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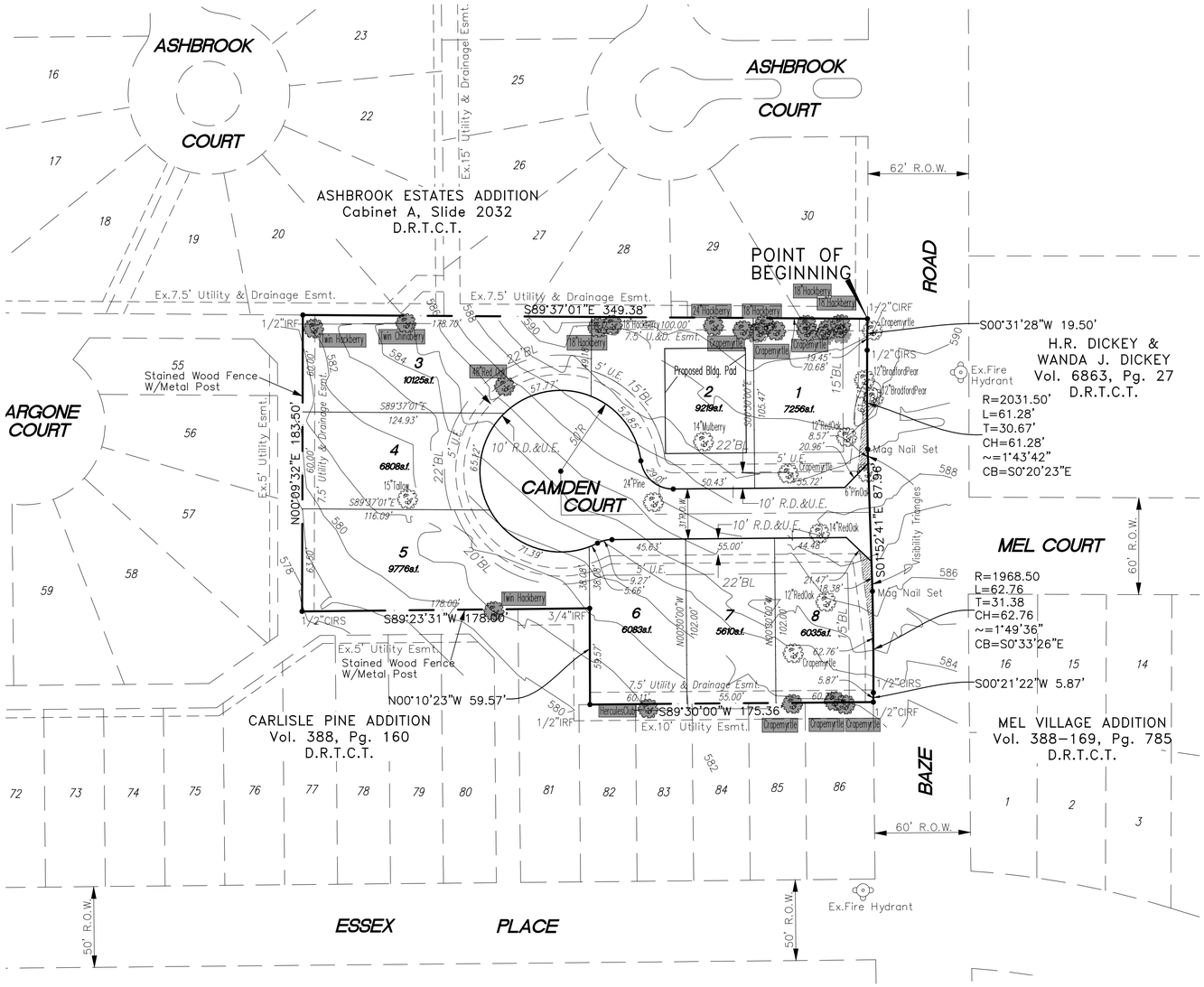


PROPERTY DESCRIPTION

BEING a 1.693 acre tract of land in the Bryant Harrington Survey, Abstract Number 808, situated in the City of Euless, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to John A. Howes, recorded on Instrument No. D208034020, Deed Records, Tarrant County, Texas. The bearings for this description are based on the most southerly property line as described in Instrument Number D208034020, Deed Records, Tarrant County, Texas. Said 1.693 acre tract being decribed by metes and bounds as follows;

BEGINNING at a ½" iron rod with cap stamped "Spooner" found on the north line of the said Howes tract and being the northwest corner of that certain tract of land described in deed to the City of Euless, recorded in Instrument Number D211067683, Deed Records, Tarrant County, Texas:

THENCE, along the west line of said City of Euless tract, the following courses and distance;

S 00°31'28" W, a distance of 19.50 feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a tangent curve, concave to the east, having a radius of 2031.50 feet, a central angle of 01°43'42", and a chord of 61.28 feet bearing S 00°20'23" E;

South along said curve, a distance of 61.28 feet to a Mag Nail set;

S 01°52'41" E, a distance of 87.96 feet to a Mag Nail set at the point of curvature of a non-tangent curve, concave to the west, having a radius of 1968.50 feet, a central angle of 01°49'36", and a chord of 62.76 feet bearing S 00°33'26" E;

South along said curve, a distance of 62.76 feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

S 00°21'22" W, a distance of 5.87 feet to a ½" iron rod with cap stamped "Spooner" found at the southwest corner of the said City of Euless tract, same being on the south line of the said Howes tract;

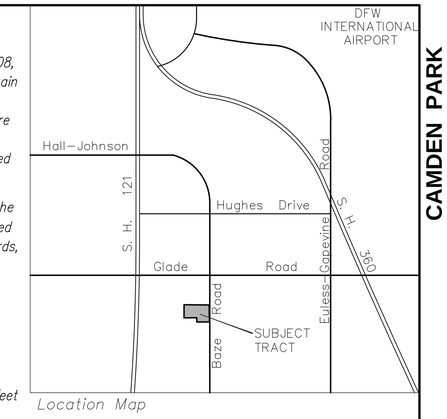
THENCE, S 89°30'00" W, along the said south line of the Howes tract, a distance of 175.36 feet to a ½" iron rod found at the southerly most southwest corner of said Howes tract;

THENCE, N 00°10'23" W, along the easterly most west line of the said Howes tract, a distance 59.57 feet to a ¾" iron rod found at an inner ell corner of the said Howes tract;

THENCE, S 89°23'31" W, along the south line of the said Howes tract, a distance of 178.00 feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the southwest corner of said Howes tract;

THENCE, N 00°09'32" E, along the west line of the said Howes tract, a distance of 183.50 feet to a ½" iron rod found at the northwest corner of the said Howes tract;

THENCE, S 89°37'01" E, along the north line of the said Howes tract, a distance of 349.38 feet to the POINT OF BEGINNING; and containing a computed area of 1.693 Acres, more or less.



Location Map

SITE SUMMARY

Land Area: 73,747 Sq. Ft. or 1.693 Acres

Single Family Lots 8

All development shall be in conformance with all R-1L district requirements and permitted uses except as noted in special conditions.

SPECIAL CONDITIONS:

1. The minimum lot area shall be 5,600 square feet
2. The maximum lot coverage shall be 60 percent.
3. No Alleys shall be required.
4. No interior sidewalks shall be required.
5. All lots to have full sprinkler, and full sod.

Minimum Area Regulations:

Main Building 2,200 sf(Living Area)
(2,800 sf average home size)

Setbacks
FY 22' Min.
FY 20' Min. Lot 5, Block A
(22' Garage Setback)

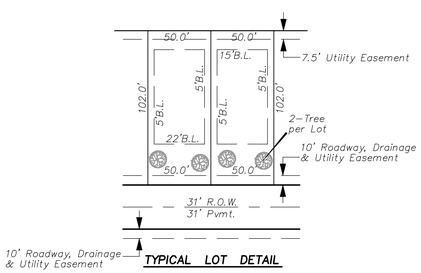
SY 5' Min.
15' Adjacent to a side street

RY 15' Min.

Average Lot Area 7,614 sf

GRAPHIC SCALE 1"=40'
40 0 40 80

CITY APPROVAL



TYPICAL LOT DETAIL

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:
1. The City will not maintain any interior drainage systems that originate within this private development.

LEGEND

Min.FF = Minimum Finish Floor Elevation
H.O.A. - Homeowners Association
BL - Building Line
DE - Drainage Easement
UE - Public Utility Easement
R.D.&U.E. - Roadway Drainage & Utility Easement
12"Tree - Denotes Trees to be Preserved

13-03-P.D.
PLANNED DEVELOPMENT EXHIBIT
OF
CAMDEN PARK
8 LOTS LOCATED ON 1.693 ACRES OF LAND
OUT OF THE
BRYANT HARRINGTON SURVEY, ABSTRACT 808
IN THE
CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER: JOHN A. HOWES
2907 BAZE ROAD
Euless, TX 76039

DEVELOPER: BLOOMFIELD HOMES L.P.
1050 E. Highway 114 Suite 210
Southlake, TX 76092
TEL: 817-416-1572
FAX: 817-416-1397

ENGINEER/SURVEYOR:
TIPTON ENGINEERING
a division of Westwood
5605 North MacArthur Blvd.,
Suite 500 Irving, Texas 75038
Office (972) 793-0300
Fax (972) 226-1946
Firm No. F-11756

OCTOBER 30, 2013

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