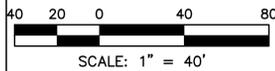


**LEGEND**  
 Min.FF = Minimum Finish Floor Elevation  
 H.O.A. = Homeowners Association  
 BL = Building Line  
 DE = Drainage Easement  
 D.U.E. = Drainage and Utility Easement  
 UE = Public Utility Easement  
 U.&A.E. = Public Utility & Access Easement  
 R.D.&U.E. = Right of Way Drainage & Utility Easement

Indicates Street Name Change  
 (S) - 1/2" Iron pin with red cap stamped Tipton Eng. Inc. set  
 (F) - 1/2" Iron pin found  
 (CM) - Control Monument  
 (X) - "X" set in concrete



**NOTES:**  
 1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 10441, PAGE 2400, DEED RECORDS, TARRANT COUNTY, TEXAS.  
 2. BENCHMARKS:  
 3/4" ALUMINUM CAP STAMPED EULESS CONTROL MONUMENT #16 RESET DEC 2011 BENEATH A 6" ALUMINUM ACCESS COVER WITH THE SAME STAMPINGS. ELEV. 580.59  
 \* CUT IN CONCRETE, WALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BAZE ROAD AND GLADE ROAD. ELEV. 580.82

Rotational Angle = +00°46'21.63" Surface to Grid  
 Combined Scale Factor = 0.999859487  
 Rotational Angle for Coord. System used = +00°11'48"

LOT CURVE TABLE				
CURVE	RADIUS	ANGLE	LENGTH	CD BEARING
C1	20.00'	63°40'19"	22.23'	N31°57'22"E
C2	50.00'	298°52'03"	260.81'	S85°38'30"E
C3	20.00'	55°11'44"	19.27'	S27°28'40"E

**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	2.50	\$3,342.42	\$191.42
1.5	5.00	\$6,684.83	\$382.84
2	8.00 - 10.00	\$10,695.72	\$612.54
3	16.00 - 24.00	\$32,087.16	\$1,837.62
4	25.00 - 42.00	\$56,152.53	\$3,215.84
6	50.00 - 92.00	\$123,000.78	\$7,044.21
8	80.00 - 160.00	\$213,914.40	\$12,250.80
10	115.00 - 250.00	\$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.

**Notes:**  
 1. 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.  
 2. All lots to have full sprinkler, and full sod.  
 3. 15,614 square feet of street right-of-way to be dedicated to the City of Euless.

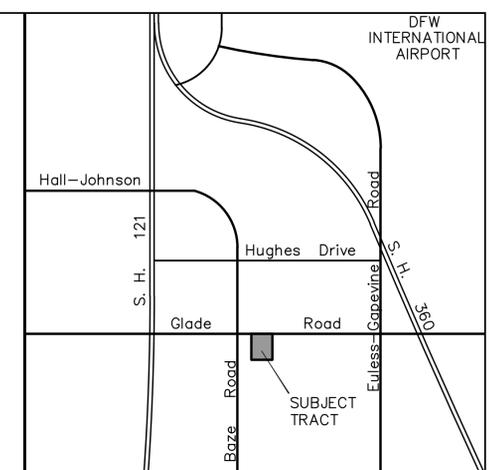
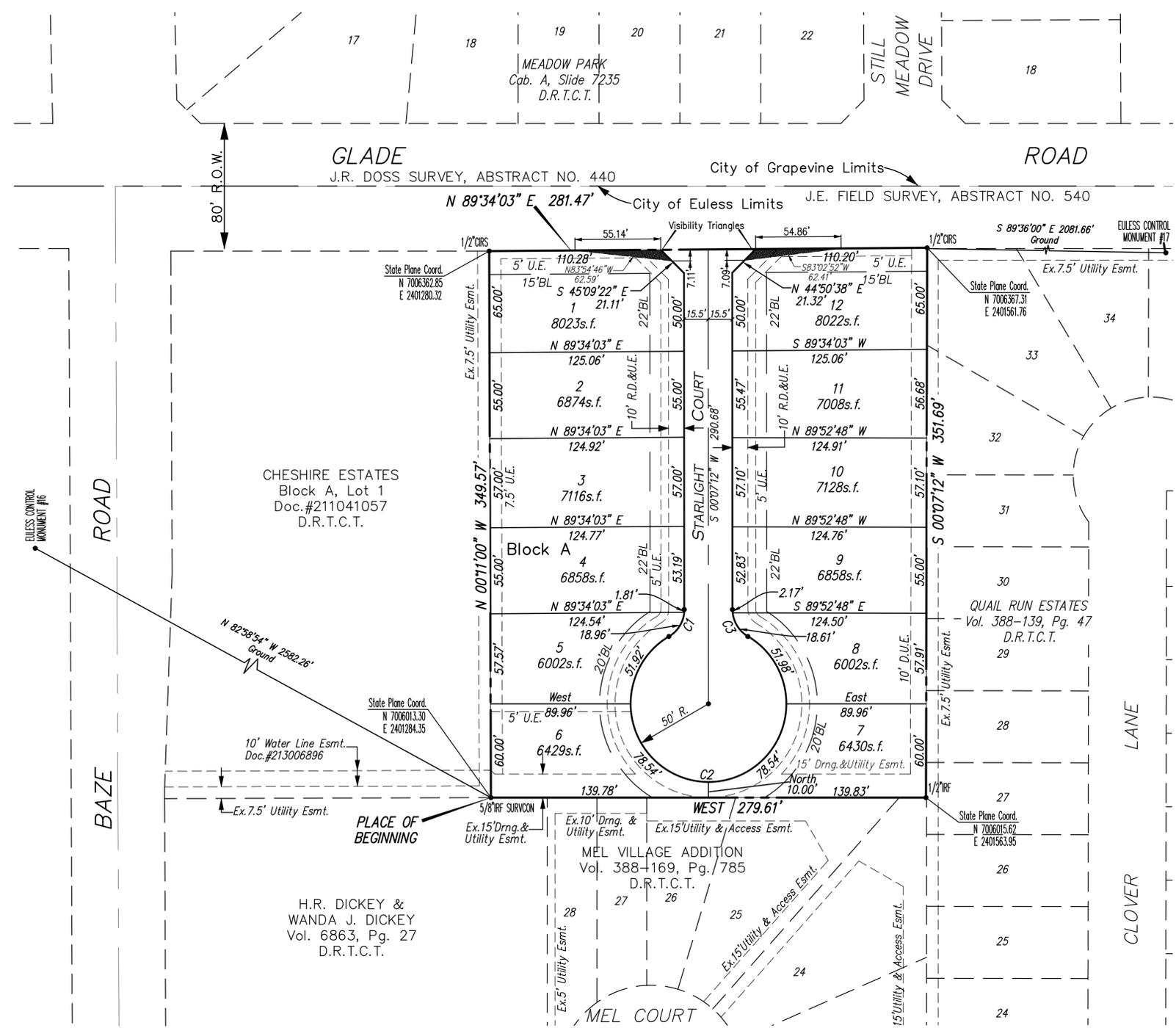
**CITY APPROVAL BLOCK FOR PRELIMINARY PLATS:**

The City of Euless Planning and 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



Location Map

**PRELIMINARY PLAT Case# 13-01-PP**  
**STARLIGHT COURT**  
 12 Lots located on 2.258 Acres of land out of the  
**J.E. FIELD SURVEY, ABSTRACT NO. 540**  
**CITY OF EULESS, TARRANT COUNTY, TEXAS**

DATE: 2/13/13  
**TIPTON ENGINEERING** 5605 North MacArthur Blvd., Suite 500 Irving, Texas 75038  
 a division of **Westwood** (972) 226-2967 Firm No. F-11756  
 rhovas@tiptoneng.com  
 ~ OWNER ~  
**BLOOMFIELD HOMES**  
 1050 E. Highway 114 ~ Suite 210 ~ Southlake, Texas 76092  
 Office (817) 416-1572 Fax (817) 416-1397



OWNERS' CERTIFICATE AND DEDICATION

STATE OF TEXAS, COUNTY OF TARRANT

BEING a 2.258 acre tract of land in the J. E. Field Survey, Abstract Number 540, situated in Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Leslie E. Tietz, recorded in Volume 7543, Page 987, Deed Records, Tarrant County, Texas, and being a portion of that certain tract of land described as Tracts 1 and 2 in deed to the Tietz Brown Trust, recorded in Instrument No. D208115850, Deed Records, Tarrant County, Texas. The bearings for this description are based on the south line of that certain tract of land described in deed recorded in Volume 10441, Page 2400, Deed Records, Tarrant County, Texas. Said 2.258 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "SURVCON" found at the southwest corner said Tract 2, and being at the southeast corner of Lot 1, Block A, Cheshire Estates, recorded in Instrument No. D211041057, Plat Records, Tarrant County, Texas;

THENCE North 00°11'00" West, along the west line of said Tract 2, a distance of 349.57 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southwest corner of that certain tract of land described in deed to the City of Euless recorded in Instrument Number D207094474, Deed Records, Tarrant County, Texas, and being on the south right of way line of Glade Road, a variable width public right of way;

THENCE North 89°34'03" East, along the said south right of way line, at a distance of 20 feet, pass the southeast corner of the said City of Euless tract of land, same being the southwest corner of that certain tract of land described in deed to the City of Euless, recorded in Instrument Number D207094475, Deed Records, Tarrant County, Texas, at a distance of 109.03 feet, pass the southwest corner of that certain tract of land described in deed to the City of Euless, recorded in D207094473, Deed Records, Tarrant County, Texas, and continuing for a total distance of 281.47 Feet to the northeast corner of said Tract 1, and being by deed call in the west line of Block 1, Quail Run Estate, recorded in Volume 388-139, Page 47, Plat Records, Tarrant County, Texas;

THENCE South 00°07'12" West, departing the said south right of way line, and continuing along the common line of said Tract 1 and said Block 1, Quail Run Estate, a distance of 351.69 Feet to a 1/2" iron rod found at the southeast corner of said Tract 1;

THENCE West, departing the said common line, and continuing along the south line of said Tract 1, a distance of 279.61 Feet to the POINT OF BEGINNING; and containing a computed area of 2.258 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That BLOOMFIELD HOMES, L.P. a Texas limited partnership, through the undersigned authority, does hereby adopt this plat designating the herein above described property as STARLIGHT COURT, 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, BLOOMFIELD HOMES, L.P., does hereby bind itself, 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, 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 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.

BLOOMFIELD HOMES, L.P.
By: BLOOMFIELD PROPERTIES, INC. GENERAL PARTNER

By: \_\_\_\_\_
DONALD J. DYKSTRA, President

BEFORE ME, the undersigned authority, on this day personally appeared DONALD J. DYKSTRA 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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

This is to certify that I, \_\_\_\_\_, a Registered Professional Land 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.

DATE: This the \_\_\_\_\_ day of \_\_\_\_\_, 2013

TIPTON ENGINEERING, INC.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 STARLIGHT COURT 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 STARLIGHT COURT 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

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\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date of P&Z Approval

PRELIMINARY PLAT Case# 13-01-PP

STARLIGHT COURT

12 Lots located on 2.258 Acres of land out of the J.E. FIELD SURVEY, ABSTRACT NO. 540 CITY OF EULESS, TARRANT COUNTY, TEXAS

DATE: 2/13/13

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~ OWNER ~

BLOOMFIELD HOMES

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