

STATE OF TEXAS  
COUNTY OF TARRANT

SITUATED IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, IN THE A. J. HUITT SURVEY, ABSTRACT NO. 709, BEING A SURVEY OF PART OF TRACT A OF OAK CREST ESTATES, AN ADDITION TO EULESS, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-14, PAGE 29 OF THE TARRANT COUNTY PLAT RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN SET AT THE NORTHEAST CORNER OF SAID TRACT A, IN THE SOUTH RIGHT-OF-WAY LINE OF EAST EULESS BOULEVARD (STATE HIGHWAY 10) AND THE WEST RIGHT-OF-WAY LINE OF DICKEY DRIVE;

THENCE SOUTHERLY WITH THE EAST LINE OF SAID TRACT A AND THE WEST RIGHT-OF-WAY LINE OF SAID DICKEY DRIVE AS FOLLOWS: SOUTH 01°06'43" EAST, 5.34 FEET TO A 1/2-INCH IRON PIN SET AT THE P.C. OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE, A RADIUS OF 472.90 FEET, AN ARC LENGTH OF 292.75 FEET, A CENTRAL ANGLE OF 35°28'08", A CHORD DIRECTION OF SOUTH 18°50'46" EAST AND A CHORD LENGTH OF 288.10 FEET TO A 1/2-INCH IRON PIN SET;

THENCE SOUTH 88°49'56" WEST, 101.31 FEET TO A SET 1/2-INCH IRON PIN: THENCE SOUTH 01°03'54" EAST, 135.98 FEET TO A 1/2-INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID TRACT IN VOLUME 5749, PAGE 174;

THENCE SOUTH 89°03'29" WEST, 189.05 FEET TO A 1/2-INCH IRON PIN FOUND AT THE EAST INSIDE CORNER OF THE 1.610 ACRE TRACT RECORDED AS DOCUMENT NUMBER D213053347;

THENCE NORTH 01°04'00" WEST, A WEST LINE OF SAID 1.610 ACRE TRACT, 20.33 FEET TO A 1/2-INCH IRON PIN FOUND AT THE NORTH-NORTHEAST CORNER OF SAID 1.610 ACRE TRACT;

THENCE SOUTH 88°25'30" WEST, WITH THE NORTH LINE OF SAID 1.610 ACRE TRACT, 32.01 FEET TO A 1/2-INCH IRON PIN FOUND AT THE NORTH-NORTHWEST CORNER OF SAID 1.610 ACRE TRACT;

THENCE SOUTH 02°07'41 " EAST, WITH AN EAST LINE OF SAID 1.610 ACRE TRACT, 20.18 FEET TO A 1/2-INCH IRON PIN FOUND AT THE WEST INSIDE CORNER OF SAID 1.610 ACRE TRACT;

THENCE SOUTH 89°05'57" WEST, WITH A NORTH LINE OF SAID 1.610 ACRE TRACT, 125.12 FEET TO A 1/2-INCH IRON PIN SET;

THENCE SOUTH 01°06'00" EAST, 60.87 FEET TO A 1/2-INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 8R, BLOCK 1 OF OAK CREST ESTATES RECORDED IN VOLUME 388-18, PAGE 19 OF SAID TARRANT COUNTY PLAT RECORDS; SAME BEING IN THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 88°54'00" WEST, WITH THE SOUTH LINE OF SAID TRACT A, 128.00 FEET TO A 1/2-INCH IRON PIN SET;

THENCE NORTH 00° 01 '16" WEST, 492.60 FEET TO A 1 / 2 -INCH IRON PIN SET IN THE NORTH LINE OF SAID TRACT A AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST EULESS BOULEVARD (STATE HIGHWAY 10);

THENCE SOUTH 89°06'15" EAST, WITH THE NORTH LINE OF SAID TRACT A AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST EULESS BOULEVARD (STATE HIGHWAY 10), 478.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.99 ACRES.

WHEREAS GALA AT OCE, LP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE \_\_\_\_\_ SURVEY, COUNTY OF TARRANT, ACCORDING TO THE DEED RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, DRTCT, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(SEE ABOVE)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GALA AT OCE, LP, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GALA AT OAK CREST ESTATES ADDITION, 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, GALA AT OCE, LP, 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 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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR TARRANT COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GALA AT OCE, LP, 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 WHOSOEVER 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 §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT §

THE FOLLOWING RESERVATIONS, RESTRICTIONS, AND COVENANTS ARE IMPOSED ON GALA AT OAK CREST STATES ADDITION 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 GALA AT OAK CREST ESTATES ADDITION 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 FINAL PLAT APPLICATION 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.

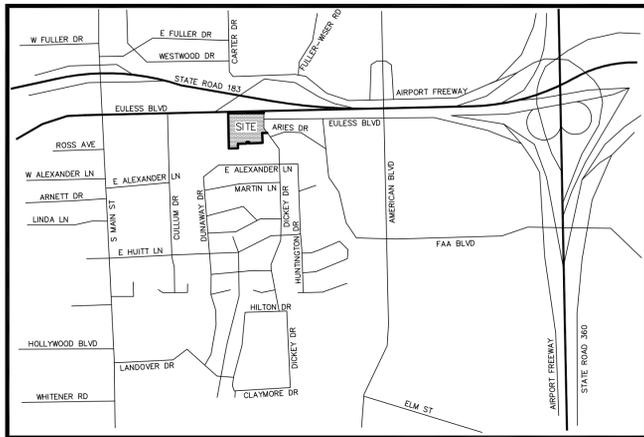
IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
THE STATE OF TEXAS  
COUNTY OF TARRANT

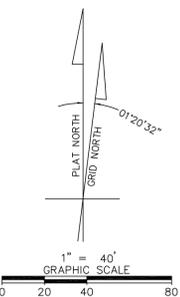
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE SAID \_\_\_\_\_  
ON THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

CASE #16-13-FP  
BLOCK A, LOT 1  
**GALA AT OAK CREST ESTATES ADDITION**  
BEING A REVISION OF TRACT A, OAK CREST ESTATES AS PREVIOUSLY FILED IN VOLUME 388-14, PAGE 29, TARRANT COUNTY PLAT RECORDS AND BEING PART OF THE A.J. HUITT SURVEY, ABSTRACT NO. 709, CITY OF EULESS, TARRANT COUNTY, TEXAS  
MAY 15, 2002



VICINITY MAP  
SCALE: 1" = 1000'



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY LINE AS BEING N00°01'16"W, PER CLERK'S FILE NO. D216018577.
- COMBINED SCALE FACTOR: 0.99985573, COMPUTED USING OPUS-RS SOLUTION BASED ON AN AVERAGE ELEVATION OF 589 FOR SITE.
- 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 WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
- THIS PROPERTY IS WITHIN AIRCRAFT NOISE ZONE B. ALL NOISE SENSITIVE USES WILL BE CONSTRUCTED TO ACHIEVE A 25 DECIBEL REDUCTION FROM OUTSIDE TO INSIDE.
- THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.
- THE CITY WILL NOT MAINTAIN ANY INTERIOR SANITARY SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.
- 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 CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD TANGENT	
C1	90°54'11"	7.93	5.00	N45°28'40"E	7.13	5.08
C2	89°05'49"	18.55	10.00	N44°33'20"W	14.03	9.84
C3	50°13'47"	36.82	42.00	N24°52'50"E	35.65	19.69
C4	50°13'47"	36.82	42.00	N24°52'50"W	35.65	19.69
C5	90°00'00"	43.98	28.00	S45°00'00"W	39.60	28.00
C6	33°59'59"	30.26	472.90	S07°27'33"E	30.26	15.14
C7	110°7'48"	9.33	472.90	S09°03'20"E	9.33	4.66
C8	89°59'44"	43.98	28.00	N44°59'59"E	39.60	28.00
C9	89°59'44"	43.98	28.00	S45°00'00"E	39.60	28.00
C10	90°54'11"	44.42	28.00	S45°28'40"W	39.91	28.44
C11	89°05'49"	21.78	5.00	S44°33'20"E	7.02	4.92
C12	0°32'11"	4.43	472.90	S36°18'44"E	4.43	2.21
C13	2°54'33"	23.97	472.90	S34°25'24"E	23.96	11.99
C14	2°54'33"	196.86	472.90	S31°12'45"E	195.46	99.89
C15	42°50'52"	20.94	28.00	S69°28'19"W	20.45	10.99
C16	38°03'36"	12.61	28.00	S30°01'34"W	12.33	9.11
C17	12°00'42"	5.87	28.00	S05°59'55"W	5.86	2.90
C18	38°24'35"	18.77	28.00	S19°12'43"E	18.42	9.75
C19	20°31'02"	10.05	28.00	S48°43'07"E	10.02	5.09
C20	30°58'07"	18.13	28.00	S74°31'06"E	14.95	7.76
C21	0°56'48"	7.81	472.90	S01°30'06"E	7.81	3.91
C22	2°25'55"	20.07	472.90	S03°16'28"E	20.07	10.04

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.34'	S01°06'43"E
L2	20.33'	N01°04'00"W
L3	32.01'	S88°25'30"W
L4	20.18'	S02°07'41"E

SURVEYOR ATTESTATION FORM:

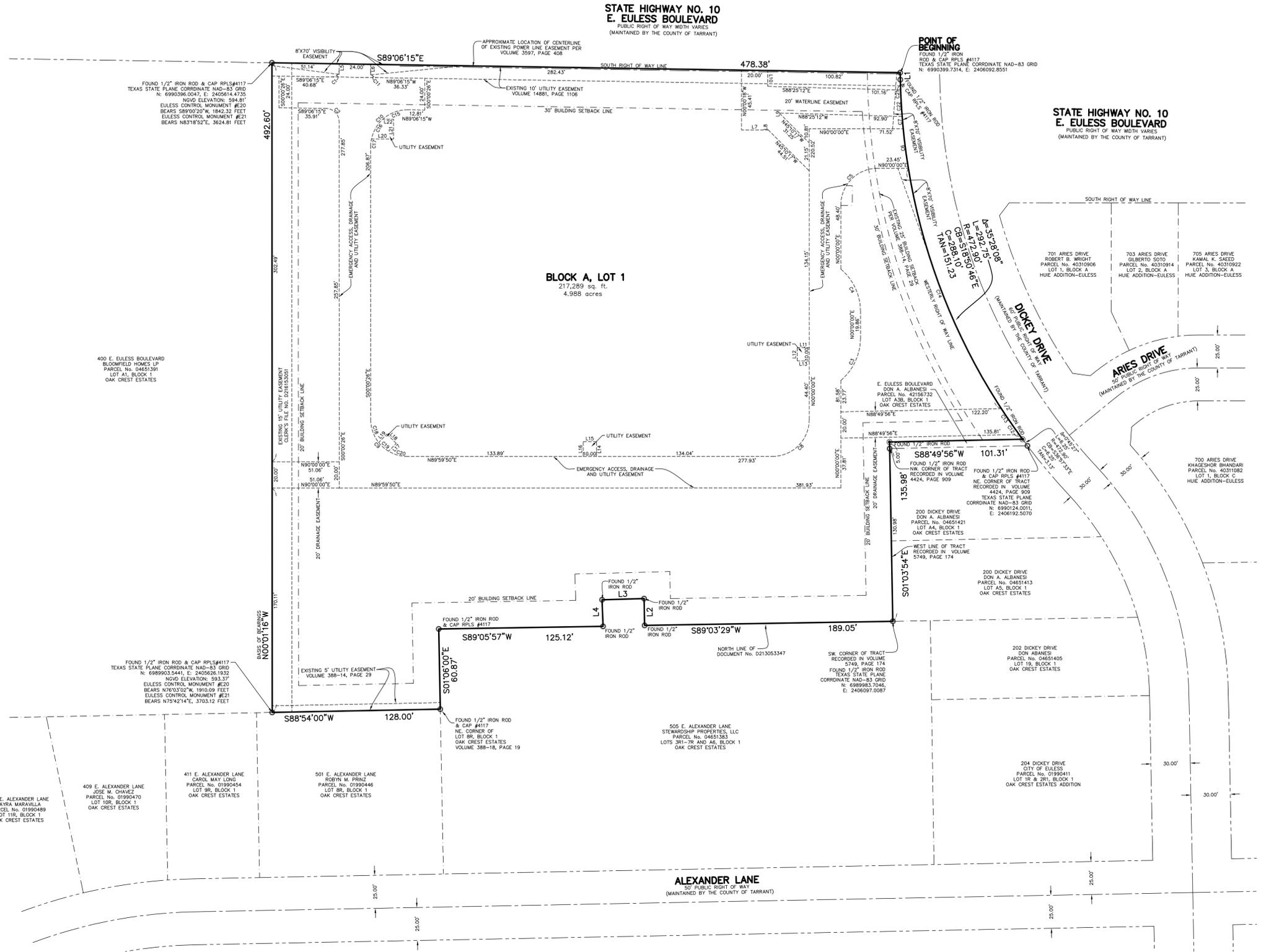
THIS IS TO CERTIFY THAT I, MICHAEL W. SOLITRO, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINT OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PLAT PREPARER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REPUBLIC NATIONAL  
480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
407-862-4200 FAX: 407-862-6229

OWNER  
GALA AT OCE, LP  
4801 WOODWAY DRIVE, SUITE 300-E  
HOUSTON, TX 77056  
713-503-4477

DEVELOPER  
GARDNER CAPITAL DEVELOPMENT TEXAS, LLC  
4801 WOODWAY DRIVE, SUITE 300-E  
HOUSTON, TX 77056  
713-503-4477



**BLOCK A, LOT 1**  
217,289 sq. ft.  
4.988 acres

STATE HIGHWAY NO. 10  
E. EULESS BOULEVARD  
(MAINTAINED BY THE COUNTY OF TARRANT)

STATE HIGHWAY NO. 10  
E. EULESS BOULEVARD  
(MAINTAINED BY THE COUNTY OF TARRANT)

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.

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 \_\_\_\_\_

CASE #16-13-FP  
BLOCK A, LOT 1

GALA AT OAK CREST ESTATES ADDITION

BEING A REVISION OF TRACT A, OAK CREST ESTATES AS PREVIOUSLY FILED IN VOLUME 388-14, PAGE 29, TARRANT COUNTY PLAT RECORDS AND BEING PART OF THE A.J. HUITT SURVEY, ABSTRACT NO. 709, CITY OF EULESS, TARRANT COUNTY, TEXAS  
MAY 15, 2002