

- LEGEND**
- H.O.A. - Homeowners Association
  - BL - Building Line
  - DE - Drainage Easement
  - UE - Public Utility Easement
  - DUE - Drainage and Public Utility Easement
  - V.A.M. - Visibility And Maintenance Easement
  - R.D.&U.E. - Roadway Drainage & Utility Easement
  - S.W.&U.E. - Screening Wall & Utility Esmt.
  - 5/8" CIRS - 5/8" Iron rod with yellow cap stamped WESTWOOD PS set
  - 1/2" IRF - 1/2" Iron pin found
  - CM - Control Monument
  - 3009 - Lot Address



**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.

**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 2.5819 acre tract of land in the B 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 northeast 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' 37" 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.), to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

**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 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

**THENCE** S 00° 17' 26" E, along and with the west right-of-way line of said South Main Street, a distance of 241.27 feet, (deed 235.50 feet), to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, 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° 41' 39" 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 335.90 feet to the POINT OF BEGINNING, and containing 2.5819 acres, (112,469 square feet), of land.

**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 CANNON GARDENS, 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 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

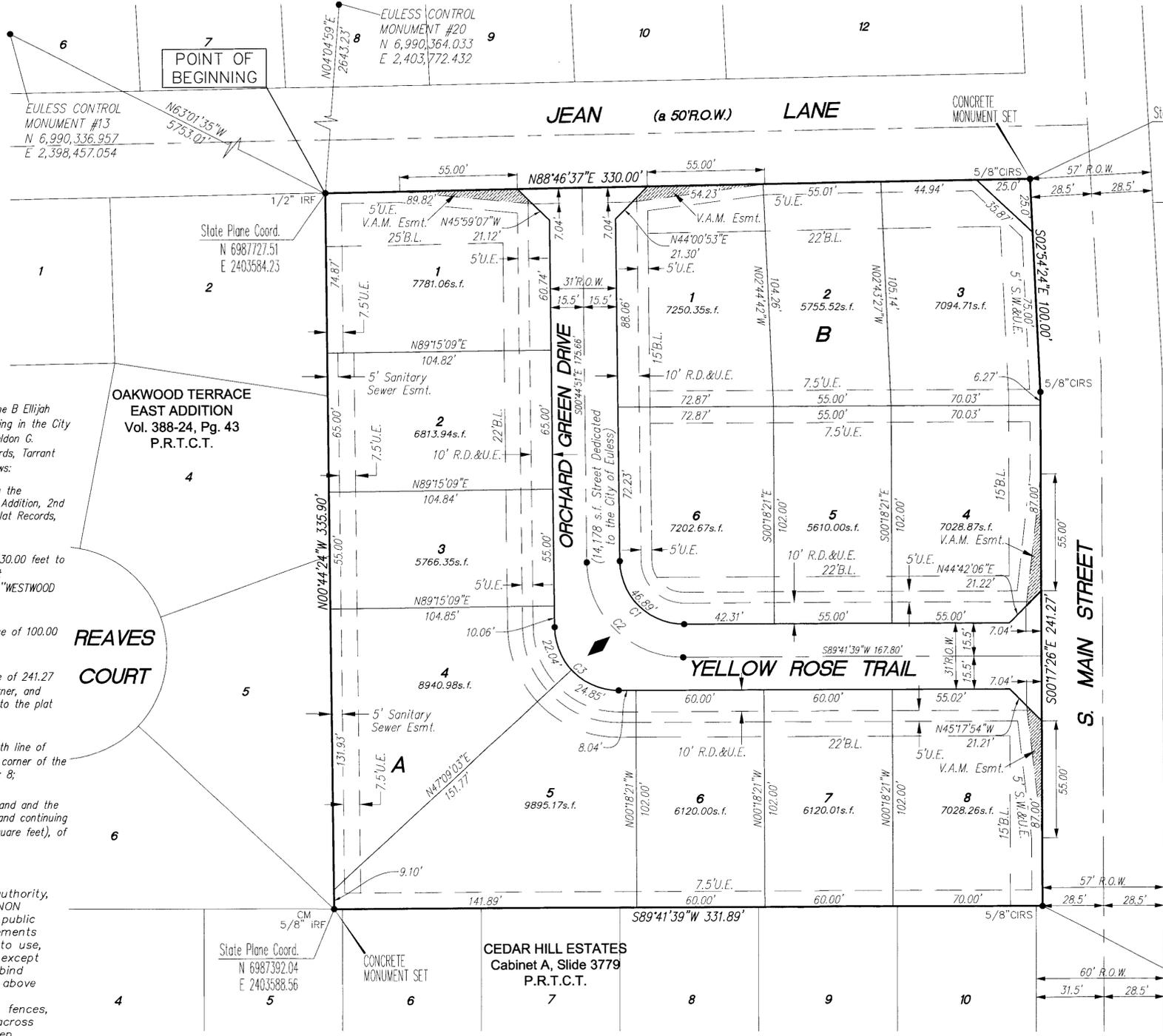
By: BLOOMFIELD PROPERTIES, INC.  
a Texas Corporation, General Partner

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



OAKWOOD TERRACE EAST ADDITION  
Vol. 388-24, Pg. 43  
P.R.T.C.T.

REAVES COURT

CEDAR HILL ESTATES  
Cabinet A, Slide 3779  
P.R.T.C.T.

**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

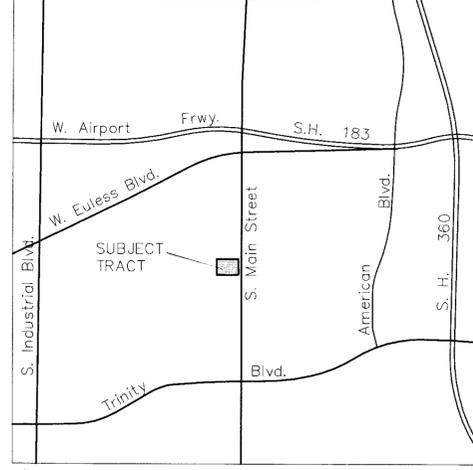
Harry L. Dickens  
Registered Professional Land Surveyor No. 5939

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

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	89°33'30"	30.00'	46.89'	S 45°31'36" E	42.26'
C3	89°33'30"	30.00'	46.89'	S 45°31'36" E	42.26'
C2	89°33'30"	45.00'	70.34'	S 45°31'36" E	63.39'



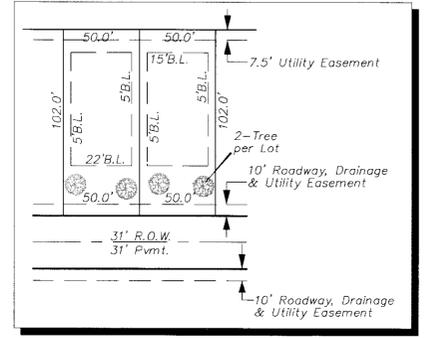
Location Map

**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.

- 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.
  - All lots to have full sprinkler, and full sod.
  - 14,178 square feet of street right-of-way to be dedicated to the City of Euless.
  - The City will not maintain any interior drainage systems that originate within this private development.



TYPICAL LOT DETAIL

**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

**PRELIMINARY PLAT OF CANNON GARDENS**  
OUT OF THE ELIJAH ROGERS SURVEY, ABSTRACT 1299  
IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS  
MARCH 05, 2014  
14-02-P.P.  
14 RESIDENTIAL LOTS - 2.5819 ACRES OF LAND

OWNER/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