

REPLAT APPLICATION

PROPERTY DESCRIPTION:

Proposed Subdivision Name: TRAIL LAKE ESTATES ADDN - EULESS

Blocks and Lots: Block 5 Lot 4

General Property Location (street name and block number or nearest cross street):
800 OVERLAKE Ct
EULESS, TX 76039

Current Legal Description (abstract and tract number): GEORGE LINNEY SURVEY A-939,
TRAIL LAKE ESTATES, PHASE II, BLOCK 5 LOT 3 & 4

Acreage: 1.025 Intended Land Use: RESIDENTIAL

Current Zoning (including the number of acres contained within each district): 1.025 ACRES
ZONED R-1

Proposed Zoning (including the number of acres to be contained within each district):
SAME AS ABOVE

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

PROPOSED BUILDING STATISTICS:

Number of Lots Proposed:
Single Family Lots 1
Duplex Lots _____
Multifamily Lots _____
Commercial Lots _____
Industrial Lots _____
Other (Specify) _____
TOTAL 1

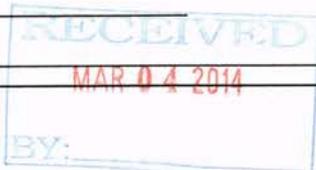
Smallest Lot:
Lot # 4R
Lot Size: 1.025 AC
Largest Lot:
Lot # 4R
Lot Size: 1.025 AC
Average Lot Size: 1.025 AC

If Residential:
Number of Units: 1
Acres: 1.025
Density (Units/Acre): 0.976

SIGNATURES:

Property Owner/Agent: ANDREW CHEANEY
Signature: Andrew Chesney
Mailing Address: 801 OVERLAKE Ct.
City: EULESS State: Tx Zip Code 76039
Telephone 817 925-6939
Fax () _____
Email: towsrus@swbell.net

Developer: _____
Signature: _____
Mailing Address: _____
City: _____ State: _____ Zip Code _____
Telephone () _____
Fax () _____
Email: _____



SIGNATURES:	
Design Engineer or Land Planner: Name: _____ Signature: _____ Mailing Address: _____ City: _____ State: _____ Zip Code _____ Telephone () _____ Fax () _____ Email: _____	Surveyor: Name: <u>PRISM SURVEYS, INC.</u> Signature: <u><i>Michael J. Jinks</i></u> Mailing Address: <u>1361 W. ECLESS BLVD. #112</u> City: <u>ECLESS</u> State: <u>TX</u> Zip Code <u>76040</u> Telephone () <u>817-540-8048</u> Fax () <u>817-283-1148</u> Email: <u>prism-mobile@msn.com</u>
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.	
<u><i>Andrew Chesney</i></u> Property Owner's Signature	_____ Date
<u>ANDREW CHESNEY</u> Property Owner's Name, Printed	

OFFICE USE ONLY:				
Fee Paid: <u>\$2750</u> Pd. CNK # <u>33632</u> <u>3/4/14</u>	Received By: <u><i>Alicia D</i></u>	Date Received: <u>3/4/14</u>	Case Number: <u>14-02-RP</u>	H.T.E. Number: <u>14-1600002</u>
FORM UPDATED 06/2013				

RECEIVED
 MAR 04 2014
 BY: _____

INFORMATION TO BE INCLUDED ON ALL REPLATS

The Development Services Group 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 Eules 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 Eules Unified Development Code.

Michael Dale Luke
Plat Preparer's Signature

2/20/14
Date

MICHAEL DALE LUKE
Printed Name

RPLS
Printed Title