

LEGEND

- H.O.A. - Homeowners Association
BL - Building Line
DE - Drainage Easement
UE - Public Utility Easement
DUE - Drainage and Public Utility Easement
U.&A.E. - Public Utility & Access Easement
R.D.&U.E. - Roadway Drainage & Utility Easement
5/8" CIRS - 5/8" Iron rod with yellow cap stamped WESTWOOD PS set
1/2" Iron pin found
CM - Control Monument
X - "X" set in concrete



- 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. Basis of bearing is Texas State Plane NAD83 North Central Zone 4202 using City of Euless Monuments No. 16 and 17 the rotation angle is 00°00'00". All distances shown are surface distances using a combined scale factor of 1.000122982.

OWNERS' CERTIFICATE AND DEDICATION

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS, BLOOMFIELD HOMES L.P. a Texas Limited Partnership is the sole owner of 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 in 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 described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "Spoon" 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°02'00" E, a distance of 19.50 feet to a 1/2" 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°53'51" E;
South along said curve, a distance of 61.28 feet to a Mag Nail set;
S 02°26'09" 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 2193.57 feet, a central angle of 01°38'18", and a chord of 62.72 feet bearing S 01°09'45" E;
South along said curve, a distance of 62.72 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
S 00°27'13" E, a distance of 5.94 feet to a 1/2" iron rod with cap stamped "Spoon" 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 88°55'28" W, along the said south line of the Howes tract, a distance of 175.38 feet to a 1/2" iron rod found at the southerly most southwest corner of said Howes tract;
THENCE, N 00°47'22" W, along the easterly most west line of the said Howes tract, a distance 59.74 feet to a 3/4" iron rod found at an inner ell corner of the said Howes tract;
THENCE, S 88°48'20" W, along the south line of the said Howes tract, a distance of 178.00 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southwest corner of said Howes tract;
THENCE, N 00°23'56" W, along the west line of the said Howes tract, a distance of 183.50 feet to a 1/2" iron rod found at the northwest corner of the said Howes tract;
THENCE, N 89°49'31" 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.

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 CAMDEN PARK, 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., a Texas Limited Partnership 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.

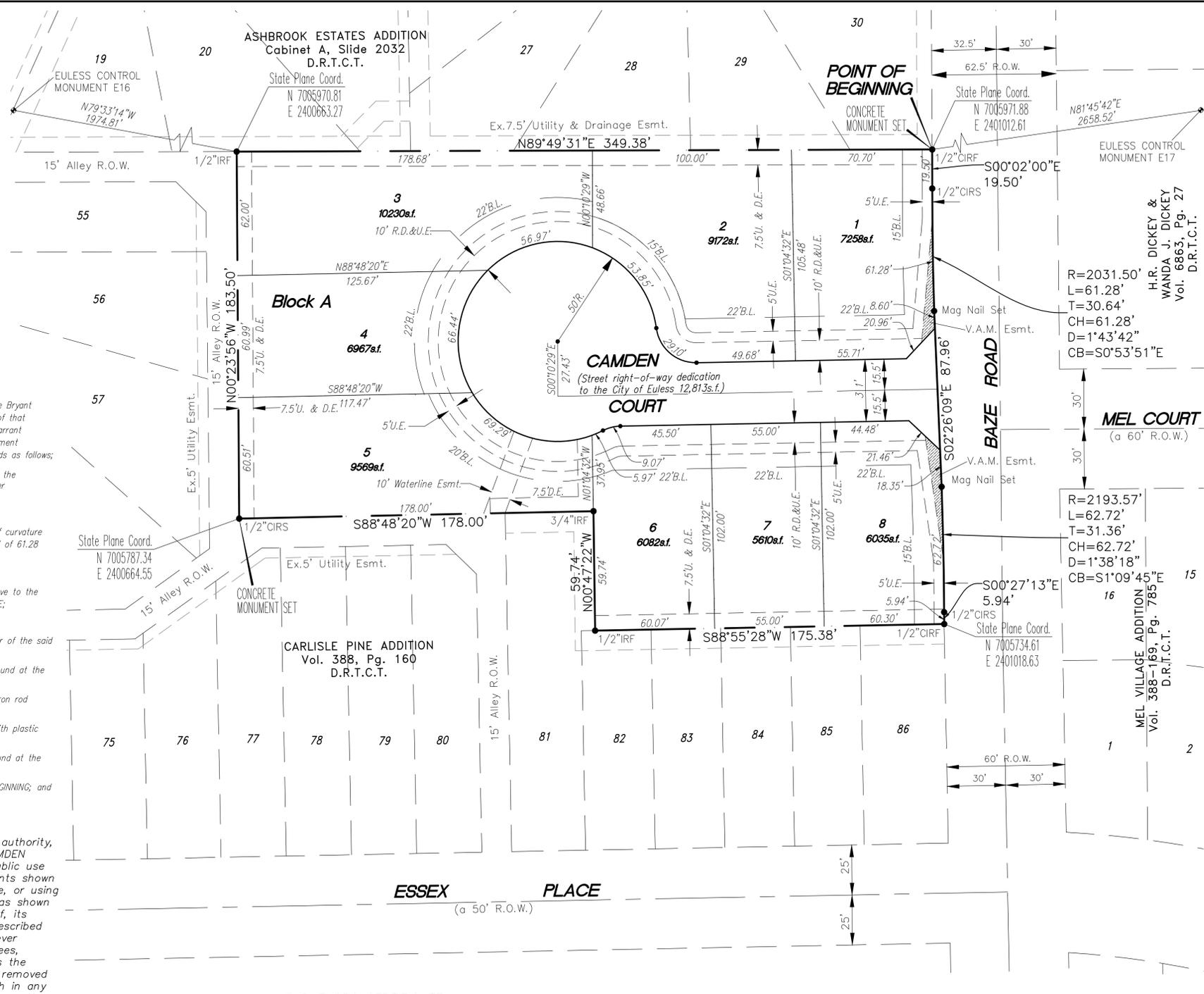
BLOOMFIELD HOMES, L.P. a Texas Limited Partnership
By: BLOOMFIELD PROPERTIES, INC. a Texas Corporation, General Partner

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



SURVEYORS CERTIFICATE

This is to certify that I, Harry L. Dickens, a Registered Professional Land 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.

DATE: This the ___ day of ___, 2014

TIPTON ENGINEERING A DIVISION OF WESTWOOD

Harry L. Dickens Registered Professional Land Surveyor No. 5939

BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Dickens 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

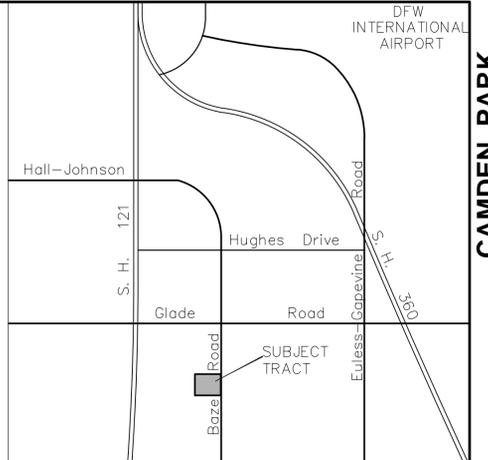
CITY APPROVAL BLOCK FOR PRELIMINARY PLATS:

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

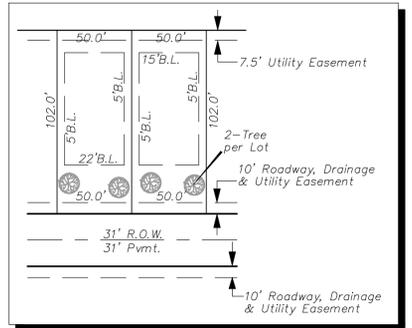


CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Table with 4 columns: Meter or Tap Diameter, Living Unit Equivalency Factor, Water Impact Fee, Sewer Impact Fee. Rows include 5/8" or 3/4", 1, 1.5, 2, 3, 4, 6, 8.

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. 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. All lots to have full sprinkler, and full sod.
3. 12,813 square feet of street right-of-way to be dedicated to the City of Euless.
4. The City will not maintain any interior drainage systems that originate within this private development.



TYPICAL LOT DETAIL

PRELIMINARY PLAT OF CAMDEN PARK OUT OF THE BRYANT HARRINGTON SURVEY, ABSTRACT 808 IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS FEBRUARY 24, 2014 13-07-P.P. 8 RESIDENTIAL LOTS - 1.693 ACRES OF LAND