

LEGEND

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

◆ Indicates Street Name Change
 5/8" CIRS - 5/8" Iron rod with yellow cap stamped WESTWOOD PS set
 (F) - 1/2" Iron pin found
 (CM) - Control Monument
 (X) - "X" set in concrete
 3009 - Lot Address

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 E16 RESET DEC 2011 BENEATH A 6" ALUMINUM ACCESS COVER WITH THE SAME STAMPINGS. ELEV. 593.59
 "X" CUT IN CONCRETE WALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BAZE ROAD AND GLADE ROAD. ELEV. 598.82

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 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set at 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 a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for 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 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 a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for 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. 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.

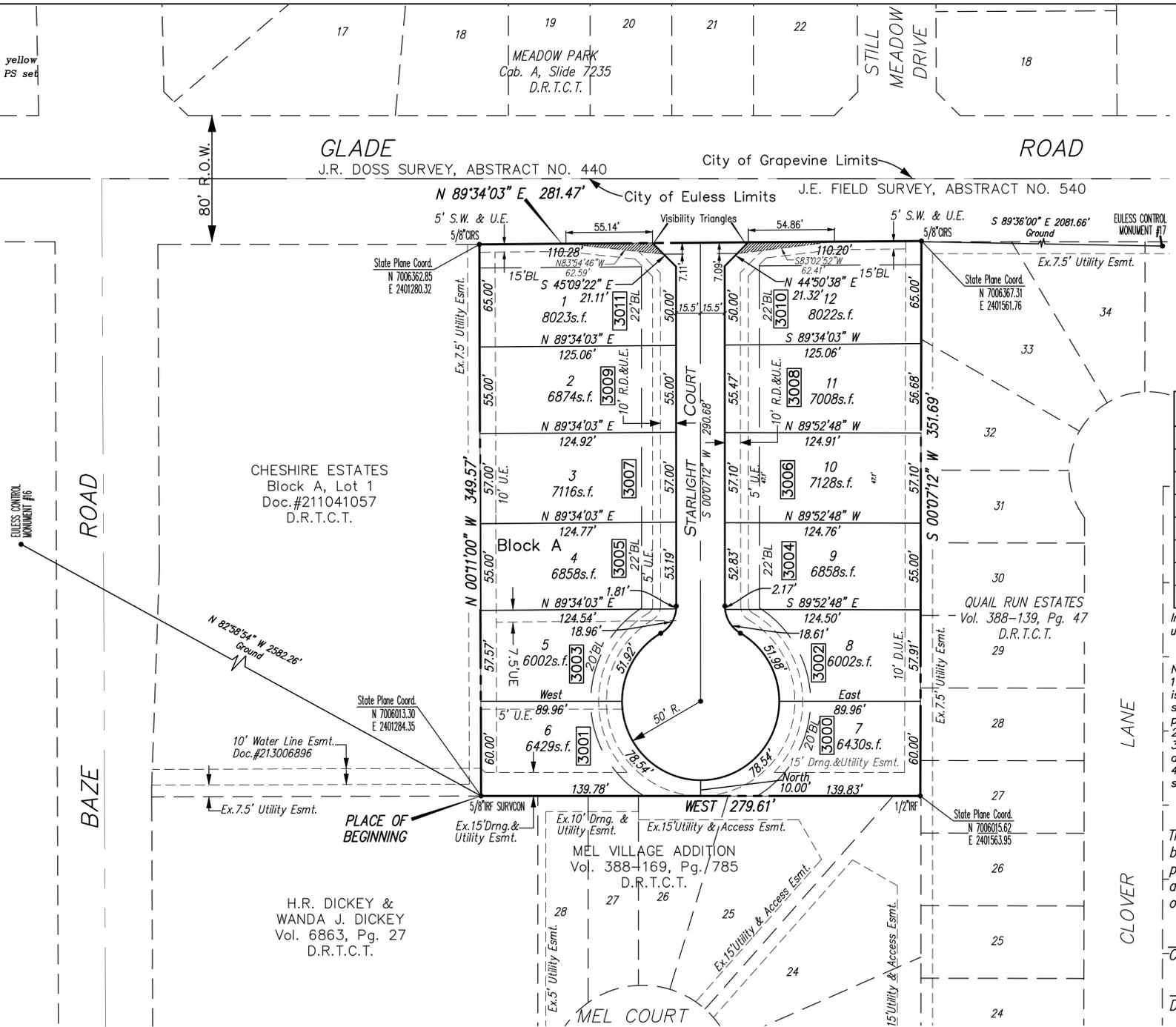
BLOOMFIELD HOMES, L.P.
 By: BLOOMFIELD PROPERTIES, INC. GENERAL PARTNER

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, Harry L. Dickens, 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 A DIVISION OF WESTWOOD

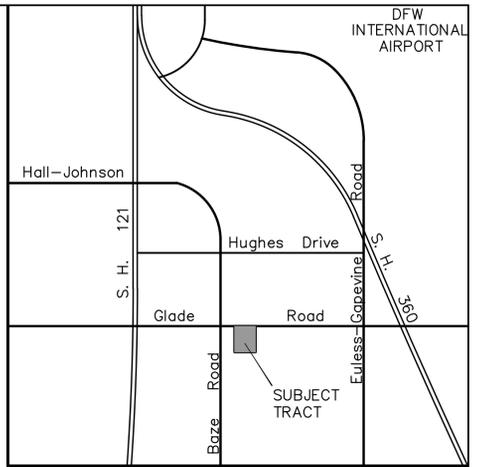
Harry L. Dickens
 Registered Professional Land Surveyor No. 5939

BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Dickens 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

LOT CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CD BEARING	CD LENGTH
C1	20.00'	59°31'21"	20.78'	N29°43'48"E	19.86'
C2	50.00'	299°03'09"	260.97'	N89°57'54"E	50.71'
C3	20.00'	59°31'49"	20.78'	S29°47'46"E	19.86'



Location Map

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	2.50	\$3,694.75	\$1311.75
1.5	5.00	\$7,389.50	\$2,623.50
2	8.00 - 10.00	\$11,823.20	\$4,197.60
3	16.00 - 24.00	\$35,469.60	\$12,592.80
4	25.00 - 42.00	\$62,071.80	\$22,037.40
6	50.00 - 92.00	\$135,966.80	\$48,272.40
8	80.00 - 160.00	\$236,464.00	\$86,952.00

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.

- Notes:
- 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.
 - All lots to have full sprinkler, and full sod.
 - 15,614 square feet of street right-of-way to be dedicated to the City of Euless.
 - The City will not maintain any interior drainage systems that originate within this private development.

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission

Dated of P&Z Approval

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

FINAL PLAT Case# 13-03-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: 7/03/13

TIPTON ENGINEERING 5605 North MacArthur Blvd., Suite 500 Irving, Texas 75038
 a division of Westwood (972) 226-2967 Firm No. F-11756
 richard.hovas@westwoodps.com

OWNER BLOOMFIELD HOMES
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