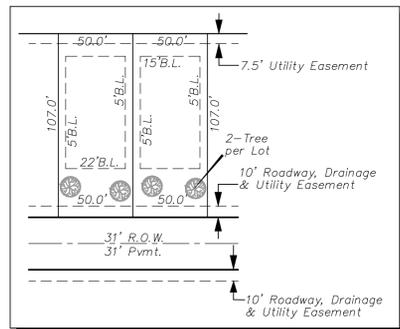




SCALE: 1" = 50'

LINE	BEARING	DISTANCE
L1	N 00°31'08" W	48.36'
L2	S 00°53'05" E	30.00'
L3	N 16°51'50" W	54.84'
L4	N 36°44'14" W	21.21'
L5	S 53°15'46" W	21.21'
L6	N 08°15'49" E	10.76'
L7	N 36°08'47" W	21.43'
L8	S 49°49'00" W	19.37'
L9	N 37°19'16" W	35.00'
L10	S 53°50'54" W	35.00'
L11	N 87°59'07" E	28.68'
L12	N 14°47'00" E	62.50'
L13	S 01°44'58" W	62.66'



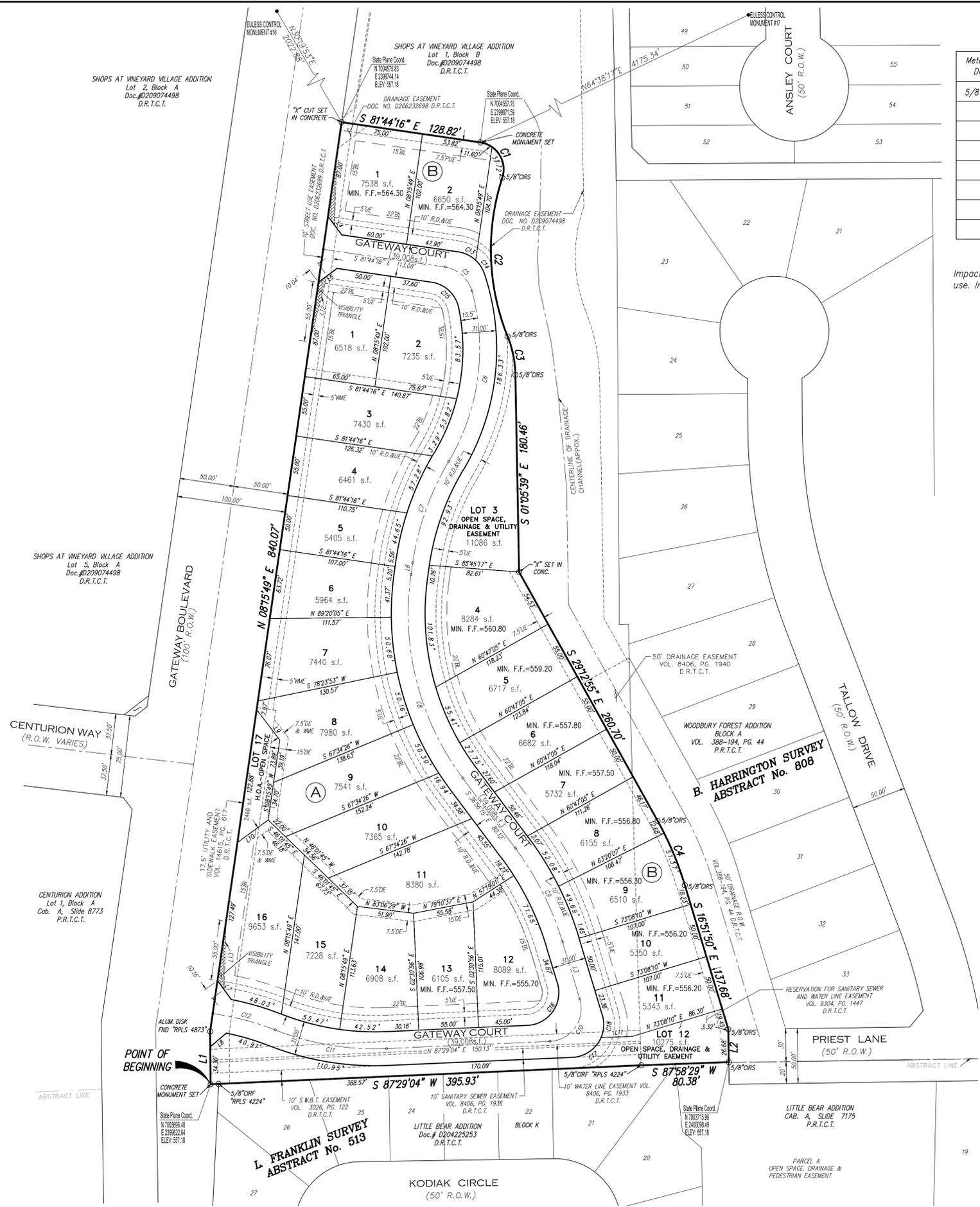
TYPICAL LOT DETAIL

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.
- Basis of bearing is Texas State Plane NAD83 North Central Zone 4202 using City of Euless Monuments No. 16 and 17. All distances shown are surface distances using a combined scale factor of 1.000122982.
- Ground to Grid scale factor 0.99877033.
- The City will not maintain any interior drainage systems that originate within this private development.

LEGEND

- 5/8" CIRS - 5/8" Iron rod with yellow plastic cap stamped "WESTWOOD PS" set
- CIRF - Capped iron rod found
- H.O.A. - Homeowners Association
- BL - Building Line
- DE - Drainage Easement
- UE - Public Utility Easement
- DUE - Drainage and Public Utility Easement
- WME - Wall Maintenance Easement
- R.D.&UE - Roadway Drainage & Utility Easement



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	\$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.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	99°48'04"	24.87'	S 31°50'15" E	38.05'	43.32'
C2	39°57'48"	212.49'	S 01°50'07" E	145.22'	148.21'
C3	20°46'46"	98.85'	S 11°30'37" E	35.65'	35.85'
C4	12°29'19"	293.85'	S 22°58'16" E	63.92'	64.05'
C5	66°20'12"	30.00'	N 48°34'11" W	32.83'	34.73'
C6	46°22'16"	200.00'	N 07°47'03" E	157.46'	161.87'
C7	22°42'22"	250.00'	S 19°37'00" W	98.43'	99.07'
C8	45°12'04"	250.00'	S 14°20'13" E	192.15'	197.23'
C9	20°14'24"	275.00'	N 26°54'03" W	95.85'	96.35'
C10	104°20'54"	30.00'	N 35°18'37" E	47.39'	54.64'
C11	23°56'38"	250.00'	S 80°32'37" E	103.72'	104.47'
C12	13°37'50"	250.00'	N 75°23'13" W	59.33'	59.47'
C13	34°44'52"	30.00'	N 64°21'48" W	17.92'	18.19'
C14	28°25'06"	30.00'	N 32°46'47" W	14.73'	14.88'
C15	70°02'37"	30.00'	N 46°42'58" W	34.43'	36.67'
C16	104°20'54"	30.00'	N 35°18'37" E	47.39'	54.64'
C17	64°19'36"	30.00'	N 55°19'16" E	31.94'	33.68'
C18	40°11'18"	30.00'	N 03°08'48" E	20.53'	20.96'

CITY APPROVAL BLOCK FOR PRELIMINARY PLATS:

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 the Commission's approval unless a Final Plat has been approved by the City.

Chairman, Planning and Zoning Commission Date of P&Z Approval

CASE NO. 13-06-PP
PRELIMINARY PLAT
OF
GATEWAY COURT
IN THE
CITY OF EULESS, TARRANT COUNTY, TEXAS
JANUARY 8, 2014
13-01-PD
5.590 ACRES
3 H.O.A. OPEN SPACE LOTS

OWNER/DEVELOPER: BLOOMFIELD HOMES
1050 E. Highway 114 Suite 210
Southlake, TX 76092
TEL: 817-416-1572

ENGINEER/SURVEYOR:
TIPTON ENGINEERING
a division of Westwood

5605 North MacArthur Blvd.,
Suite 500 Irving, Texas 75038
(972) 226-2967
Firm No. F-11756
Surveying Firm No. 10074301

PRELIMINARY PLAT - GATEWAY COURT

STATE OF TEXAS
COUNTY OF TARRANT

Being a 5.590 acre tract of land situated in the B. Harrington Survey, Abstract No. 808 IN THE City of Euless, Tarrant County, Texas and being a portion of a 32.031 acre tract of land conveyed to Univest Properties, Inc. by deed recorded in Volume 11695, Page 1059, Deed Records, Tarrant County, Texas and being all of that 0.309 acre tract of land conveyed to Univest Properties, Inc., Trustee by deed recorded in Document No. D2080099616, Deed Records, Tarrant County Texas, said 5.590 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument set for the southwest corner of the herein described tract, also being on the east right-of-way line of Gateway Boulevard (a 100 foot right-of-way) and on the south line of said 32.031 acre tract;

THENCE along the east right-of-way line of said Gateway Boulevard, the following courses and distances:

North 00 Degrees 31 Minutes 08 Seconds West, a distance of 48.36 feet to an aluminum disk stamped "RPLS 4873" found for corner;

North 08 Degrees 15 Minutes 49 Seconds East, a distance of 840.07 feet to an "X" cut set in concrete for the northwest corner of the herein described tract and being the common southwest corner of Lot 1, Block B of the Shops at Vineyard Village Addition, an addition to the City of Euless, as recorded in Document No. D209074498, Deed Records, Tarrant County, Texas;

THENCE along the south line of said Lot 1, Block B of the Shops at Vineyard Addition, the following courses and distances:

South 81 Degrees 44 Minutes 16 Seconds East, a distance of 128.82 feet to a concrete monument set for corner and the beginning of a tangent curve to the right having a central angle of 99 Degrees 48 Minutes 04 Seconds, a radius of 24.87 feet and a long chord of South 31 Degrees 50 Minutes 15 Seconds East, a distance of 38.05 feet;

Along said tangent curve to the right, an arc length of 43.32 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a reverse curve to the left having a central angle of 39 Degrees 57 Minutes 48 Seconds, a radius of 212.49 feet and a long chord that bears South 01 Degrees 55 Minutes 07 Seconds East, a distance of 145.22 feet;

Along said reverse curve to the left, an arc length of 148.21 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a reverse curve to the right having a central angle of 20 Degrees 46 Minutes 46 Seconds, a radius of 98.85 feet and a long chord that bears South 11 Degrees 30 Minutes 37 Seconds East, a distance of 35.65 feet;

Along said reverse curve to the right, an arc length of 35.85 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 01 Degrees 05 Minutes 39 Seconds East, a distance of 180.46 feet to an "X" cut set in concrete for corner;

South 29 Degrees 12 Minutes 55 Seconds East, passing at a distance of 212.76 feet the southeast corner of said Lot 1, Block B of the Shops at Vineyard Village and the common north corner of said 0.309 acre tract, for a total distance of 260.70 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and being the beginning of a tangent curve to the right having a central angle of 12 Degrees 29 Minutes 19 Seconds, a radius of 293.85 feet and a long chord that bears South 22 Degrees 58 Minutes 16 Seconds East, a distance of 63.92 feet;

THENCE along the east line of said 0.309 acre tract and the common west line of a 50 foot drainage right-of-way as recorded in Volume 388, Page 44, Deed Records, Tarrant County, Texas, the following courses and distances:

Along said tangent curve to the right, an arc length of 64.05 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 16 Degrees 51 Minutes 50 Seconds East, a distance of 137.68 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner on the north right-of-way line of Priest Lane (a 50 foot right-of-way), Woodbury Forest Addition, an addition to the City of Euless, Tarrant County, Texas according to the plat recorded in Volume 388-194, Page 44, Plat Records, Tarrant County, Texas;

THENCE South 00 Degrees 53 Minutes 05 Seconds East, a distance of 30.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 0.309 are tract, same being on the west line of said Woodberry Forest Addition and the common north corner of Parcel A, Little Bear Addition, an addition to the City of Euless, according to the plat recorded in Cabinet A, Slide 7175, Plat Records, Collin County, Texas;

THENCE along the south line of said 0.309 acre tract and the common north line of said Parcel A and the north line of the Little Bear Addition, an addition to the City of Euless as recorded in Document No. D204225253, Deed Records, Tarrant County, Texas, the following courses and distances:

South 87 Degrees 58 Minutes 29 Seconds West, a distance of 80.38 feet to a 5/8 inch iron rod with cap stamped "RPLS 4224" found for corner;

South 87 Degrees 29 Minutes 04 Seconds West, passing at a distance of 388.57 feet a 5/8 inch iron rod with cap stamped "RPLS 4224" found for the northwest corner of said Little Bear Addition, in all a distance of 395.93 feet to the POINT OF BEGINNING and containing 5.590 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That BLOOMFIELD HOMES, L.P. a Texas limited partnership, through the undersigned authority, does hereby adopt this plat designating the herein above described property as GATEWAY 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 _____, 2014.

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 _____ 2014.

Notary Public in and for the State of Texas

SURVEYOR'S 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 _____, 2014.

Harry L. Dickens
Registered Professional
Land Surveyor No. 5939

THE STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Harry L. Dickens, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed

GIVEN UNDER MY HAND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

CASE NO. 13-06-PP

PRELIMINARY PLAT
OF
GATEWAY COURT
IN THE
CITY OF EULESS, TARRANT COUNTY, TEXAS
JANUARY 8, 2014
13-01-PD
5.590 ACRES
26 RESIDENTIAL LOTS
3 H.O.A. OPEN SPACE LOTS

OWNER/DEVELOPER: BLOOMFIELD HOMES
1050 E. Highway 114 Suite 210
Southlake, TX 76092
TEL: 817-416-1572

ENGINEER/SURVEYOR:



5605 North MacArthur Blvd.,
Suite 500 Irving, Texas 75038
(972) 226-2967
Firm No. F-11756
Surveying Firm No. 10074301