTH 74 degrees 42 minutes 25 seconds WEST, a distance of 56.07 feet to a point;
- 2. NORTH 75 degrees 27 minutes 18 seconds WEST, a distance of 59.72 feet to a point;
- 3. NORTH 80 degrees 25 minutes 19 seconds WEST, a distance of 59.74 feet to a point;
- 4. NORTH 86 degrees 47 minutes 13 seconds WEST, a distance of 113.59 feet to a mag nail found at the corner;
- 5. SOUTH 48 degrees 12 minutes 47 seconds WEST, a distance of 24.32 feet to a point;
- 6. NORTH 86 degrees 47 minutes 13 seconds WEST, a distance of 114.94 feet to a "4" found on the east line of the Right-of-Way Dedication for Bear Creek Parkway recorded in Cabinet 388-199, Page 86 of the Plat Records of Tarrant County, Texas, same being the northwest corner of The Estates at Bear Creek Phase 1;

THENCE NORTH 00 degrees 58 minutes 38 seconds WEST, with the east line of Bear Creek Parkway, a distance of 222.66 feet to a point on the south line of the Right-of-Way Deed & Easement - Donation to the City of Euless for East Harwood Road recorded under Instrument Number D199305072 of the Official Public Records of Tarrant County, Texas;

THENCE with the south line of the Right-of-Way Deed & Easement, the following calls:

- 1. NORTH 44 degrees 16 minutes 15 seconds EAST, a distance of 36.52 feet to a point;
- 2. NORTH 89 degrees 18 minutes 27 seconds EAST, a distance of 73.99 feet to a point for corner, from which a found 1/2" inch capped rebar bears NORTH 29 degrees EAST a distance of 1.28 feet;
- 3. NORTH 86 degrees 48 minutes 55 seconds EAST, a distance of 230.07 feet to a point;
- 4. NORTH 89 degrees 18 minutes 27 seconds EAST, a distance of 547.97 feet to a 5/8 inch rebar found on the west line of the tract to the State of Texas recorded in Volume 8279, Page 2101 of the Deed Records of Tarrant County, Texas, at the southeast corner of the City of Euless tract, same being the northwest corner of the tract described in the Quit Claim Deed recorded under Instrument Number D212291391 of the Official Public Records of Tarrant County, Texas, from which an "4" cut in the pavement of East Harwood Road found at the northeast corner of the said City of Euless tract bears NORTH 00 degrees 20 minutes 36 seconds WEST, a distance of 20.01 feet;

THENCE through the interior of the said State of Texas tract and with the north and east lines of the tract described in the said Quit Claim deed, the following calls:

- 1. NORTH 89 degrees 32 minutes 33 seconds EAST, a distance of 252.57 feet to a 5/8 inch rebar found at a corner of the Quit Claim deed tract, from which a found 5/8 inch capped rebar stamped "RDS INC" bears NORTH 1 degrees EAST a distance of 1.54 feet;
- 2. SOUTH 51 degrees 32 minutes 01 second EAST, a distance of 31.13 feet to a 5/8 inch rebar found at a corner of the Quit Claim deed tract, from which a found 5/8 inch capped rebar stamped "RDS INC" bears NORTH 80 degrees WEST, a distance of 0.46 feet;
- 3. SOUTH 14 degrees 01 minute 57 seconds EAST, a distance of 105.97 feet to a 5/8 inch rebar found on the east line of the State of Texas tract, at a corner of the Quit Claim deed tract, from which a found 5/8 inch capped rebar stamped "RDS INC" bears NORTH 66 degrees WEST, a distance of 0.42 feet;

THENCE SOUTH 00 degrees 13 minutes 59 seconds EAST, with the east line of the said State of Texas tract, a distance of 271.13 feet returning to the **Point of Beginning** and enclosing 7.882 acres (343,339± square feet).



JPH Job No.
2015.040.026 SWC 360 & E Harwood, Euless - PRELIM-PLAT.dwg
© 2016 JPH Land Surveying, Inc. - All Rights Reserve
807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

Engineer
CEI Engineering Associates, Inc.
3030 LBJ Freeway, #100
Dallas, Texas 75234
Telephone (972) 488-3737
Owner
Cadence Capital 360, LLC
2050 Hall Johnson Road, Suite 210
Grapevine, Texas 75061
Telephone (817) 251-8145

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **Cadence Capital 360, LLC**, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Adam Bradford Survey, Abstract No. 152, 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. **Cadence Capital 360, 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.

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: _____

AVIGATION EASEMENT AND RELEASE:

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cadence Capital 360, LLC., 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 therein in any wise belonging, and Owner does hereby bind himself, his successors, heirs, executors, and assigns, in forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whomsoever 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 whosoever 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.

PERPETUAL MAINTENANCE AGREEMENT:

THE STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 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.

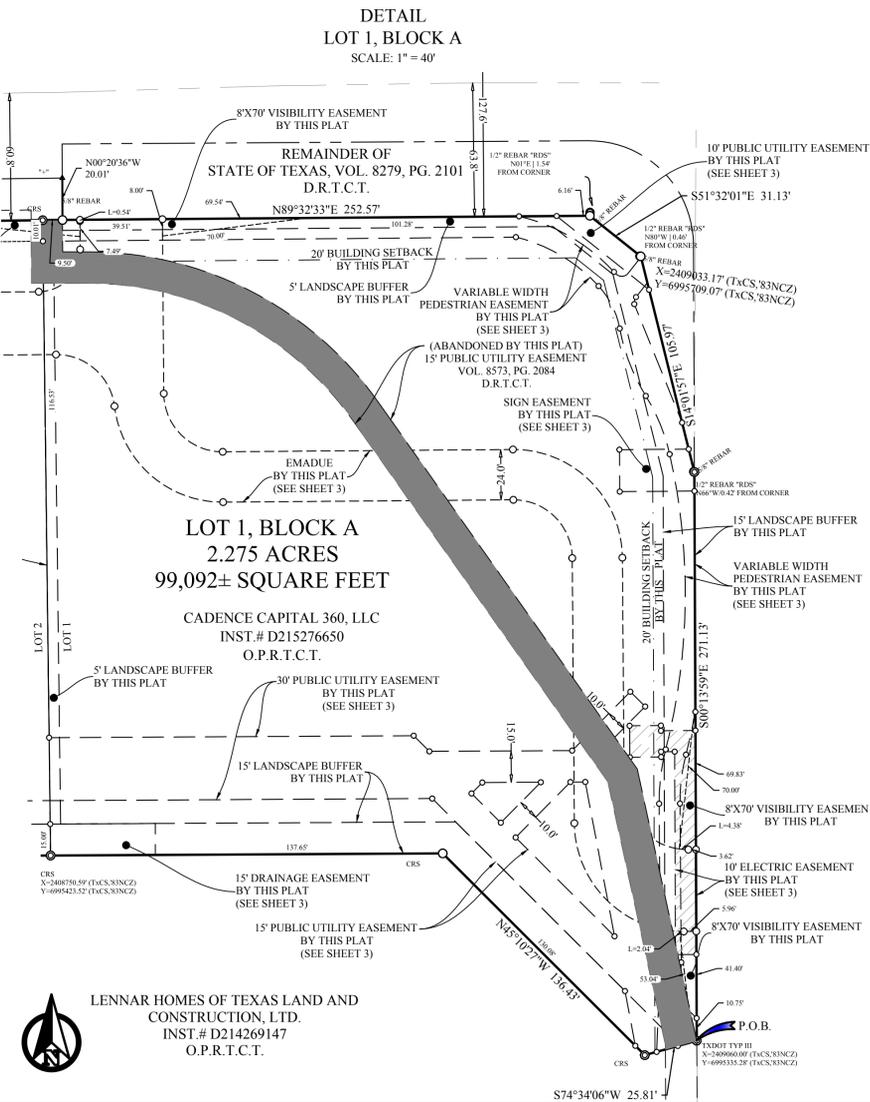
TO HAVE AND TO HOLD the above-described Perpetual Maintenance Agreement in and to said premises with the right of ingress and egress thereto, together with all and singular the usual rights thereto in any wise belonging, unto the said City of Euless, Texas, and its successors and assigns forever, and 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 _____ §

This instrument was acknowledged before me by the said _____ on this _____ day of _____, 2016

Notary Public, STATE OF TEXAS



CITY APPROVAL BLOCK FOR PRELIMINARY PLATS:

The City of Euless Planning and Zoning Commission approved this Preliminary Plat on the date specified and authorization is hereby given to the property owner's professional engineer to begin preparation of construction plans for public improvements. The City Engineer will issue a release for construction of the public improvements after a review and final approval of construction plans. Authorization for property owner to commence site grading may be approved by the City Engineer.

A Final Plat shall be approved by the City upon submission in compliance with City codes and the completion of all public improvements to the City Engineer's satisfaction or proper execution of a Subdivision Improvement Agreement under the terms specified in the Euless Unified Development Code.

This authorization shall be valid for a period of two years from the date of the Commission's approval unless a Final Plat has been approved by the City.

Chairman, Planning and Zoning Commission _____ Date of P&Z Approval _____

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	\$46,272.40
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.

SURVEYORS CERTIFICATION:

This is to certify that I, JEWEL CHADD, a registered professional land surveyor of the State of Texas, have plotted 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: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

~RELEASED FOR REVIEW TO THE CITY OF EULESS ON MAY 03, 2016.

Signature _____ Date _____

RPLS# 5754

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared **Jewel Chadd** 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

Notary Public for and in the State of Texas

My commission expires: _____

PLAT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Plat in accordance with the City of Euless Unified Development Code.

Plat Preparer's Signature _____ Date _____

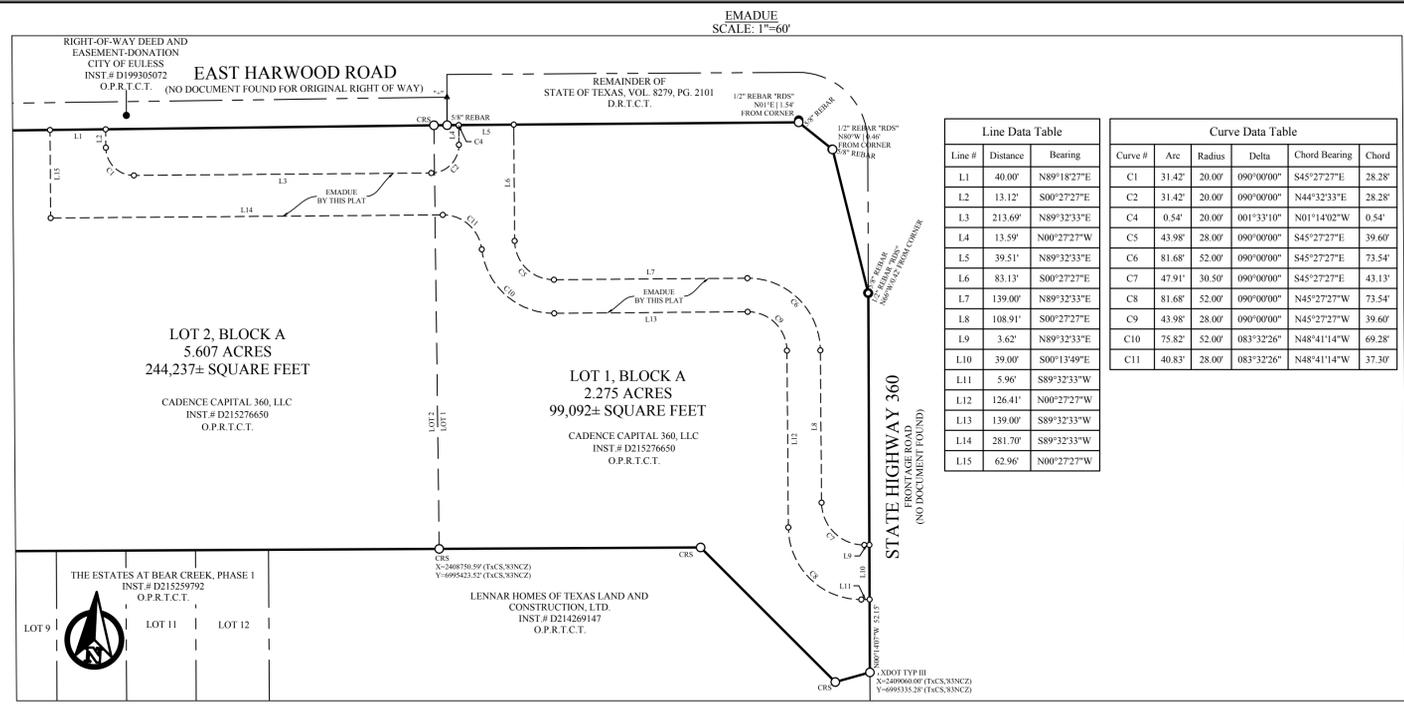
Printed Name _____ Printed Title _____

PRELIMINARY PLAT OF CADENCE CAPITAL ADDITION LOTS 1 & 2, BLOCK A SITUATED IN THE ADAM BRADFORD SURVEY, ABSTRACT NO. 152 CITY OF EULESS, TARRANT COUNTY, TEXAS MARCH 18, 2016

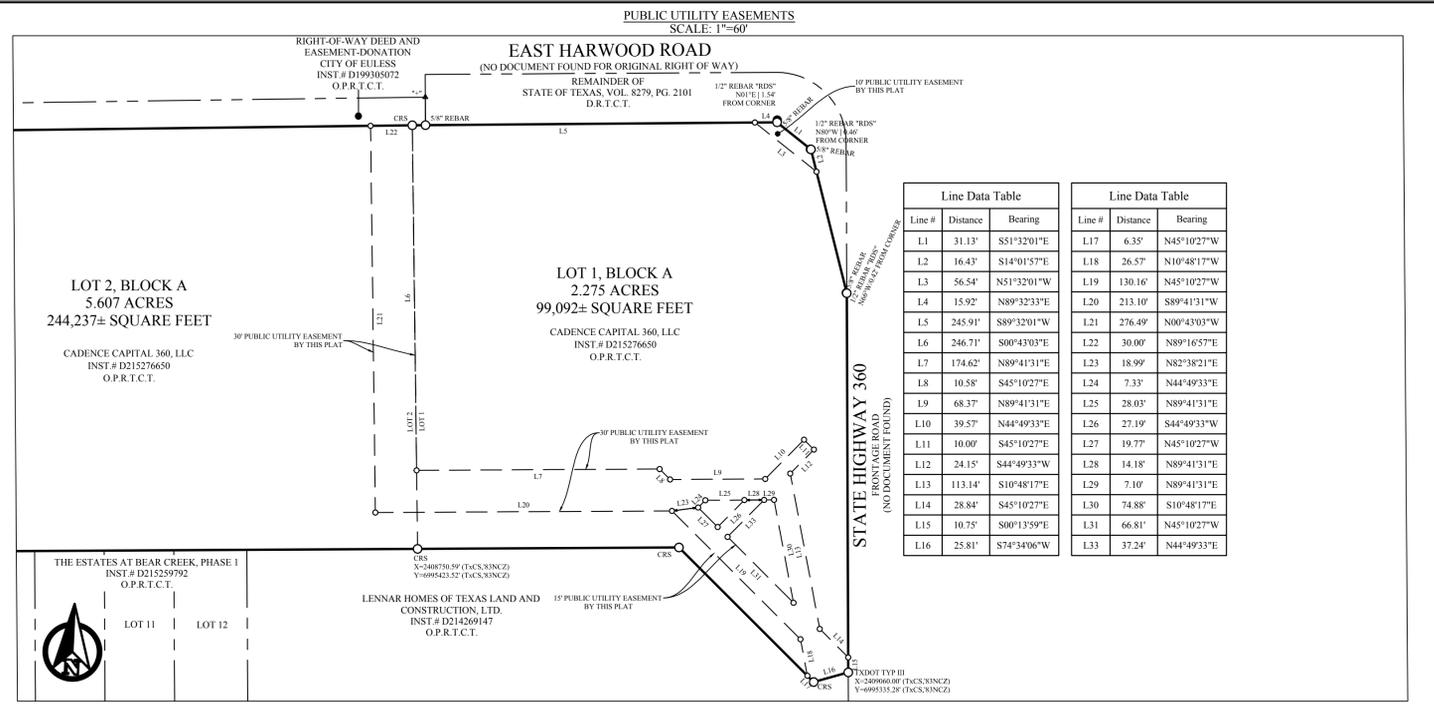
CASE NUMBER: 16-04-PP

900 BEAR CREEK PARKWAY

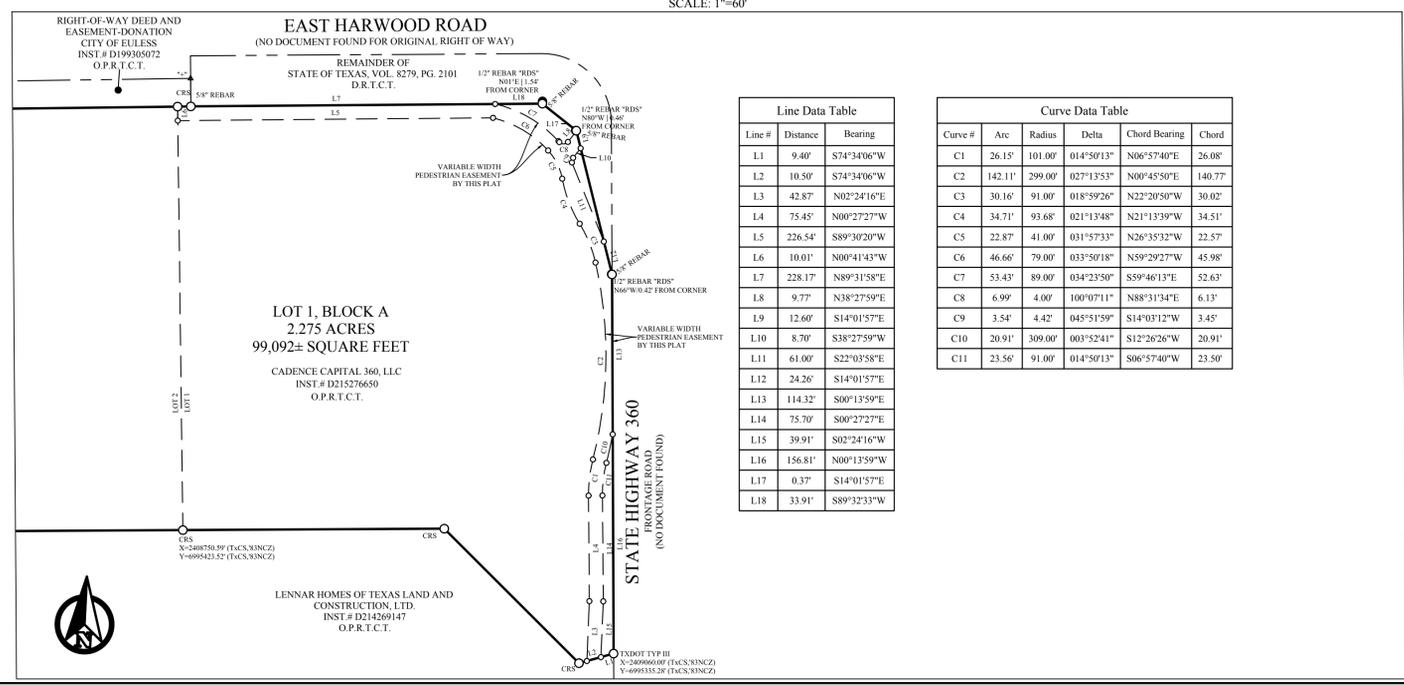
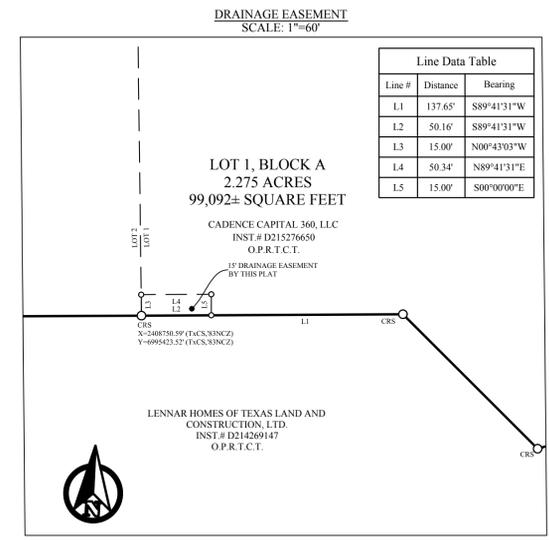
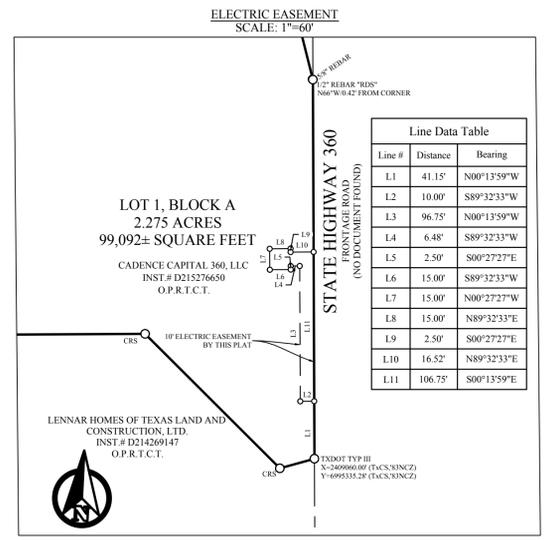
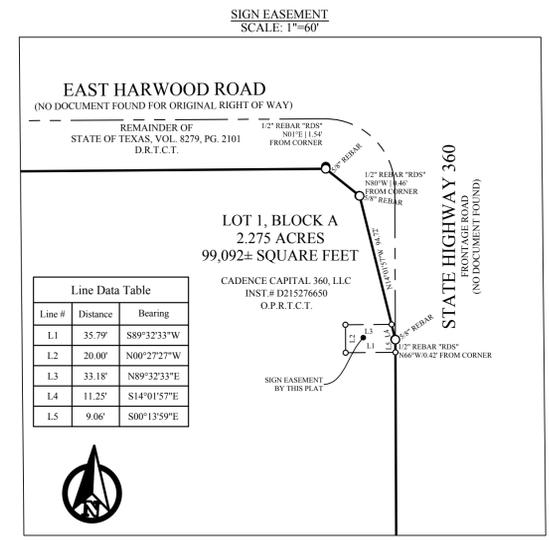
SHEET 2 OF 3



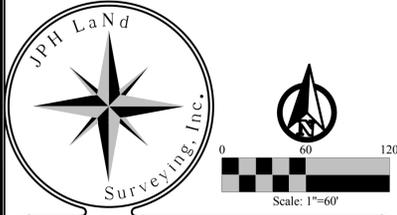
Line Data Table			Curve Data Table					
Line #	Distance	Bearing	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
L1	40.00'	N89°18'27"E	C1	31.42'	20.00'	090°00'00"	S45°27'27"E	28.28'
L2	13.12'	S00°27'27"W	C2	31.42'	20.00'	090°00'00"	N44°32'33"E	28.28'
L3	213.69'	N89°32'33"E	C4	0.54'	20.00'	001°33'10"	N01°14'02"W	0.54'
L4	13.59'	N00°27'27"W	C5	43.98'	28.00'	090°00'00"	S45°27'27"E	39.60'
L5	39.51'	N89°32'33"E	C6	81.68'	52.00'	090°00'00"	S45°27'27"E	73.54'
L6	83.13'	S00°27'27"W	C7	47.91'	30.50'	090°00'00"	S45°27'27"E	43.13'
L7	139.00'	N89°32'33"E	C8	81.68'	52.00'	090°00'00"	N45°27'27"W	73.54'
L8	108.91'	S00°27'27"W	C9	43.98'	28.00'	090°00'00"	N45°27'27"W	39.60'
L9	3.62'	N89°32'33"E	C10	75.82'	52.00'	083°32'26"	N48°41'14"W	69.28'
L10	39.00'	S00°13'49"E	C11	40.83'	28.00'	083°32'26"	N48°41'14"W	37.30'
L11	5.96'	S89°32'33"W						
L12	126.41'	N00°27'27"W						
L13	139.00'	S89°32'33"W						
L14	281.70'	S89°32'33"W						
L15	62.96'	N00°27'27"W						



Line Data Table			Line Data Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	31.13'	S51°32'01"E	L17	6.35'	N45°10'27"W
L2	16.43'	S14°01'57"E	L18	26.57'	N10°48'17"W
L3	56.54'	N51°32'01"W	L19	130.16'	N45°10'27"W
L4	15.92'	N89°32'33"E	L20	213.10'	S89°41'31"W
L5	245.91'	S89°32'01"W	L21	276.49'	N00°43'03"W
L6	246.71'	S00°43'03"E	L22	30.00'	N89°16'57"E
L7	174.62'	N89°41'31"E	L23	18.99'	N82°38'21"E
L8	10.58'	S45°10'27"E	L24	7.33'	N44°49'33"E
L9	68.37'	N89°41'31"E	L25	28.03'	N89°41'31"E
L10	39.57'	N44°49'33"E	L26	27.19'	S44°49'33"W
L11	10.00'	S45°10'27"E	L27	19.77'	N45°10'27"W
L12	24.15'	S44°49'33"W	L28	14.18'	N89°41'31"E
L13	113.14'	S10°48'17"E	L29	7.10'	N89°41'31"E
L14	28.84'	S45°10'27"E	L30	74.88'	S10°48'17"W
L15	10.75'	S00°13'59"E	L31	66.81'	N45°10'27"W
L16	25.81'	S74°34'06"W	L33	37.24'	N44°49'33"E



Line Data Table			Curve Data Table					
Line #	Distance	Bearing	Curve #	Arc	Radius	Delta	Chord Bearing	Chord
L1	9.40'	S74°34'06"W	C1	26.15'	101.00'	014°50'13"	N06°57'40"E	26.08'
L2	10.50'	S74°34'06"W	C2	142.11'	299.00'	027°13'53"	N00°45'50"E	140.77'
L3	42.87'	N02°24'16"E	C3	30.16'	91.00'	018°59'26"	N22°20'50"W	30.02'
L4	75.45'	N00°27'27"W	C4	34.71'	93.68'	021°13'48"	N21°13'39"W	34.51'
L5	226.54'	S89°30'20"W	C5	22.87'	41.00'	031°57'33"	N26°35'32"W	22.57'
L6	10.01'	N00°41'43"W	C6	46.66'	79.00'	033°50'18"	N59°29'27"W	45.98'
L7	228.17'	N89°31'58"E	C7	53.43'	89.00'	034°23'50"	S59°46'13"E	52.63'
L8	9.77'	N38°27'59"E	C8	6.99'	4.00'	100°07'11"	N88°51'34"E	6.13'
L9	12.60'	S14°01'57"E	C9	3.54'	4.42'	045°51'59"	S14°03'12"W	3.45'
L10	8.70'	S38°27'59"W	C10	20.91'	309.00'	003°52'41"	S12°26'26"W	20.91'
L11	61.00'	S22°03'58"E	C11	23.56'	91.00'	014°50'13"	S06°57'40"W	23.50'
L12	24.26'	S14°01'57"E						
L13	114.32'	S00°13'59"E						
L14	75.70'	S00°27'27"E						
L15	39.91'	S02°24'16"W						
L16	156.81'	N00°13'59"W						
L17	0.37'	S14°01'57"E						
L18	33.91'	S89°32'33"W						



Engineer
CEI Engineering Associates, Inc.
3030 LBJ Freeway, #100
Dallas, Texas 75234
Telephone (972) 488-3737

Owner
Cadence Capital 360, LLC
2050 Hall Johnson Road, Suite 210
GRAPEVINE, Texas 75061
Telephone (817) 251-8145

JPH Job No.
2015.040.026 SWC 360 & E Harwood, Euless - PRELIM-PLAT.dwg
© 2016 JPH Land Surveying, Inc. - All Rights Reserved
807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

PRELIMINARY PLAT
OF
CADENCE CAPITAL ADDITION
LOTS 1 & 2, BLOCK A
SITUATED IN THE
ADAM BRADFORD SURVEY, ABSTRACT NO. 152
CITY OF EULESS, TARRANT COUNTY, TEXAS
MARCH 18, 2016

CASE NUMBER: 16-04-PP
900 BEAR CREEK PARKWAY