



## APPLICATION REQUIREMENTS FOR REPLAT

### General Information

A Replat replaces all or part of an officially recorded Final Plat. The Replat approval process is the same as that for Final Plats, except that Replats require a public hearing unless the applicant has vacated the preceding Plat according to the requirements of Section 84-414 of Euless' Unified Development Code. Additional information concerning the public hearing process is contained in Section 84-412 of the Euless' Unified Development Code. Replats for subdivisions which create no more than four lots and do not require the creation of a new street or the extension of municipal facilities may be approved by the Director of Planning and Development and the City Engineer as "Minor Replats"; all other Replats require approval by the Planning and Zoning Commission (P&Z).

1. **Staff Review** All replats will first be reviewed by City staff on the Development Review Committee (DRC) for compliance with City codes, regulations, and policies. The following items must be submitted to the Planning and Development Department by noon on Monday in order to be distributed in staff meeting the next day. Staff comments will be returned to the applicant on Tuesday of the following week. All plans submitted shall be folded to approximately 8" x 9", with the title on top.

- Completed application form and check list
- Application fee:

<b>With Public Improvements</b>	<b>\$275.00+\$5.00 per acre or \$3.00 per lot</b>
<b>Public Hearing Required+</b>	<b>\$100.00</b>
<b>No Public Improvements</b>	<b>\$275.00</b>

- Fifteen (15) copies of the Plat and Lighting Plan
- One (1) digital copy in .pdf format.
- Closure calculations of the boundaries of the property
- Certificate of Acceptable Public Improvements OR Acceptable Subdivision Improvement Agreement, signed by the City Engineer
- Tax Certificate from Tarrant County
- Tax Certificate from Grapevine-Colleyville Independent School District if the property is located north of Bear Creek
- Signatures of Utility Company representatives on Franchise Utility Company Approval forms
- Site Survey Map with the seal of a Texas-Registered Professional Surveyor, showing all existing improvements relative to proposed property lines and easements
- Deed Restriction Certification Form (if applicable)
- Plat Vacation Certification Form (if applicable)

2. **Approval** Staff comments are forwarded to the applicant for preparation of a revised submittal. The revised submittal is again reviewed by the Development Review Committee, and if it conforms to City codes, regulations, and policies (or includes a request for a variance), it is certified as such and placed on the Planning and Zoning Commission Agenda. Minor Replats are forwarded to the Director. The following items must be submitted to the Planning and Development Department by noon on Monday eight (8) days prior to the Planning and Zoning Commission meeting:

- Three (3) – 24"x36" folded and collated copies of the Plat and Lighting Plan
- One (1) digital copy in .pdf format
- Two (2) –24"x36" mylars of the Plat (3 if the applicant requires one to be returned)
- One (1) – 8 ½"x11" reduction of the Plat and Lighting Plan
- One (1) copy of the Owners Certification, Property Description, and Dedication on 8 ½"x11" or 8 ½"x14" paper

Based on the Development Review Committee's recommendation, the Planning and Zoning Commission makes the final decision of approval, conditional approval, or denial of the Replat. Approved Replats will be filed by City staff at the County, and one (1) copy of the filed Plat will then be returned to the applicant. **The applicant will be invoiced for any fees charged by Tarrant County for the filing and recording of the plat.**

## REPLAT APPLICATION

### PROPERTY DESCRIPTION:

Proposed Subdivision Name: \_\_\_\_\_

Blocks and Lots: \_\_\_\_\_

\_\_\_\_\_

General Property Location (street name and block number or nearest cross street):

\_\_\_\_\_

\_\_\_\_\_

Current Legal Description (abstract and tract number): \_\_\_\_\_

\_\_\_\_\_

Acreage: \_\_\_\_\_ Intended Land Use: \_\_\_\_\_

Current Zoning (including the number of acres contained within each district): \_\_\_\_\_

\_\_\_\_\_

Proposed Zoning (including the number of acres to be contained within each district): \_\_\_\_\_

\_\_\_\_\_

Are any modifications to public facilities required with this proposed facility?  Yes  No

### PROPOSED BUILDING STATISTICS:

**Number of Lots Proposed:**

Single Family Lots \_\_\_\_\_

Duplex Lots \_\_\_\_\_

Multifamily Lots \_\_\_\_\_

Commercial Lots \_\_\_\_\_

Industrial Lots \_\_\_\_\_

Other (Specify) \_\_\_\_\_

**TOTAL** \_\_\_\_\_

**Smallest Lot:**

Lot # \_\_\_\_\_

Lot Size: \_\_\_\_\_

**Largest Lot:**

Lot # \_\_\_\_\_

Lot Size: \_\_\_\_\_

**Average Lot Size:**

\_\_\_\_\_

**If Residential:**

Number of Units: \_\_\_\_\_

Acres: \_\_\_\_\_

Density (Units/Acre): \_\_\_\_\_

### SIGNATURES:

Property Owner/Agent: \_\_\_\_\_

Developer: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

**SIGNATURES:**

Design Engineer or Land Planner:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

Email: \_\_\_\_\_

Surveyor:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

Email: \_\_\_\_\_

**ACKNOWLEDGMENTS**

I, the undersigned, being the property owner of record or representing the property owner of record, hereby make application for approval of the attached Plat or Land Plan.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Name, Printed

**OFFICE USE ONLY:**

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:

## INFORMATION TO BE INCLUDED ON ALL REPLATS

**The Development Review Committee WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.**

### Plat Layout

- Title Block near lower right corner, appropriate for the type of Plat
- City approval block
- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- Signature and seal of Plat preparer (on every submittal)
- North indicator, Graphic scale, Sheet number
- All print is to be 5' on a scale of 1 inch = 50 feet
- Vicinity map to scale
- Boundary of the site, with true bearings to nearest second and distances to nearest hundredth. Exact layout of all arc lengths, radii, deflection angles, chord lengths and bearings, and tangent lengths and bearings.
- Location, size, and purpose of all easements, including but not limited to utilities, drainage, flowage, and emergency access
- Additional documentation necessary for the dedication or conveyance of easements or rights of way as required by the City
- Lot lines with bearings and distances
- Block and Lot designations
- Square feet or acreage of each lot in a table or placed on lots
- Required building setbacks
- Accurate ties to the abstract and survey corners as required by state survey law (commencing)
- Location of correct number of property corners to be monumental (see UDC 84-441 section (5) a). Identify in a table the horizontal control data for each monument required. Include vertical control data at for the Plat.
- Grid bearing and distance to two city control monuments, for at least two corner monuments
- True bearing and distance to the nearest established streetline that has know and identifiable point (commencing).
- Special restrictions such as flood way, adjacent minimum finished floor elevations, and perpetual maintenance agreements for floodway and flood plain
- Outline of all property which is offered for dedication to public use, with purpose indicated
- Outline of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

### Notes, Certifications

- Owner's Certificate and Dedication Form
- Engineer/Surveyor Attestation Form
- Impact Fee Table
- Use true bearings on plats and legal descriptions submitted to this city. Place a note that provides the rotational angle and combined scale factor for conversion from true grid to city grid.

- Perpetual Maintenance Agreement statements and filing data for offsite Perpetual Maintenance easements and agreements
- Note stating "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."
- Note stating the purpose of the replat.
- If property is located east of Euless Main Street, add an Avigation Easement statement and a note stating "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."
- Entry easements to allow City inspectors to enter the property being platted for the purpose of inspecting the construction of public improvements, if required by staff

**Surrounding Property and Street Information (200 feet around subject property)**

- Property lines; existing right of way widths; street intersections, street names, and street center lines.
- Filing data, owner's name, easements by separate instrument, etc.
- True bearing and distance to the nearest established street line (commencing)

**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

## CONTACTS

### FRANCHISE UTILITY COMPANIES

#### ONCOR – ELECTRIC

2001 N. Industrial Boulevard  
Bedford, Texas 76021  
(817)858-2506

#### AT&T

Sal Espinoza  
2513 W.E. Roberts, Second Floor  
Grand Prairie, Texas 75051  
(972) 660-0066  
se2448@att.com

#### ATMOS ENERGY CORPORATION

Jeff Wylie  
800 East Border Street  
Arlington, Texas 76010  
(817) 303-2902  
jeff.wylie@atmosenergy.com

#### TIME WARNER CABLE

Phillip Gwin  
1565 Chenault St.  
Dallas, TX 75228  
(214)320-5433  
(214) 320-7559 fax

Abandoning Easements:  
Josh Stewart  
(214)320-7544  
(214)328-2882  
Juan Zapata  
(214)320-7404  
1565 Chenault St.  
Dallas, TX 75228

### TAX OFFICES

**CITY AND H/E/B SCHOOL DISTRICT**  
(property located south of Little Bear Creek)  
Tarrant County Tax Assessor/Collector  
100 E. Weatherford Street  
Fort Worth, Texas 76196  
(817) 884-1186

**GRAPEVINE SCHOOL DISTRICT**  
(property located north of Little Bear Creek)  
Grapevine Tax Office  
3072 Mustang Drive  
Grapevine, Texas 76051  
(817) 481-1242

### DEVELOPMENT REVIEW COMMITTEE

Mike Collins, Director of Planning and Economic Development	(817) 685-1684
Stephen Cook, Senior Planner	(817) 685-1648
Kurt Kasson, Building Official	(817) 685-1656
Ron Young, Director of Public Works	(817) 685-1646
Allen Harts, Senior Civil Engineer	(817) 685-1647
David Allen, Geographic Information Services Manager	(817) 685-1633
Paul Smith, Fire Marshal	(817) 685-1659
Bob Freeman, Assistant Police Chief	(817) 685-1502

**CITY OF EULESS, TEXAS  
FRANCHISE UTILITY COMPANY APPROVAL**

Regarding (Addition Name): \_\_\_\_\_

Utility easements have been provided on the Plat for the above described addition in a manner and location that is sufficient for (Name of Utility Company) \_\_\_\_\_ to provide adequate service to this development.

\_\_\_\_\_  
Name of Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**CITY OF EULESS, TEXAS  
DEED RESTRICTION CERTIFICATION**

I, we, the undersigned, do certify that the property covered by the proposed replat or resubdivision, and all property covered by the previous plat and/or resubdivision, all or a portion of which is proposed for replatting or resubdivision, is not limited by any deed restriction or other covenant filed of record to a residential use for not more than two residential units per lot, nor does such proposed replat or resubdivision in anywise alter or attempt to alter, amend, or remove any covenants or restrictions of record.

\_\_\_\_\_  
Applicant

SWORN AND SUBSCRIBED before me this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, in and for Tarrant County, Texas

My commission expires\_\_\_\_\_.

Printed name:\_\_\_\_\_

**CITY OF EULESS, TEXAS  
PLAT VACATION CERTIFICATION**

I (We), the undersigned, desiring to vacate that certain Plan, Plat, or Replat known as \_\_\_\_\_ filed of record in Volume or Cabinet \_\_\_\_\_ Page or Slide \_\_\_\_\_ of the Deed and/or Plat Records of Tarrant County, Texas, a certified copy of which is attached hereto, do certify that I (we), the undersigned, are the proprietors of all the land covered thereby and that no sale of any lot therein has been made OR that I (we), the undersigned, if sale of any such lots has occurred, are all of the owners of the lots in said Plan, Plat, or Replat.

\_\_\_\_\_  
Property Owner

SWORN AND SUBSCRIBED before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, in and for Tarrant County, Texas  
My commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

APPROVED BY THE CITY OF EULESS, TEXAS:

I hereby certify that this Plat vacation and abandonment of the \_\_\_\_\_ Addition to the City Limits of the City of Euless, Texas, was approved by the Planning and Zoning Commission of the City of Euless, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Planning and Zoning Commission Chairman

\_\_\_\_\_  
City Staff Representative

## PLAT VACATION AND ABANDONMENT SIGNATURE FORM

The undersigned public utility companies using or entitled to use, under the terms and provisions of our respective franchises with the City of Euless, Texas, those rights of way and utility easements appearing on the Plan, Plat, or Replat known as \_\_\_\_\_ filed of record in Volume or Cabinet \_\_\_\_\_ Page or Slide \_\_\_\_\_ of the Deed and/or Plat Records of Tarrant County, Texas, do hereby consent to the vacation and abandonment of said Plan, Plat, or Replat and those rights of way and easements shown thereon, subject to the special condition below:

**Special Condition:**

Consent of the undersigned to the vacation and abandonment of the herein above referenced Plan, Plat, or Replat is conditioned upon the submittal to and approval by the City of Euless, Texas, of the Plat to be known as \_\_\_\_\_, a copy of which is attached hereto.

**Atmos Energy Corporation**

**AT&T**

\_\_\_\_\_  
Name of Representative

\_\_\_\_\_  
Name of Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

**Oncor Electric**

**Time Warner Cable**

\_\_\_\_\_  
Name of Representative

\_\_\_\_\_  
Name of Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

The undersigned, City Engineer for the City of Euless, Texas, certify that I have carefully considered the application to vacate the Plan, Plat, or Replat above referenced, from the standpoint of present and future needs of the City with respect to traffic and City utilities, and I see no objection to the requested vacation from the City's standpoint.

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

**ENGINEER OR SURVEYOR ATTESTATION FORM (REQUIRED ON ALL PLATS)**

This is to certify that I, \_\_\_\_\_, a registered professional engineer/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 points 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

**IMPACT FEE TABLE (REQUIRED ON ALL PLATS)**

**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	\$1,336.97	\$92.25
1	2.5	\$3,342.42	\$191.42
1.5	5.0	\$6,684.83	\$382.84
2	8.0 – 10.0	\$10,695.72	\$612.54
3	16.0 – 24.0	\$32,087.16	\$1,837.62
4	25.0 – 42.0	\$56,152.53	\$3,215.84
6	50.0 – 92.0	\$123,000.78	\$7,044.21
8	80.0 – 160.0	\$213,914.40	\$12,250.80
10	115.0 – 250.0	\$334,241.25	\$19,141.88

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.

**OWNER'S CERTIFICATE AND DEDICATION FORM  
FOR INDIVIDUALS**

STATE OF TEXAS, COUNTY OF TARRANT

**WHEREAS** I (we), \_\_\_\_\_, am (are) the sole owner (all of the owners) 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:

***(insert legal description)***

Now therefore know all men by these presents:

That (Owner's Name) \_\_\_\_\_, through the undersigned authority, does hereby adopt this plat designating the herein above described property as (Subdivision Name) \_\_\_\_\_, 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, (Owner's Name) \_\_\_\_\_, 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 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 \_\_\_\_\_, 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: \_\_\_\_\_

**OWNER'S CERTIFICATE AND DEDICATION FORM  
FOR CORPORATIONS**

STATE OF TEXAS, COUNTY OF TARRANT

**WHEREAS** (Corporation Name) \_\_\_\_\_, 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:

**(insert legal description)**

Now therefore know all men by these presents:

That (Corporation Name) \_\_\_\_\_, through the undersigned authority, does hereby adopt this plat designating the herein above described property as (Subdivision Name) \_\_\_\_\_, 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, (Corporation Name) \_\_\_\_\_, 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 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 \_\_\_\_\_, 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, (Owner's Name) \_\_\_\_\_, 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 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

REPLAT  
Containing *Blocks, Lots*  
*Addition Name*  
Being a Revision of  
*Addition Name, Blocks, Lots*  
*Case Number*

as previously filed in Volume \_\_\_\_\_, Page \_\_\_\_\_, Tarrant County Plat Records, and being part of  
the \_\_\_\_\_ Survey, Abstract No. \_\_\_\_\_, City of Euless, Tarrant County, Texas.  
*Date of Preparation, with space for revision dates*

THIS PLAT FILED IN CABINET \_\_\_\_ SLIDE \_\_\_\_ ON DATE \_\_\_\_\_.

**CITY APPROVAL BLOCK REQUIRED FOR MAJOR SUBDIVISION FINAL PLATS, REPLATS, OR AMENDING PLATS:**

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

**CITY APPROVAL BLOCK FOR MINOR SUBDIVISION FINAL PLATS, REPLATS, OR AMENDING PLATS:**

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, has delegated approval of Minor Subdivision Plats to the Director of Planning and Development and the City Engineer, and by virtue of their signatures below hereby authorizes this Plat to be recorded in the Plat Records of Tarrant County, Texas.

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date of Approval

### PREFERRED LOCATION

#### 24"x36" Sheet

- Vicinity Map (scalable)
- North Arrow
- Graphic Scale
- All Notes
- Architect/Engineer/Surveyor Seals & Signatures
- Owner/Developer/Plan Preparer Information

City Approval Block
Title Block

### ALTERNATE LOCATION

#### 24"X36" Sheet

- |                           |   |                                   |
|---------------------------|---|-----------------------------------|
| • Vicinity Map (Scalable) | • All Notes   | • Owner/Developer/<br>Information |
| • North Arrow             | • Architect/Engineer/<br>Surveyor Seals &<br>Signatures |                                   |
| • Graphic Scale           |   |                                   |

City Approval Block
Title Block