

**SITE SUMMARY**

Land Area: 112,469 Sq. Ft. or 2.5819 Acres

Single Family Lots 14

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. All lots to have full sprinkler, and full sod.
5. Sidewalks will be provided within the 10' Roadway, Drainage & Utility Easement.
6. The driveway locations for Lot 8, Block A, and Lots 3-4, Block B, will be located on the west side of the Lot.

**Minimum Area Regulations:**

Main Building 2,200 sf(Living Area)

**Setbacks**

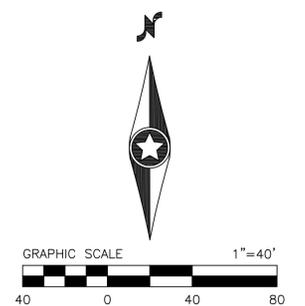
- FY 22' Min.
- SY 5' Min.  
15' Adjacent to a side street
- RY 15' Min.

Average Lot Area 7,021 sf

**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
- ▲ - Denotes Lot frontage
- ◆ - Denotes Street name change.
- 🌳 - Denotes Trees to be Preserved

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



**CITY APPROVAL**

**LEGAL DESCRIPTION**

Being a 2.5819 acre tract of land situated in the Elijah Rogers Survey, Abstract No. 1299 and the A.J. Huit Survey, Abstract No. 684, Tarrant County, Texas, being in the City of Euless, Tarrant County, Texas, said tract being described as Tract One and Tract Two in a deed to Weldon G. Cannon and wife, Patricia Kay Benoit, as recorded in Instrument Number D213083334, Official Public Records, Tarrant County, Texas, and both tracts combined being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, being the northwest corner of said Tract One, being the northeast corner of Lot 2, Block 8, Oakwood Terrace East Addition, 2nd Section, an addition to the City of Euless, according to the plat recorded in Volume 388-24, Page 43, Plat Records, Tarrant County, Texas, and being in the south right-of-way line of Jean Lane, (50' r.o.w.);

THENCE N 88° 46' 36" E, along and with the south right-of-way line of said Jean Lane, a distance of 330.00 feet to a 1/2" iron rod set for the northeast corner of the herein described tract of land, and being in the west right-of-way line of South Main Street, (50' r.o.w.), from which a 5/8" iron rod found bears S 39° 21' 34" E, 2.46 feet;

THENCE S 02° 54' 24" E, along and with the west right-of-way line of said South Main Street, a distance of 100.00 feet to a 1/2" iron rod set for corner of the herein described tract of land, and being the common east corner of said Tracts One and Two;

THENCE S 00° 17' 24" E, along and with the west right-of-way line of said South Main Street, a distance of 240.97 feet, (deed 235.50 feet), to a 1/2" iron rod set for the southeast corner of the herein described tract of land and said Tract Two, and being the northeast corner of Block 1 of Cedar Hill Estates, an addition to the City of Euless, according to the plat recorded in Cabinet A, Slide 3779, Plat Records, Tarrant County, Texas;

THENCE S 89° 42' 56" W, along and with the south line of the herein described tract of land and the north line of said Block 1, a distance of 331.89 feet, (deed 348.60 feet), to a 5/8" iron rod found for the southwest corner of the herein described tract of land and said Tract Two, and being the southeast corner of Lot 6 of said Block 8;

THENCE N 00° 44' 24" W, (bearing basis), along and with the west line of the herein described tract of land and the east line of said Block 8, at 205.50 feet passing the common west corner of said Tracts One and Two, and continuing for a total distance of 335.50 feet to the POINT OF BEGINNING, and containing 2.5819 acres, (112,469 square feet), of land.

**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	\$1,311.75
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.
  2. No residential driveways will be allowed onto South Main Street.

13-05-P.D.  
**PLANNED DEVELOPMENT EXHIBIT**  
 OF  
**CANNON GARDENS**  
 14 LOTS LOCATED ON 2.5819 ACRES OF LAND  
 OUT OF THE  
 ELIJAH ROGERS SURVEY, ABSTRACT 1299  
 IN THE  
 CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER: WELDON CANNON  
 606 S. MAIN STREET  
 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

**November 25, 2013**