

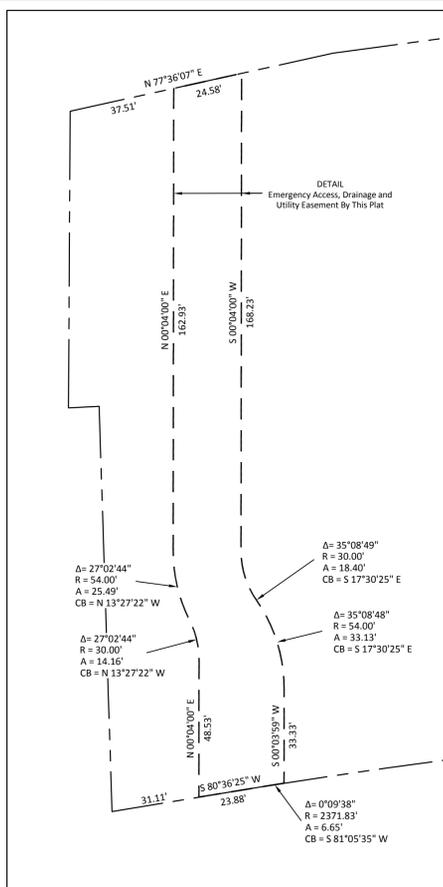
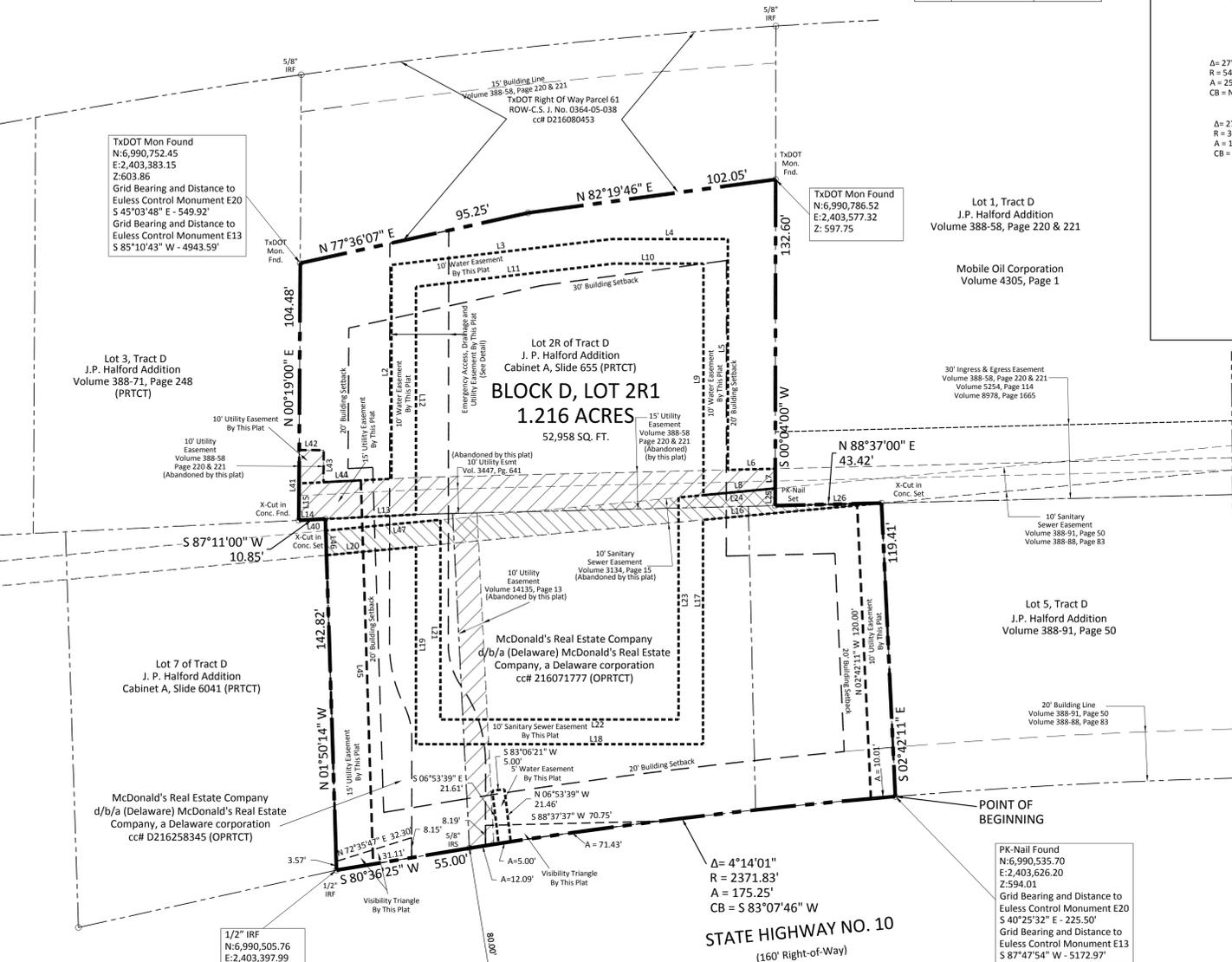
CITY OF EULESS WATER AND WASTEWATER IMPACT FEES			
Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1	2.5	\$3,694.75	\$1,311.75
1.5	5.0	\$7,389.50	\$2,623.50
2	8.0 - 10.0	\$11,823.20	\$4,197.60
3	16.0 - 24.0	\$35,469.60	\$12,592.80
4	25.0 - 42.0	\$67,071.80	\$22,037.40
6	50.0 - 92.0	\$135,966.80	\$48,272.40
8	80.0 - 160.0	\$236,494.00	\$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.

LINE	BEARING	DISTANCE
L1	N 87°07'41" E	37.82'
L2	N 00°00'00" W	86.92'
L3	N 83°19'41" E	50.67'
L4	N 90°00'00" E	47.30'
L5	S 00°00'00" W	93.83'
L6	N 88°37'00" E	19.39'
L7	S 00°04'00" W	7.99'
L8	S 84°39'59" W	29.50'
L9	N 00°00'00" E	94.10'
L10	N 90°00'00" W	36.72'
L11	S 83°19'41" W	81.19'
L12	S 00°00'00" E	92.53'
L13	S 87°07'10" W	47.09'
L14	N 89°41'00" W	0.83'
L15	N 00°19'00" E	14.98'
L16	S 84°39'19" W	73.23'
L17	S 00°00'00" W	91.16'
L18	N 90°00'00" W	117.22'
L19	N 00°00'00" W	80.21'
L20	S 84°39'51" W	36.71'
L21	S 00°00'00" E	81.19'
L22	N 90°00'00" E	97.22'
L23	N 00°00'00" E	90.27'
L24	N 84°39'59" E	39.68'
L25	S 00°04'00" W	7.01'
L26	N 88°37'57" E	43.42'
L38	S 80°42'25" W	15.13'
L40	S 87°11'00" W	10.85'
L41	N 00°19'00" E	28.57'
L42	S 89°41'00" E	10.00'
L43	S 00°19'00" W	13.04'
L44	N 87°07'41" E	15.27'
L45	S 01°50'14" E	156.09'
L46	N 01°50'14" W	10.02'
L47	N 84°39'51" E	47.08'

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 DRCTC Deed Records of Tarrant County, Texas
 PRCTC Plat Records of Tarrant County, Texas
 OPRCTC Official Public Records Tarrant County, Texas
 RPRCTC Real Property Records Tarrant County, Texas

Service Road
STATE HIGHWAY NO. 183
 (350' Right-of-Way)



OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, McDONALD'S REAL ESTATE COMPANY d/b/a (DELAWARE) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation is the owner of a 1.216 acre tract of land situated in the James P. Halford Survey, Abstract No. 711 in the City of Euleless, Tarrant County, Texas, being a portion of Lot 2R, Tract D of that replat of J.P. Halford Addition according to the plat recorded in Cabinet A, Slide 655 of the Plat Records of Tarrant County Texas (PRCTC) and being all of a tract of land described in a deed to William T. Massey and wife, Phyllis G. Massey recorded in c/c# D205179961, Official Public Records Tarrant County, Texas (OPRCTC) and being more particularly described as follows:

BEGINNING at a pk-nail found in the north line of State Highway No. 10 a 160 feet wide right of way and being the southeast corner of said Lot 2R, Tract D and the southwest corner of Lot 5, Tract D of J. P. Halford Addition recorded in Volume 388-91, Page 50 (PRCTC) and being the beginning of a curve to the left having a radius of 2371.83 feet and a chord bearing of SOUTH 83°07'46" WEST;

THENCE along said north line and said curve to the left through a central angle of 04°14'01" for an arc length of 175.25 feet to a 5/8 inch iron rod set for corner at the southwest corner of said Lot 2R;

THENCE continuing along said north line, SOUTH 80°36'25" WEST a distance of 55.00 feet to a 1/2 inch iron rod found for corner at the southeast corner of Lot 7, Tract D of J. P. Halford Addition recorded in Cabinet A, Slide 6041 (PRCTC);

THENCE along the east line of said Lot 7, NORTH 01°50'14" WEST a distance of 142.82 feet to an x-cut in concrete set for corner at the northeast corner of said Lot 7;

THENCE along the north line of said Lot 7, SOUTH 87°11'00" WEST a distance of 10.85 feet to a x-cut in concrete found for corner at the southeast corner of Lot 3, Tract D of J. P. Halford Addition recorded in Volume 388-71, Page 248 (PRCTC);

THENCE along the east line of said Lot 3, NORTH 00°19'00" EAST a distance of 104.48 feet to a 5/8 inch iron rod set for corner in the proposed south line of State Highway No. 183 (as shown on TxDOT Right Of Way Parcel 61, ROW-C.S. J. No. 0364-05-038, dated 05/18/15);

THENCE along the south of said proposed south line, NORTH 77°36'07" EAST a distance of 95.25 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said south line, NORTH 82°19'46" EAST a distance of 102.05 feet to a 5/8 inch iron rod set for corner in the west line of Lot 1, Tract D of J. P. Halford Addition recorded in Volume 388-58, Page 220 & 221 (PRCTC);

THENCE along said west line, SOUTH 00°04'00" WEST a distance of 132.60 feet to a pk-nail set for corner at the southwest corner of said Lot 1 and an interior ell corner of said Lot 2R;

THENCE along the south line of said Lot 1, NORTH 88°37'00" EAST a distance of 43.42 feet to an x-cut in concrete set for corner at the northwest corner of said Lot 5;

THENCE along the west line of said Lot 5, SOUTH 02°42'11" EAST a distance of 119.41 feet to the POINT OF BEGINNING;

CONTAINING 1.216 acres or 52,958 square feet of land more or less.

CITY APPROVAL BLOCK

The City of Euleless 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, Euleless Planning and Zoning Commission _____ Date of P&Z Approval _____

SURVEYOR'S CERTIFICATE

This is to certify that I, Austin J. Bedford of A. J. Bedford Group, Inc., a registered professional land surveyor of the State of Texas, have planned 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.

Dated this ____ day of _____, 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"
 Austin J. Bedford, R.P.L.S. No. 4132

STATE OF TEXAS \$
 COUNTY OF ROCKWALL \$

BEFORE ME, the undersigned, a Notary in and for The State of Texas, on this day personally appeared Austin J. Bedford, know 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 _____, 2016.

Notary Public, State of Texas _____

Owner:
 McDonald's Real Estate Company d/b/a (Delaware)
 McDonald's Real Estate Company, a Delaware corporation
 511 East Carpenter Freeway, Suite 375
 Irving, Texas 75062
 (972) 869-5304

Engineer:
 Adams Engineering & Development Consultants
 8951 Cypress Waters Blvd., Ste. 150
 Dallas, Texas 75019
 (817) 328-3200

GENERAL NOTES:
 The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
 Basis of Bearings: Bearings are based on Tract D of that replat of J.P. Halford Addition according to the plat recorded in Cabinet A, Slide 655 of the Plat Records of Tarrant County Texas
 FLOOD STATEMENT: According to Community Panel No. 48439C0230K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That McDONALD'S REAL ESTATE COMPANY d/b/a (DELAWARE) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, through the undersigned authority, do hereby adopt this plat designating the herein above described property as J. P. HALFORD ADDITION, BLOCK D, LOT 2R1, an addition to the City of Euleless, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and do 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, McDONALD'S REAL ESTATE COMPANY d/b/a (DELAWARE) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, do hereby bind themselves, their 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 Euleless or easement holders. The City of Euleless 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 Euleless 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.

Witness our hands at _____ County, _____ this ____ day of _____, 2016.

By: McDONALD'S REAL ESTATE COMPANY d/b/a (DELAWARE) McDONALD'S REAL ESTATE COMPANY, a Delaware corporation

By: _____
 Name: _____
 Title: _____

STATE OF _____ \$
 COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary in and for The State of Texas, on this day personally appeared _____, know 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 _____, 2016.

Notary Public, State of _____

NOTES:

- The City of Euleless 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.
- The City of Euleless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations are based on the most current information available at the time the plat was filed and may be subject to change. Addition lots, other than those shown, may also be subject to minimum finish floor criteria.
- 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.
- 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.
- The City will not maintain any interior drainage systems that originate within this private development.

Case No. 16-06-PP
FINAL PLAT
J.P. HALFORD ADDITION
BLOCK D, LOT 2R1

Being a replat of a portion of Lot 2R, Tract D of J. P. Halford Addition recorded in Cabinet A, Slide 655 (PRCTC) and a portion of Lot 7 of Tract D of J. P. Halford Addition recorded in Cabinet A, Slide 6041 (PRCTC) situated in the James P. Halford Survey, Abstract No. 711 City Of Euleless, Tarrant County, Texas

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: March 2, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: MCD Euleless Plat 10-7-16
Drawn By: Spradling/Elam	Job. No. 387-084
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

Sheet: 1
 Of: 1

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors
 TBPLS REG#10118200

THIS PLAT IS RECORDED IN DOCUMENT NO. _____
 (OPRCTC) DATE: _____