

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:  
The following reservations, restrictions, and covenants are imposed on INTERNATIONAL / REGIONAL INDUSTRIAL COMPLEX, BLOCK A, LOT 10 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 Lot 10, Block A, INTERNATIONAL/REGIONAL INDUSTRIAL COMPLEX 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. The City will not maintain any interior drainage systems that originate within the private development.
7. Within Emergency Access Drainage and Utility Easement (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.

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

IMPACT FEE TABLE  
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

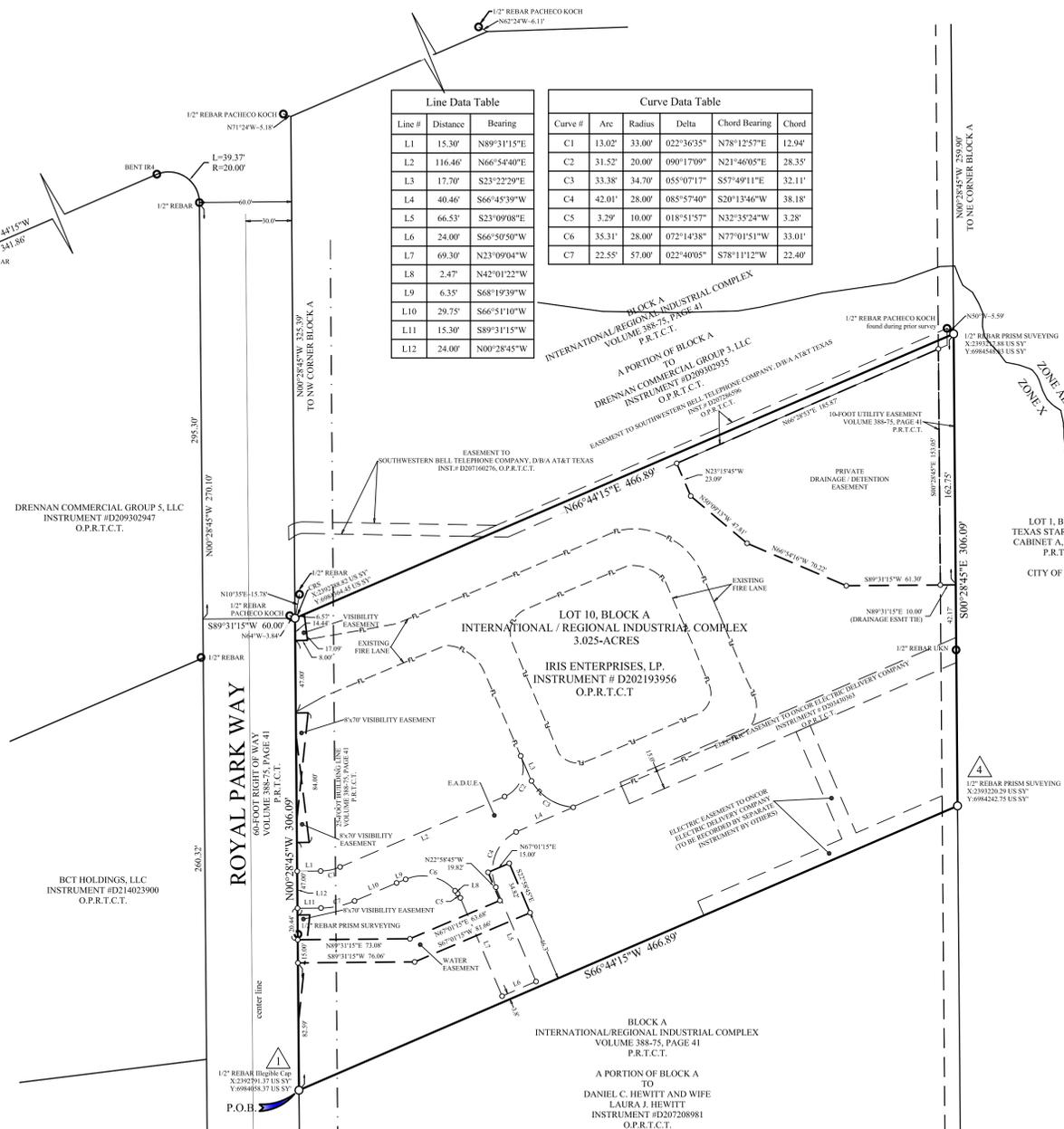
Impact fees are based on the size of water meter or tap serving the use.  
Impact fees are due at the time of Building Permit application.

Surveyor's Notes

- 1. Monuments are found, unless marked CRS or MNS.
2. According to the Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Panel 230 of 495, Map Number 48439C0230K, dated September 25, 2009 as published by the Federal Emergency Management Agency (FEMA), the subject tract lies within Zone X (unshaded), areas outside the 0.2-percent-annual-chance floodplain.
3. Bearings are, Grid North, based on the Texas Coordinate System of 1983, North Central Zone.
4. Elevations, if shown, and plans are based on the North American Vertical Datum of 1988.
5. This survey was performed without the benefit of a commitment for title insurance; therefore, they may be easements or other matters which affect the subject tract that are not shown hereon.
6. Installation and dedication of public improvements will be made prior to the submission of the final plat.
7. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and its subject to fines and withholding of utilities and building permits.
8. Easements shown without recording information within the bounds of this plat are hereby dedicated by this plat.
9. The convergence angle for this site is 0°45'26"±

Surveying, Inc. logo with compass rose and north arrow. Includes contact information for TBPLS Firm #100195-00, 807 Bluebonnet Drive, Suite C, Keller, Texas 76248, www.jpplandsurveying.com, Tel (817)431-4971. Also includes a scale bar (1" = 50') and JPH Job No. 20104.200.007.

Surveyor  
JPH Land Surveying  
807 Bluebonnet Drive, Suite C  
Keller, Texas 76248  
jewel@jppls.com  
Owner  
IRIS Enterprises, LP.  
1201 Royal Parkway  
Euless, Texas 76040  
Legend of Abbreviations  
D.R.T.C.T. Deed Records, Tarrant County, Texas  
P.R.T.C.T. Plat Records, Tarrant County, Texas  
O.P.R.T.C.T. Official Public Records, Tarrant County, Texas  
P.O.B. Place of Beginning  
E.A.D.U.E. Emergency Access, Drainage and Utility Easement



Line Data Table and Curve Data Table. The Line Data Table lists 12 lines with distance and bearing. The Curve Data Table lists 7 curves with radius, delta, and chord bearing.

The City of Euless Planning and Zoning Commission approved this Final 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

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.

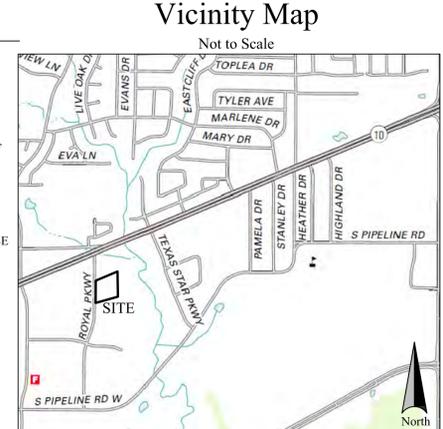
~RELEASED FOR REVIEW TO THE CITY OF EULESS ON MAY 04, 2016.

Signature \_\_\_\_\_ Date \_\_\_\_\_

RPLS # 5754

Two Euless 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
△ - Euless Monument EO5	S70°56'20"E ~ 1682.11'
△ - Euless Monument EO4	N55°29'32"E ~ 3746.47'
△ - Euless Monument EO5	S57°42'24"E ~ 1373.38'
△ - Euless Monument EO4	N53°54'22"E ~ 3289.81'



WHEREAS IRIS Enterprises, LP., acting by and through the undersigned, its duly authorized agent, is the sole owner of a portion of Block A of International/Regional Industrial Complex an addition in the City of Euless, Tarrant County, Texas according to the plat recorded in Volume 388-75, Page 41 of the Plat Records of Tarrant County, Texas, said tract being the remainder of the tract described in the deed to said Iris Enterprises, L.P., recorded under Instrument Number D202193956 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

- Beginning at a 1/2 inch rebar with an illegible cap found on the east right-of-way line of Royal Park Way a 60-foot wide right of way dedicated on the plat recorded in Volume 388-75, Page 41 of the Plat Records of Tarrant County, Texas, at the northwest corner of the tract described in the deed to Daniel C. Hewitt and wife Laura J. Hewitt recorded under Instrument Number D207208981 of the Official Public Records of Tarrant County, Texas, from which a bent 1/2 inch rebar found at the beginning of a curve on the said east right-of-way line of Royal Park Way bears SOUTH 00 degrees 28 minutes 45 seconds EAST, a distance of 339.58 feet;
THENCE NORTH 00 degrees 28 minutes 45 seconds WEST, with the east right-of-way line of Royal Park Way, passing at a distance of 101.18 feet a found 1/2 inch capped rebar stamped "Prism Surveying" referenced in the easement to Oncor recorded under Instrument Number D203430363 of the Official Public Records of Tarrant County, Texas, and continuing on said course, in all, a total distance of 306.09 to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of the tract described in the deed to Iris Enterprises, L.P., recorded under Instrument Number D202193956 of the Official Public Records of Tarrant County, Texas, from which a found 1/2 inch capped rebar stamped "Pacheco Koch" referenced in the easements to AT&T recorded under Instrument Numbers D207160276 & D207286596, bears NORTH 64 degrees WEST a distance of 3.84 feet and a second found 1/2 inch rebar without a cap and not referenced in the said easements, bears NORTH 10 degrees 35 minutes EAST a distance of 15.78 feet;
THENCE NORTH 66 degrees 44 minutes 15 seconds EAST, with the north line of the said Iris Enterprises, L.P. tract, a distance of 466.89 feet to a 1/2 inch capped rebar stamped "Prism Surveying" found at the northeast corner of the Iris Enterprises, L.P. tract, from which a found 1/2 inch capped rebar stamped "Pacheco Koch" previously found and referenced in the said AT&T easements, bears NORTH 50 degrees WEST a distance of 5.59 feet;
THENCE SOUTH 00 degrees 28 minutes 45 seconds EAST, with the east line of Block A of International/Regional Industrial Complex recorded in Volume 388-75, Page 41 of the Plat Records of Tarrant County, Texas, passing at a distance of 204.92 feet a found 1/2 inch rebar with an illegible cap referenced in the said Oncor easement, and continuing on the said course, in all, a total distance of 306.09 feet to a 1/2 inch capped rebar stamped "Prism Surveying" found at the northeast corner of the said Hewitt tract;
THENCE SOUTH 66 degrees 44 minutes 15 seconds WEST, with the north line of the Hewitt tract, a distance of 466.89 feet returning to the Place of Beginning and enclosing 3.025 acres.

Now therefore know all men by these presents:  
That IRIS Enterprises, LP. through the undersigned authority, does hereby adopt this plat designating the herein above described property as INTERNATIONAL / REGIONAL INDUSTRIAL COMPLEX, BLOCK A, LOT 10, an addition in 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, IRIS Enterprises, L.P., 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 \_\_\_\_\_ of IRIS Enterprises, LP. 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 the State of Texas  
My commission expires \_\_\_\_\_  
Printed name: \_\_\_\_\_

Final Plat  
INTERNATIONAL / REGIONAL INDUSTRIAL COMPLEX  
Block A, Lot 10  
1 Lot located on 3.025-Acres of land  
out of the  
Kitty House Survey, Abstract 678  
City of Euless, Tarrant County, Texas  
Date of Preparation: April 26, 2016

THIS PLAT FILED AS DOCUMENT 14-06-FP ON DATE \_\_\_\_\_