STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting by and through the undersigned, its duly authorized agent, is the owner of the following described tract of land situated in the Bradford Adams Survey, Abstract No. 152, Tarrant County, Texas:

BEING a tract of land in the A. Bradford Survey, Abstract No. 152, situated in the City of Euless, Tarrant County, Texas and being a portion of Tract 1 of those tracts conveyed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. by deed recorded in County Clerk's File No. D213025024 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at an "X" in concrete found at the intersection of the south right-of-way line of Midway Drive with the west right-of-way line of Bear Creek Parkway (both 80 feet rights-of-way according to the plat thereof filed in Volume 388-199, Page 85 of the Plat Records of Tarrant County, Texas (PRTCT)) from which an "X" in concrete found bears North 10 deg. 35 min. 40 sec. East, a distance of 80.50 feet and an "X" in concrete found bears South 75 deg. 43 min. 26 sec. East, a distance of 80.06 feet;

THENCE South 10 deg. 37 min. 04 sec. West along the said west right-of-way line of Bear Creek Parkway as filed in Volume 388-199, Page 85 and along the west right-of-way line of Bear Creek Parkway according to the plat thereof filed in Volume 388-199, Page 87, a distance of 593.96 feet to a capped 1/2" iron pin found from which a 1/2" iron pin found bears North 70 deg. 53 min. 46 sec. East, a distance of 0.45 feet and a 1/2" iron pin found bears South 79 deg. 27 min. 43 sec. East, a distance of 79.51 feet, said capped 1/2" iron pin also being the Point of Curvature of a circular curve to the right having a radius of 910.00 feet, a central angle of 28 deg. 05 min. 15 sec. and being subtended by a chord which bears South 24 deg. 39 min. 42 sec. West, 441.65 feet

THENCE continuing along the said west right-of-way line of Bear Creek Parkway and along said curve to the right, a distance of 446.10 feet to a point from which a capped 1/2" iron pin found bears South 52 deg. 28 min. 36 sec. East, a distance of 0.49 feet and a capped 1/2" iron pin found bears South 51 deg. 25 min. 13 sec. East, a distance of 79.68 feet;

THENCE South 38 deg. 42 min. 29 sec. West continuing along the said west right-of-way line of Bear Creek Parkway, a distance of 9.57 feet to a capped 1/2" iron pin set;

THENCE North 51 deg. 17 min. 31 sec. West, a distance of 165.00 feet to a capped 1/2" iron pin set;

THENCE South 38 deg. 42 min. 29 sec. West, a distance of 45.02 feet to a capped 1/2" iron pin set;

THENCE North 51 deg. 17 min. 25 sec. West, a distance of 247.42 feet to a capped 1/2" iron pin set;

THENCE North 09 deg. 32 min. 10 sec. West, a distance of 58.00 feet to a capped 1/2" iron pin set, said point also being the Point of Curvature of a non-tangent circular curve to the left, radial to said line, having a radius of 572.00 feet and a central angle of 9 deg. 22 min. 00 sec. and being subtended by a chord which bears North 75 deg. 46 min. 50 sec. East, 93.41 feet;

THENCE along said curve to the left, a distance of 93.51 feet to a capped 1/2" iron pin set;

THENCE North 71 deg. 05 min. 50 sec. East tangent to said curve, a distance of 112.49 feet to a capped 1/2" iron pin set, said point also being the Point of Curvature of a circular curve to the right having a radius of 278.00 feet, a central angle of 5 deg. 22 min. 39 sec. and being subtended by a chord which bears North 73 deg. 47 min. 09 sec. East, 26.08 feet;

THENCE along said curve to the right, a distance of 26.09 feet to a capped 1/2" iron pin set;

THENCE North 09 deg. 09 min. 05 sec. West, a distance of 117.93 feet to a capped 1/2" iron pin set;

THENCE South 71 deg. 05 min. 50 sec. West, a distance of 95.94 feet to a capped 1/2" iron pin set;

THENCE South 71 deg. 32 min. 39 sec. West, a distance of 52.23 feet to a capped 1/2" iron pin set;

THENCE South 75 deg. 56 min. 33 sec. West, a distance of 59.33 feet to a capped 1/2" iron pin set;

THENCE North 11 deg. 41 min. 31 sec. West, a distance of 172.56 feet to a capped 1/2" iron pin set, said point also being the Point of Curvature of a non-tangent circular curve to the right having a radius of 470.00 feet, a central angle of 11 deg. 15 min. 56 sec. and being subtended by a chord which bears South 83 deg. 50 min. 39 sec. West, 92.26 feet;

THENCE westerly along said curve to the right, a distance of 92.41 feet to a capped 1/2" iron pin set;

THENCE South 89 deg. 28 min. 37 sec. West tangent to said curve, a distance of 16.27 feet to a capped 1/2" iron pin set;

THENCE North 00 deg. 31 min. 23 sec. West, a distance of 711.57 feet to a capped 1/2" iron pin set to a point of cusp, said point also being the Point of Curvature of a non-tangent circular curve to the right having a radius of 270.00 feet, a central angle of 8 deg. 16 min. 26 sec. and being subtended by a chord which bears South 64 deg. 25 min. 28 sec. East, 38.95 feet;

THENCE easterly and southeasterly along said curve to the right, a distance of 38.99 feet to a capped 1/2" iron pin set;

THENCE South 60 deg. 17 min. 15 sec. East tangent to said curve, a distance of 53.96 feet to a capped 1/2" iron pin set, said point also being the Point of Curvature of a circular curve to the right having a radius of 654.46 feet, a central angle of 6 deg. 26 min. 12 sec. and being subtended by a chord which bears South 57 deg. 04 min. 09 sec. East, 74.61 feet;

THENCE along said curve to the right, a distance of 74.65 feet to a capped 1/2" iron pin set;

THENCE North 36 deg. 08 min. 58 sec. East radial to said curve, a distance of 173.00 feet to a capped 1/2" iron pin set;

THENCE North 35 deg. 25 min. 11 sec. East, a distance of 20.00 feet to a capped 1/2" iron pin set;, said point also being the Point of Curvature of a non-tangent circular curve to the right, radial to said line, having a radius of 857.46 feet and a central angle of 9 deg. 56 min. 36 sec. and being subtended by a chord which bears South 48 deg. 53 min. 44 sec. East, 148.63 feet, said point also being on the said south right-of-line of Midway Drive;

THENCE along said curve to the right and along the said south right-of-way line of Midway Drive, a distance of 148.82 feet to a point from which a 1/2" iron pin found bears North 36 deg. 31 min. 41sec. East, a distance of 0.33 feet and a capped 1/2" iron pin found bears North 46 deg. 12 min. 43 sec. East, a distance of 79.59 feet, said point also being the Point of Reverse Curvature of a circular curve to the left having a radius of 990.00 feet, a central angle of 29 deg. 35 min. 47 sec. and being subtended by a chord which bears South 58 deg. 43 min. 18 sec. East, 505.72 feet;

THENCE continuing along the said south right-of-way line of Midway Drive and along said curve to the left, a distance of 511.39 feet to the Point of Beginning and containing 685,151 square feet or 15.729 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOTS 36-39, A,B & C, BLOCK A, LOTS 15-26, BLOCK B, LOTS 1-15, A, BLOCK C, LOTS 1-24,A,B,C,D,E,F & G, BLOCK D, LOT A, BLOCK E AND LOT A & B, BLOCK F, THE DOMINION AT BEAR CREEK, PHASE 1, an Addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets and alleys shown herein; 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. LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 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 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 procuring the permission of anyone. Lots A & C, Block A, Lot A, Block C, Lots A,D,E,F & G, Block D and Lot B, Block F are dedicated in their entirety as public access easements.

WITNESS MY HAND THIS 10th DAY OF December, 2013.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared , 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 and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of December, 2013.

Laura L. Salgado
Notary Public in and for the State of Texas
My Commission Expires: 1/18/2017

LAURA LYNN SALGADO
My Commission Expires
January 18, 2017

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 Euless, 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 whosoever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to the 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 of 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, wether 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.

NOTES

1. Installation and dedication of public improvements will be made prior to the submission of Final Plat.

2. 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.

3. 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.

4. Rotate project 00 deg. 00 min. 04 sec. right to obtain City grid bearing. Scale factor is 0.999979133.

5. The City of Euless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.

6. The City will not maintain any interior drainage systems that are private.

7. All property monuments are 1/2" capped iron pins set unless otherwise noted.

8. Lots A & C, Block A, Lot A, Block C, Lots A,D,E,F & G, Block D and Lot B, Block F are dedicated as public access easements.

9. Lots B & C, Block A, Lot A, Block C, Lots B,C,E & G, Block D, Lot A, Block E and Lot A, Block F will be dedicated to Bear Creek Riverwalk Master Community, Inc. Lot A, Block A, Lots A,D & F, Block D and Lot B, Block F will be dedicated to Villages of Bear Creek Owners Association, Inc.

PERPETUAL MAINTENANCE AGREEMENT

THE STATE OF TEXAS
COUNTY OF TARRANT KNOW ALL MEN BY THESE PRESENTS:

THE FOLLOWING RESERVATIONS, RESTRICTIONS, AND COVENANTS ARE IMPOSED ON LOTS 36-39, A,B & C, BLOCK A, LOTS 15-26, BLOCK B, LOTS 1-15, A, BLOCK C, LOTS 1-24,A,B,C,D,E,F & G, BLOCK D, LOT A, BLOCK E AND LOT A & B, BLOCK F, THE DOMINION AT BEAR CREEK, PHASE 1, 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 LOTS 36-39, A,B & C, BLOCK A, LOTS 15-26, BLOCK B, LOTS 1-15, A, BLOCK C, LOTS 1-24,A,B,C,D,E,F & G, BLOCK D, LOT A, BLOCK E AND LOT A & B, BLOCK F, THE DOMINION AT BEAR CREEK, PHASE 1, 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 10th DAY OF December, 2013.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

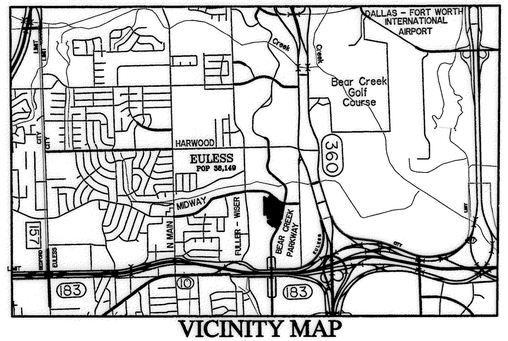
STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED , 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 AND EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF December, 2013.

Laura L. Salgado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1/18/2017

LAURA LYNN SALGADO
My Commission Expires
January 18, 2017



VICINITY MAP

(SCALE: 1"=3000')

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"	2.5	$3,342.42	$191.42
1.5"	5.0	$6,684.83	$382.84
2"	8.0-10.0	$10,695.72	$612.54
3"	16.0-24.0	$32,087.16	$1,837.62
4"	25.0-42.0	$56,152.53	$3,215.84
6"	50.0-92.0	$123,000.78	$7,044.21
8"	80.0-160.0	$213,914.40	$12,250.80
10"	115.0-250.0	$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.

SURVEYOR'S CERTIFICATION

This is to certify that I, Bob Henderson, Jr., 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.

Signature 12-10-13 Date
RPLS # 2502

STATE OF TEXAS REGISTERED BOB HENDERSON JR. 2502 PROFESSIONAL LAND SURVEYOR

PLAT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Plat in accordance with the City of Euless Unified Development Code.

Plat Preparer's Signature 12-10-13 Date

EDWARD W. ECKART — Printed Name
P.E. — Printed Title

CITY APPROVAL BLOCK FOR FINAL PLATS:

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 Commision — Date of P&Z Approval

FINAL PLAT
OF
THE DOMINION AT BEAR CREEK
PHASE 1
LOTS 36–39, A,B & C, BLOCK A
LOTS 15–26, BLOCK B
LOTS 1–15, A, BLOCK C
LOTS 1–24,A,B,C,D,E,F & G, BLOCK D
LOT A, BLOCK E
LOT A & B, BLOCK F
BEING
55 RESIDENTIAL LOTS
AND 14 OPEN SPACE LOTS
15.729 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACTS 1A3, 1A4, 4B, 4B1A2, 5A, & 5A1
CITY OF EULESS, TARRANT COUNTY, TEXAS
OCTOBER 28, 2013

OWNED/DEVELOPED BY:
LENNAR HOMES OF TEXAS,
LAND & CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD., SUITE 220
IRVING, TEXAS 75063
PHONE: (469)587-5215
FAX: (469) 587-5221

ENGINEER/SURVEYOR:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
Fax (817) 329-4453

CASE No. 13-06-FP
REF. CASE No. 12-02-PP
SHEET 1 OF 2

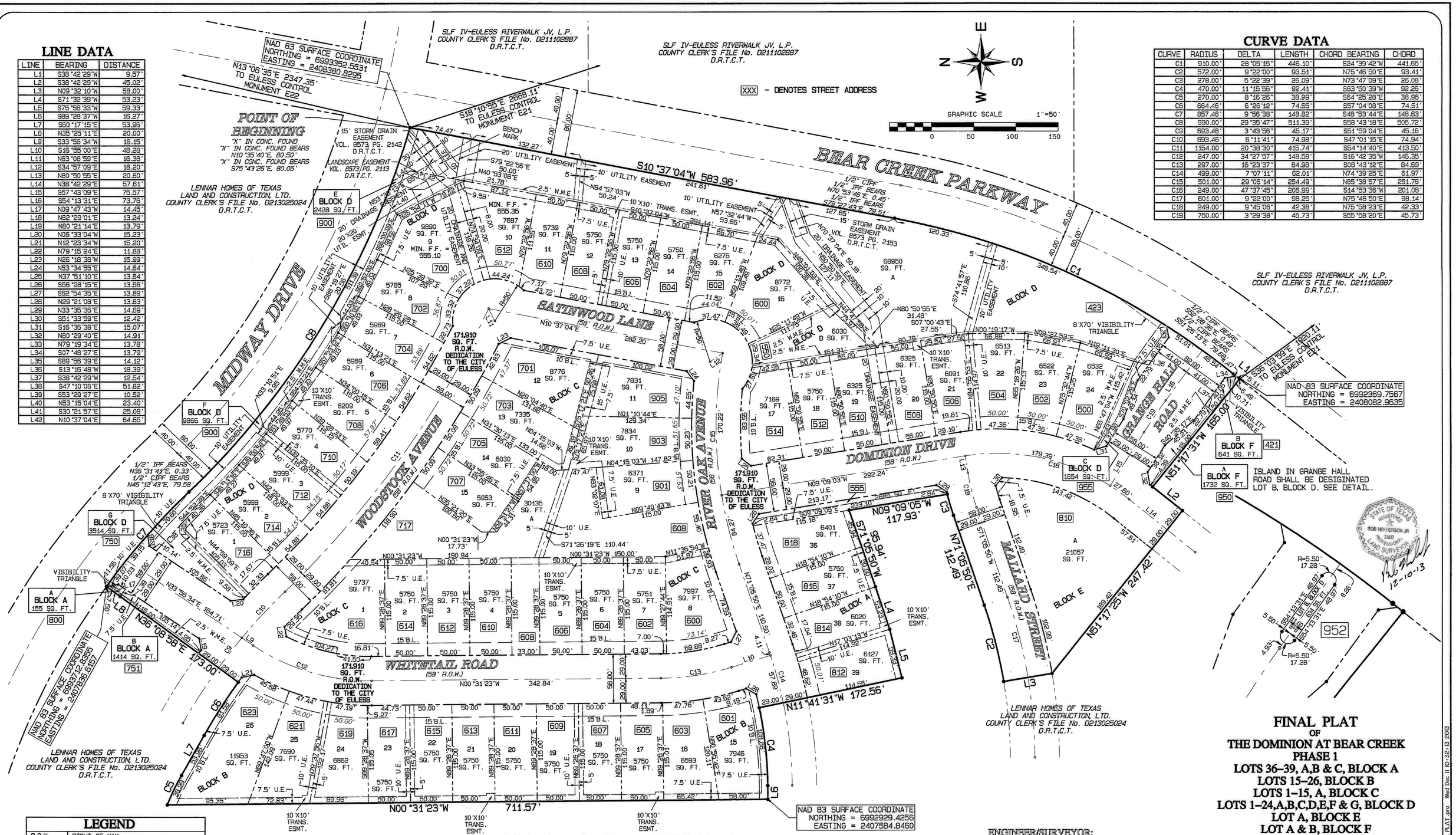
E:\10415\GOGO\PHASE 1 FINAL PLAT.pro Tue Dec 10 09:36:18 2013

LINE DATA

LINE	BEARING	DISTANCE
L1	S38°42'29"W	9.57'
L2	S38°42'29"W	45.02'
L3	N09°32'10"W	58.00'
L4	S71°32'39"W	53.23'
L5	S75°56'33"W	59.33'
L6	S89°28'37"W	16.27'
L7	S60°17'15"E	53.96'
L8	N35°25'11"E	20.00'
L9	S33°56'34"W	16.15'
L10	S16°55'00"E	48.28'
L11	N63°08'59"E	16.38'
L12	S34°57'09"E	18.20'
L13	N80°50'55"E	20.60'
L14	N38°42'29"E	57.61'
L15	S57°43'09"E	75.57'
L16	S54°13'31"E	73.76'
L17	N09°47'43"W	14.45'
L18	N82°29'01"E	13.24'
L19	N80°21'14"E	13.79'
L20	N05°33'04"W	15.23'
L21	N12°23'34"W	15.20'
L22	N79°15'24"E	11.88'
L23	N26°18'38"W	15.99'
L24	N53°34'55"E	14.64'
L25	N37°51'10"E	13.64'
L26	S56°28'15"E	13.56'
L27	S62°54'35"E	13.89'
L28	N29°21'08"E	13.83'
L29	N33°35'36"E	14.69'
L30	S51°33'59"E	12.42'
L31	S16°36'38"E	15.07'
L32	N80°29'40"E	14.91'
L33	N79°19'34"E	13.78'
L34	S07°48'27"E	13.79'
L35	S89°56'39"E	14.12'
L36	S13°16'48"W	18.39'
L37	S36°42'29"W	12.54'
L38	S47°10'06"E	51.82'
L39	S53°29'27"E	10.52'
L40	N53°15'04"E	23.40'
L41	S30°21'57"E	25.08'
L42	N10°37'04"E	64.65'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	910.00'	28°05'15"	446.10'	S24°39'42"W	441.65'
C2	572.00'	9°22'00"	93.51'	N75°46'50"E	93.41'
C3	278.00'	5°22'39"	26.09'	N73°47'09"E	26.08'
C4	470.00'	11°15'56"	92.41'	S83°50'39"W	92.26'
C5	270.00'	8°16'26"	38.99'	S64°25'28"E	38.96'
C6	664.46'	6°26'12"	74.65'	S57°04'08"E	74.61'
C7	857.46'	9°56'38"	148.82'	S48°53'44"E	148.63'
C8	990.00'	29°35'47"	511.39'	S58°43'18"E	505.72'
C9	693.46'	3°43'56"	45.17'	S51°59'04"E	45.16'
C10	693.46'	6°11'41"	74.98'	S47°01'15"E	74.94'
C11	1154.00'	20°38'30"	415.74'	S54°14'40"E	413.50'
C12	247.00'	34°27'57"	148.58'	S16°42'35"W	146.35'
C13	297.00'	16°23'37"	84.98'	S08°43'12"E	84.69'
C14	499.00'	7°07'11"	62.01'	N74°39'25"E	61.97'
C15	501.00'	29°06'14"	254.49'	N85°38'57"E	251.76'
C16	249.00'	47°37'45"	206.99'	S14°53'36"W	201.08'
C17	601.00'	9°22'00"	98.25'	N75°46'50"E	98.14'
C18	249.00'	9°45'06"	42.38'	N75°58'23"E	42.33'
C19	750.00'	3°29'38"	45.73'	S55°58'20"E	45.73'



LEGEND

R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
B.L.	BUILDING LINE
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
CONC.	CONCRETE
IPF	IRON PIN FOUND
CIPF	CAPPED IRON PIN FOUND

NOTES

1. Installation and dedication of public improvements will be made prior to the submission of Final Plat.

2. 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.

3. 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.

4. Rotate project 00 deg. 00 min. 04 sec. right to obtain City grid bearing. Scale factor is 0.999879133.

5. The City of Euless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.

6. The City will not maintain any interior drainage systems that are private.

7. All property monuments are 1/2" capped iron pins set unless otherwise noted.

8. Lots A & C, Block A, Lot A, Block C, Lots A, D, E, F & G, Block D and Lot B, Block F are dedicated as public access easements.

9. Lots B & C, Block A, Lot A, Block C, Lots B, C, E & G, Block D, Lot A, Block E and Lot A, Block F will be dedicated to Bear Creek Riverwalk Master Community, Inc. Lot A, Block A, Lots A, D & F, Block D and Lot B, Block F will be dedicated to Villages of Bear Creek Owners Association, Inc.

OWNED/DEVELOPED BY:
LENNAR HOMES OF TEXAS,
LAND & CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD., SUITE 220
IRVING, TEXAS 75063
PHONE: (469)587-5215
FAX: (469) 587-5221

ENGINEER/SURVEYOR:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
Fax (817) 329-4453

CASE No. 13-06-FP
REF. CASE No. 12-02-PP
SHEET 2 OF 2

FINAL PLAT
OF
THE DOMINION AT BEAR CREEK
PHASE 1
LOTS 36–39, A,B & C, BLOCK A
LOTS 15–26, BLOCK B
LOTS 1–15, A, BLOCK C
LOTS 1–24,A,B,C,D,E,F & G, BLOCK D
LOT A, BLOCK E
LOT A & B, BLOCK F
BEING
55 RESIDENTIAL LOTS
AND 14 OPEN SPACE LOTS
15.729 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACTS 1A3, 1A4, 4B, 4B1A2, 5A, & 5A1
CITY OF EULESS, TARRANT COUNTY, TEXAS
OCTOBER 28, 2013

E:\10445\COSONPHASE 1 FINAL PLAT.pro Wed Dec 11 10:32:13 2013