



LOT 2
FOUNTAIN CENTER ADDITION
CABINET A, SLIDE 12852
P.R.T.C.T.

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LOT 3
0.411 ACRE
17,909 square feet

OWNER:
JONNA M. LEWIS
VOLUME 14631, PAGE 342
D.R.T.C.T.

TRACT 1
A.M. DOWNEN ADDITION
VOLUME 388-84, PAGE 60
P.R.T.C.T.

DELTA = 01°08'51"
RADIUS = 5,671.65'
ARC = 113.59'
CHORD = 113.59'
CB = S 62°51'51" W

DELTA = 02°53'46"
RADIUS = 1,747.34'
ARC = 88.32'
CHORD = 88.31'
CB = S 60°50'32" W

STATE HIGHWAY NO. 10
(A VARIABLE WIDTH RIGHT-OF-WAY ALSO KNOWN AS WEST EULESS BLVD.)

APPROVED BY THE EULESS PLANNING & ZONING COMMISSION:

The City of Euless Planning & Zoning Commission approved this Preliminary 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

CITY OF EULESS HORIZONTAL VERTICAL CONTROL TABLE

BASED ON NAD 83 DATUM			
	NORTHING	EASTING	ELEVATION
A	6,986,960.66	2,397,609.15	562.43'
B	6,987,142.04	2,397,703.06	566.15'
	TO MONT. E-04	TO MONT. E-13	

DISTANCE	BEARING	DISTANCE	BEARING
A 1,898.05'	S 65°44'23" W	3,481.13'	N 14°05'51" E
B 2,062.10'	S 62°12'55" W	3,282.68'	N 13°16'43" E

COMBINED SCALE FACTOR = 0.999853349

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____

STATE OF TEXAS }
COUNTY OF TARRANT }

OWNER'S CERTIFICATE

WHEREAS, I, Jonna M. Lewis am the sole owner of a 0.411 acre tract of land situated in the A. M. Downen Survey Abstract No. 415, in the City of Euless, Tarrant County, Texas, according to the Deed recorded in Volume 14631 Page 342, of the Deed Records of Tarrant County, Texas, and more fully described as follows:

BEGINNING at a 5/8-inch steel rod found for corner on the present curving north right-of-way line of State Highway No. 10 (a variable width right-of-way also known as West Euless Blvd. and formerly known as Highway No. 183), said steel rod being the most easterly southwest corner of Lot 2 of Fountain Center Addition an addition to the City of Euless as shown on the Plat recorded in Cabinet A, at Slide 12852 of the Plat Records of Tarrant County, Texas, and being southeast corner of said Lewis tract and the beginning of a curve to the right having a central angle of 02 deg. 53 min. 46 sec., a radius distance of 1,747.34 feet, a chord distance of 88.31 feet and a chord bearing of South 60 deg. 50 min. 32 sec. West;

THENCE departing said Fountain Center Addition and westerly along said curve to the right and said north right-of-way line, an arc distance of 88.32 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the end of said curve and being the beginning of another curve to the right having a central angle of 01 deg. 08 min. 51 sec., a radius distance of 5,671.65 feet, a chord distance of 113.59 feet and a chord bearing of South 62 deg. 51 min. 51 sec. West;

THENCE southwesterly along said curve to the right and said north right-of-way line, an arc distance of 113.59 feet to a 3-inch aluminum disk set in concrete at the southwest corner of said Lewis tract, same being the southeast corner of Tract 1 of A. M. Downen Addition, an addition to the City of Euless as shown on the Plat recorded in Volume 388-84, at Page 60 of the Plat records of Tarrant County, Texas;

THENCE North 00 deg. 21 min. 36 sec. West, departing said north right-of-way line and along the common line between said Tract 1 and said Lewis tract, a distance of 125.63 feet to a 1/2-inch steel rod found for corner and being a southwest corner of previously mentioned Fountain Center addition;

THENCE along the common lines between said Fountain Center addition and said Lewis tract the following:

North 59 deg. 30 min. 56 sec. East, departing said north right-of-way line and along the common line between said Tract 1 and said Lewis tract, a distance of 109.89 feet to a 3/8-inch steel rod found for corner;

South 44 deg. 14 min. 39 sec. East, a distance of 120.80 feet to the POINT OF BEGINNING;

and containing 0.411 acre or 17,909 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jonna M. Lewis, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Lot 3, FOUNTAIN CENTER 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 the 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, Jonna M. Lewis does hereby bind herself, her successors and assigns to forever warrant and defend oil 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 shown on said plat. Any public utility shall have the right to remove and to 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 _____ 2013.

Jonna M. Lewis
Owner

To the best of my knowledge, there are no liens against this property.

Jonna M. Lewis
Owner

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Jonna M. Lewis 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 purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2013.

Notary Public, in and for Tarrant County, Texas.
My commission expires _____
Printed Name: _____

SURVEYOR'S CERTIFICATION

This is to certify that I, Michael Dale Linke, 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.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508

Date: _____

Notes:

- 1) Basis of Bearings: Bearings as shown hereon are based on the north line of that same tract or parcel of land conveyed to Jonna M. Lewis as described in the Deed recorded in Volume 14631, at Page 342 of the Deed Records of Tarrant County, Texas and recovered monumentation.
- 2) 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 withholding of utilities and building permits.
- 3) The rotational angle for this property is 00°45'44" (clockwise). The combined scale factor for conversion is 0.999853349.
- 4) CM-indicates Controlling Monument.
- 5) SRF-indicates steel rod found.
- 6) SRS-indicates steel rod set.
- 7) The emergency access easements (Fire Lanes) the roadway surface, sub surface markings and any posted signage, shall be maintained at all times to allow for the clear and unobstructed passage of emergency vehicles, and vertical widths as established according to clearances in the Fire Marshal's Policy Statement.

PRELIMINARY PLAT

LOT 3
FOUNTAIN CENTER ADDITION

ONE LOT LOCATED ON 0.411 ACRE
OF LAND SITUATED IN THE
A.M. DOWNEN SURVEY ABSTRACT NO. 415
IN THE CITY OF EULESS
TARRANT COUNTY, TEXAS

PREPARED: MARCH 26, 2012
NOT FOR FILING

CASE NO. 13-02-PP

OWNER:

JONNA M. LEWIS
4604 JIM MITCHELL TRAIL WEST
COLLEYVILLE, TEXAS 76034-4537
817-267-6947
817-267-2393 (fax)
CONTACT: ED LEWIS

PRISM SURVEYS, INC.



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