

FINAL PLAT APPLICATION

PROPERTY DESCRIPTION:

Proposed Subdivision Name: Glade Parks Addition

Blocks and Lots: Lot 1, Block J

General Property Location (street name and block number or nearest cross street):
Southwest corner of Brazos Blvd and Red River Dr.

Current Legal Description (abstract and tract number): J. Haven Survey, Abstract No. 685;

Acreage: 6.009 AC. Intended Land Use: Movie Theater

Current Zoning (including the number of acres contained within each district):
PD-1944

Proposed Zoning (including the number of acres to be contained within each district):
No change

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

PROPOSED BUILDING STATISTICS:

Number of Lots Proposed:		Smallest Lot:	If Residential:
Single Family Lots	<u>0</u>	Lot # <u>1</u>	Number of Units: <u>N/A</u>
Duplex Lots	<u>0</u>	Lot Size: <u>6.009 AC</u>	Acres: <u>N/A</u>
Multifamily Lots	<u>0</u>	Largest Lot:	Density (Units/Acre): <u>N/A</u>
Commercial Lots	<u>1</u>	Lot # <u>1</u>	
Industrial Lots	<u>0</u>	Lot Size: <u>6.009 AC</u>	
Other (Specify)	<u>0</u>	Average Lot Size:	
TOTAL	<u>1</u>	<u>6.009 AC</u>	

SIGNATURES:

Property Owner/Agent: Glade Theater, LLC

Signature: 

Mailing Address: 6723 Weaver Rd., Suite 108

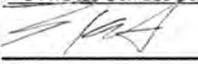
City: Rockford State: IL Zip Code 61114

Telephone (815) 387-3120

Fax (815) 398-5278

Email: zachknutson@nrockre.com

Developer: North Rock Real Estate, LLC

Signature: 

Mailing Address: 6723 Weaver Rd., Suite 108

City: Rockford State: IL Zip Code 61114

Telephone (815) 3120

Fax (815) 398-5278

Email: zachknutson@nrockre.com

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SIGNATURES	
Design Engineer or Land Planner: Name: <u>Mike Peterson, P.E., R.P.L.S.</u> <u>GRAHAM ASSOCIATES, INC.</u> Signature: <u></u> Mailing Address: <u>600 Six Flags, Dr., Suite 500</u> City: <u>Arlington</u> State: <u>TX</u> Zip Code <u>76011</u> Telephone <u>(817) 640-8535</u> Fax <u>(817) 633-5240</u> Email: <u>mpeterson@grahamcivil.com</u>	Surveyor: Name: <u>Mike Peterson, P.E., R.P.L.S.</u> <u>GRAHAM ASSOCIATES, INC.</u> Signature: <u></u> Mailing Address: <u>600 Six Flags, Dr., Suite 500</u> City: <u>Arlington</u> State: <u>TX</u> Zip Code <u>76011</u> Telephone <u>(817) 640-8535</u> Fax <u>(817) 633-5240</u> Email: <u>mpeterson@grahamcivil.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></u> Property Owner's Signature	<u>3/25/2016</u> Date
<u>Zach Knutson</u> Property Owner's Name, Printed	

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
<u>275.00</u>	<u>Mollie Snapp</u>	<u>3/28/16</u>	<u>16-05-FP</u>	<u>16-14000004</u>

PZ820I02

CITY OF EULESS, TX
Project Receipts Inquiry

3/28/16
14:54:14

Project number . . . : 16 14000004
Project description : : FINAL PLAT-GLADE PARKS MOVIE THEATER

Recpt Date/Time	Fee Description	Amount	TM	User ID	Void
3/28/16 14:54:01	FINAL PLAT	275.00	CK	MSNAPP	

Receipt total . : 275.00

+

Press Enter to continue.
F3=Exit F12=Cancel

GRAHAM ASSOCIATES, INC.

OPERATING ACCOUNT

33509

Final Plat Fee	3/25/16	275.00
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3/25/16	33509	CITY OF EULESS	\$275.00
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INFORMATION TO BE INCLUDED ON ALL FINAL PLATS

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 Final Plat.
- Grid bearing and distance to two city control monuments, for at least two separate 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 (as indicated on attachments in this packet)

- 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."
- 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

03-23-2016

Date

Mike Peterson, P.E., R.P.L.S.

Printed Name

Project Manager

Printed Title