

LOCATION MAP  
NOT TO SCALE

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) INSTALLATION AND DEDICATION OF PUBLIC IMPROVEMENTS WILL BE MADE PRIOR TO THE SUBMISSION OF FINAL PLAT.
- 3) THERE ARE NO SIGNIFICANT FLOOD WAYS ON PROPERTY.
- 4) 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.
- 5) 3.36 ACRES OF ROW TO BE DEDICATED TO THE CITY OF EULESS.
- 6.) BASIS OF BEARING ARE DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF NORTH 09 07' 26" EAST, 2,693.99'
- 7.) GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE COORDINATE SYSTEM NORTH CENTRAL TEXAS ZONE (4202) (FEET).
- 8.) PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH ORDINANCE 1904. LOT TYPES SHALL BE MI.

CURVE TABLE

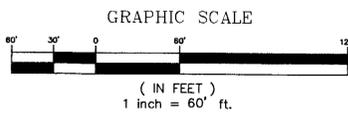
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	22°04'31"	570.00'	111.19'	219.61'	S24°32'14"W 218.26'
C2	23°54'24"	630.00'	133.37'	262.87'	S23°37'18"W 260.97'
C3	20°20'40"	600.00'	107.66'	213.05'	S29°24'10"W 211.93'
C4	33°54'51"	600.00'	182.95'	355.15'	N18°37'05"E 349.99'

LINE TABLE

LINE	BEARING	LENGTH
T1	N81°50'53"E	21.67'
T2	S54°15'44"E	57.82'
T3	S70°31'21"E	50.00'
T4	S9°20'37"E	21.24'
T5	S50°50'29"W	38.13'
T6	N10°41'37"W	21.74'
T7	N54°15'44"W	58.03'
T8	N38°00'08"W	50.00'
T9	N80°39'23"E	21.18'
T10	S35°44'16"W	20.00'
T11	S9°15'44"E	28.28'
T12	N80°44'16"E	28.28'
T13	N35°44'16"E	20.00'

LEGEND

- EADUE = EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENT
- BL = BUILDING LINE
- SSE = SANITARY SEWER EASEMENT
- SWE = SIDEWALK EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- PLE = PEDESTRIAN & LANDSCAPE EASEMENT
- PLUE = PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
- <CM> = CONTROL MONUMENT
- M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- CCF = COUNTY CLERK'S FILE NUMBER
- ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- ◇ = DENOTES STREET NAME CHANGE



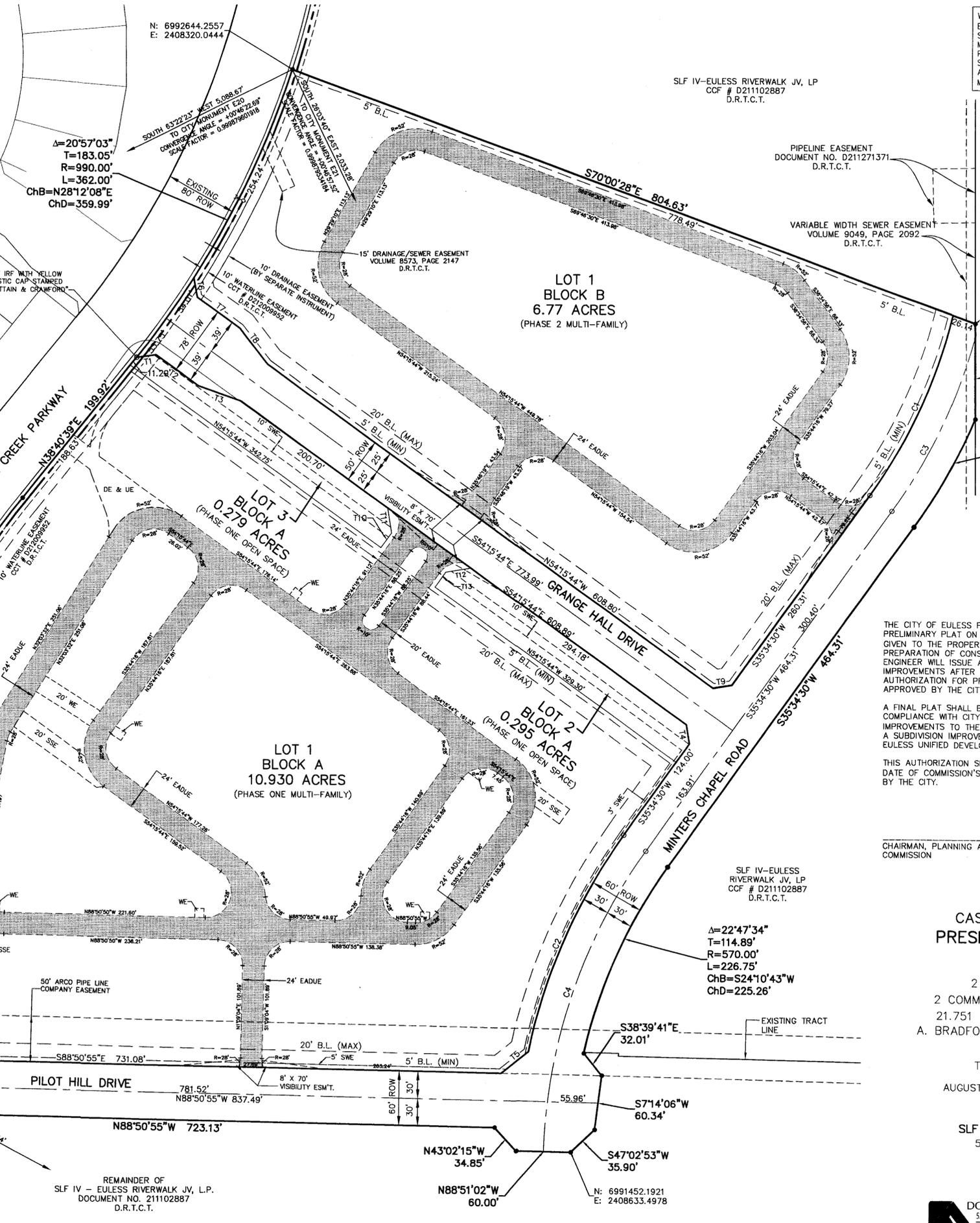
SLF IV-EULESS RIVERWALK JV, LP  
CCF # D21102887  
D.R.T.C.T.  
(FUTURE DOMINION AT RIVERWALK PHASE 2)

15' DRAINAGE/SEWER EASEMENT  
VOLUME 8573, PAGE 2159  
D.R.T.C.T.

1/2" IRF WITH YELLOW PLASTIC CAP STAMPED "BRITAIN & CRAWFORD"

SOUTH 73°38'46" WEST 4,225.68'  
TO CITY MONUMENT E20  
CONVERGENCE ANGLE = 100°48'22.66"  
SCALE FACTOR = 0.99987801918

N0°55'33"W 91.92'  
N: 6991493.4010  
E: 2407826.7427



WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (E.A.D.U.E.) (AKA: FIRE LANES) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

NOTE:  
1. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

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 COMMISSION'S APPROVAL UNLESS A FINAL PLAT HAS BEEN APPROVED BY THE CITY.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE OF P & Z APPROVAL

PRELIMINARY PLAT  
CASE NUMBER 13-04-PP  
PRESERVE AT BEAR CREEK  
21.709 ACRES

2 MULTI FAMILY LOTS AND  
2 COMMON SPACE LOTS LOCATED ON  
21.751 ACRES OF LAND OUT OF THE  
A. BRADFORD SURVEY ~ ABSTRACT NO. 152  
CITY OF EULESS  
TARRANT COUNTY, TEXAS  
AUGUST 2013 SCALE: 1"=60'

OWNER  
SLF IV EULESS RIVERWALK JV LP  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PH: 214-696-6015

ENGINEER/SURVEYOR  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

Y:\10039\10039-PP.dwg, SHEET 1, 10/25/2013 10:10:50 AM, jchambers, Dowdey, Anderson & Associates, Inc., JWC

DOWDEY, ANDERSON & ASSOCIATES, INC.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS, SLF IV Euleess Riverwalk JV LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the A. BRADFORD SURVEY, ABSTRACT NO. 152, City of Euleess, Tarrant County, Texas and being part of that tract of land described in Deed to SLF IV - Euleess Riverwalk JV, L.P., as recorded in Document No. D211102887, Deed Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the north line of State Highway No. 183 at the south end of a corner clip;  
 THENCE North 45 degrees 52 minutes 19 seconds West, leaving said north line and with said corner clip, a distance of 76.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of Bear Creek Parkway, a variable width right-of-way, for the north end of said corner clip;

THENCE Northerly, with said east line, the following nine (9) courses and distances:

North 00 degrees 58 minutes 42 seconds West, leaving said corner clip, a distance of 475.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 51 degrees 55 minutes 21 seconds West, a distance of 148.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which point a 1/2 inch iron rod found bears South 45 degrees 30 minutes 04 seconds East, 3.32 feet;

North 00 degrees 54 minutes 37 seconds West, a distance of 31.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which point a 1/2 inch iron rod found bears South 54 degrees 14 minutes 07 seconds East, 3.39 feet;

South 89 degrees 04 minutes 30 seconds West, a distance of 19.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which point a 1/2 inch iron rod found bears South 46 degrees 04 minutes 16 seconds East, 3.06 feet;

North 00 degrees 55 minutes 33 seconds West, a distance of 169.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land herein described;

North 00 degrees 55 minutes 33 seconds West, a distance of 91.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BRITTAIN & CRAWFORD" found for corner at the beginning of a curve to the right having a central angle of 39 degrees 45 minutes 00 seconds, a radius of 910.00 feet and a chord bearing and distance of North 18 degrees 49 minutes 54 seconds East, 618.74 feet;

Northerly, with said curve to the right, an arc distance of 631.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 38 degrees 40 minutes 39 seconds East, a distance of 199.92 feet to a 1/2 inch iron rod with yellow cap stamped "BRITTAIN & CRAWFORD" found for corner at the beginning of a curve to the left having a central angle of 20 degrees 57 minutes 03 seconds, a radius of 990.00 feet and a chord bearing and distance of North 28 degrees 12 minutes 08 seconds, 359.99 feet;

Northerly, with said curve to the left, an arc distance of 362.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 70 degrees 00 minutes 28 seconds East, leaving said east line, a distance of 804.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of Winters Chappel Road, a 50 foot right-of-way;

THENCE South 00 degrees 19 minutes 07 seconds East, with said west line, a distance of 105.31 feet to a 1/2 inch iron rod stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 12 degrees 27 minutes 38 seconds, a radius of 630.00 feet and a chord bearing and distance of South 29 degrees 20 minutes 41 seconds West, 136.74 feet;

THENCE Southwesterly, leaving said west line and with said curve to the right, an arc distance of 137.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 35 degrees 34 minutes 30 seconds West, a distance of 464.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 22 degrees 47 minutes 34 seconds, a radius of 570.00 feet and a chord bearing and distance of South 24 degrees 10 minutes 43 seconds West, 225.26 feet;

THENCE Southerly, with said curve to the left, an arc distance of 226.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 38 degrees 39 minutes 41 seconds East, a distance of 32.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 07 degrees 14 minutes 06 seconds West, a distance of 60.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 47 degrees 02 minutes 53 seconds West, a distance of 35.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 88 degrees 51 minutes 02 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 43 degrees 02 minutes 15 seconds West, a distance of 34.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 88 degrees 50 minutes 55 seconds West, a distance of 723.13 feet to the POINT OF BEGINNING and containing 21.709 acres of land, more or less.

**DEDICATION STATEMENT**

STATE OF TEXAS §  
 COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SLF IV Euleess Riverwalk JV LP, through the undersigned authority, does hereby adopt this plat designating the herein above described property as PRESERVE AT BEAR CREEK, an addition to the City of Euleess, 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. SLF IV Euleess Riverwalk JV LP does hereby bind (himself/herself/itsself), (his/hers/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 whatsoever 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, 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 pouring the permission of anyone.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

SLF IV - EULEESS RIVERWALK JF, L.P.  
 a Texas limited partnership

By: SLF IV Property GP, LLC,  
 a Texas limited liability company,  
 its General Partner

By: Stratford Land Fund IV, L.P.,  
 a Delaware limited partnership  
 its Co-Managing Member

By: Stratford Fund IV GP, LLC,  
 a Texas limited liability company,  
 its General Partner

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

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 acknowledge 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 Tarrant County, Texas  
 My commission expires \_\_\_\_\_  
 Printed name: \_\_\_\_\_

**AVIGATION EASEMENT AND RELEASE**

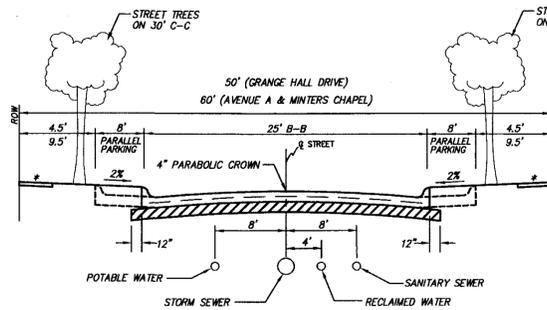
STATE OF TEXAS §  
 COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SLF IV Euleess Riverwalk JV LP, through the adoption of this plat, does hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said property, unto the City of Euleess, Texas, its successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owner does hereby bind himself, his successors, heirs, executors, and assigns, to forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whatsoever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to this grant, Owner does hereby waive, release, remise, quitclaim, and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of the passage of any and all aircraft ("aircraft" being defined as any contrivance now known or hereafter invented, used, or designed for navigation or flight in the air), by whosoever owned or operated, in the airspace over Owner's property, above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above same. Such release shall include, but not be limited to, any damages to Owner's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

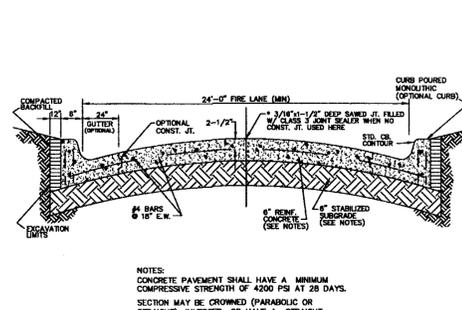
This release shall be binding upon Owner, his successors, heirs, executors, administrators, and assigns, and shall be a covenant running with the land.



TYPICAL STREET SECTION  
 N.T.S.

- NOTES  
 1) PER PD, FRONTAGE TYPE IS RI AND STREET SECTION IS M2 FOR AVENUE A, GRANGE HALL DRIVE AND MINTERS CHAPEL ROAD.  
 2) DEVELOPER IS ONLY RESPONSIBLE FOR INSTALLING SIDEWALKS AND STREET TREES ON THEIR SIDE OF THE PUBLIC STREETS.

\* = SIDEWALK LOCATIONS AND SIZES VARY



EMERGENCY ACCESS AND FIRE LANE TYPICAL SECTION  
 N.T.S.

- NOTES:  
 CONCRETE PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.  
 SECTION MAY BE CROWNED (PARABOLIC OR STRAIGHT), INVERTED, OR HAVE A STRAIGHT CROSS SLOPE. MAXIMUM CROSS SLOPE IS 6% MAXIMUM LONGITUDINAL GRADE IS 6%.  
 MIN. OF 30 LBS./S.Y. LIME OR CEMENT REQUIRED FOR SUB-GRADE STABILIZATION. COMPACTION TO 95% STANDARD STANDARD PROCTOR DENSITY, AND HAVE A MOISTURE CONTENT FROM 0% TO +4% ABOVE OPTIMUM MOISTURE.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Sean Patton, a Registered Public 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..

Sean Patton  
 Registered Professional Land Surveyor  
 No. 5660

**NOTARY CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public, in and for Collin County, Texas  
 My commission expires \_\_\_\_\_  
 Printed name: \_\_\_\_\_

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 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 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"	2.5	\$3,694.75	\$1,311.75
1.5"	5.0	\$7,389.50	\$2,623.50
2"	8.0 - 10.0	\$11,823.20	\$4,197.60
3"	16.0 - 24.0	\$35,469.90	\$12,592.80
4"	25.0 - 42.0	\$62,071.80	\$22,037.40
6"	50.0 - 92.0	\$135,966.80	\$48,272.40
8"	80.0 - 160.0	\$236,464.00	\$83,952.00

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

**PRELIMINARY PLAT  
 CASE NUMBER 13-04-PP  
 PRESERVE AT BEAR CREEK  
 21.709 ACRES**

2 MULTI FAMILY LOTS AND  
 2 COMMON SPACE LOTS LOCATED ON  
 21.751 ACRES OF LAND OUT OF THE  
 A. BRADFORD SURVEY ~ ABSTRACT NO. 152

CITY OF EULESS  
 TARRANT COUNTY, TEXAS  
 AUGUST 2013

SCALE: 1"=60'

OWNER  
 SLF IV EULEESS RIVERWALK JV LP  
 5949 SHERRY LANE, SUITE 1750  
 DALLAS, TEXAS 75225  
 PH: 214-696-6015

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399