

STATE OF TEXAS:  
COUNTY OF TARRANT:

WHEREAS SLF IV - Euless Riverwalk JV, L.P., 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 situated in the Bradford Adams Survey, Abstract No. 152, in the City of Euless, Tarrant County, Texas and being a portion of Tract 4 of those tracts conveyed to SLF IV - Euless Riverwalk JV, L.P. by deed recorded in County Clerk's File No. D211102887 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at an "X" in concrete found at the intersection of the east right-of-way line of Bear Creek Parkway (80' R.O.W.) with the south right-of-way line of Midway Drive (80' R.O.W.), said point being a Point of Curvature of a circular curve to the left, having a radius of 990.00 feet, a central angle of 12 deg. 06 min. 48 sec., and being subtended by a chord which bears South 84 deg. 09 min. 27 sec. East - 208.92 feet,

THENCE along said south right-of-way line of Midway Drive and said curve to the left, a distance of 209.31 feet to a capped 1/2" iron pin found,

THENCE North 89 deg. 43 min. 43 sec. East along said south right-of-way line of Midway Drive, a distance of 406.09 feet to a capped 1/2" iron pin found, said point also being on the west right-of-way line of Minter's Chapel Road (50' R.O.W.),

THENCE South 00 deg. 18 min. 59 sec. East along the said west right-of-way line of Minter's Chapel Road, a distance of 944.92 feet to a capped 1/2" iron pin set,

THENCE North 70 deg. 00 min. 28 sec. West, a distance of 804.90 feet to a capped 1/2" iron pin set, said point also being on the said east right-of-way line of said Bear Creek Parkway, said point also being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 990.00 feet, a central angle of 7 deg. 10 min. 39 sec., and being subtended by a chord which bears North 14 deg. 11 min. 23 sec. East - 123.94 feet,

THENCE along said east right-of-way line of Bear Creek Parkway and said curve to the left, a distance of 124.02 feet to a capped 1/2" iron pin found,

THENCE North 10 deg. 38 min. 23 sec. East along said east right-of-way line of Bear Creek Parkway, a distance of 578.86 feet to the POINT OF BEGINNING, containing 561,815 square feet or 12.897 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT SLF IV - Euless Riverwalk JV, L.P., through the undersigned authority, does hereby adopt this plat designating the herein above described property as THE VILLAS AT BEAR CREEK, LOTS 1-37, A & B, BLOCK J, LOTS 1-21, A & B, BLOCK K, LOT A, BLOCK L, 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. SLF IV - Euless Riverwalk JV, 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 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. Lot A, Block 16 is dedicated in it's entirety as a public access easement.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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 \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**LIST OF ABBREVIATIONS**

- ROW = RIGHT OF WAY
- HOA = HOME OWNERS ASSOCIATION
- SDP = SITE DEVELOPMENT PLAN
- S/W = SIDEWALK
- FL = FLOW LINE
- BL = BUILDING LINE
- U.E. = UTILITY EASEMENT
- MIN. F.F. = MINIMUM FINISHED FLOOR
- M.W.E. = MASONRY WALL EASEMENT
- S.F. = SQUARE FEET

**OWNED BY:**

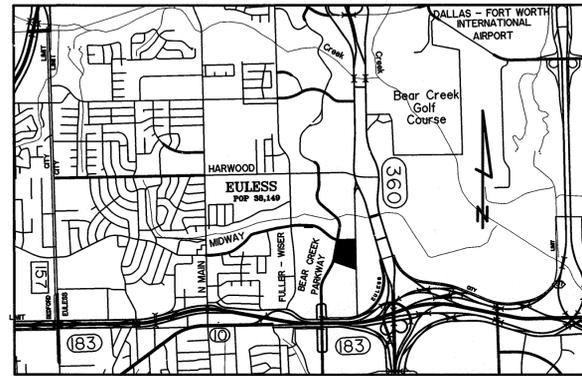
SLF IV-EULESS RIVERWALK JV, L.P.  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PHONE: (214) 239-2361  
FAX: (214) 969-6015

**DEVELOPED BY:**

LENNAR HOMES OF TEXAS,  
LAND & CONSTRUCTION, LTD.  
1707 MARKETPLACE BLVD., SUITE 220  
IRVING, TEXAS 75063  
PHONE: (469)587-5206  
FAX: (469) 587-5221

**ENGINEER/SURVEYOR:**

GOODWIN & MARSHALL  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700



**VICINITY MAP**

SCALE: 1" = 3000'

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. Lot A, Block J and Lot A, Block K are dedicated in their entirety as public access easements.
9. Lot B, Block J and Lot B, Block K are dedicated in their entirety as public access, utility and drainage easements.
10. Homes will have addresses at both front and rear of lots.

**AVIGATION EASEMENT AND RELEASE**

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS SLF IV - Euless Riverwalk JV, L.P., 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 whomsoever 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, whether 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.

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.  
EDWARD W. ECKART  
TEXAS P.E. NO. 88471

Preliminary, this document shall not be recorded for any purpose.  
Issued for review Mon Apr 28 17:45:27 2014

**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"	2.5	\$3,694.75	\$1,311.75
1.5"	5.0	\$7,389.50	\$2,623.50
2"	8.0-10.0	\$11,823.20	\$4,197.60
3"	16.0-24.0	\$35,469.60	\$12,592.80
4"	25.0-42.0	\$62,071.80	\$22,037.40
6"	50.0-92.0	\$135,966.80	\$48,272.40
8"	80.0-160.0	\$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.

**SURVEYOR'S CERTIFICATION**

This is to certify that I, Bob Henderson, Jr., 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. Preliminary, this document shall not be recorded for any purpose. Issued for review Mon Apr 28 17:45:29 2014

Signature \_\_\_\_\_ Date \_\_\_\_\_  
RPLS # \_\_\_\_\_

**PLAT PREPARER'S ACKNOWLEDGEMENT:**

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

Plat Preparer's Signature \_\_\_\_\_ Date \_\_\_\_\_  
EDWARD W. ECKART \_\_\_\_\_ P.E.  
Printed Name \_\_\_\_\_ Printed Title \_\_\_\_\_

**UTILITY COMPANY CONTACTS**

- ONCOR-ELECTRIC (817) 858-2506
- TIME WARNER CABLE (214) 320-5433
- AT&T (972) 660-0066
- FOR OTHER UTILITY FACILITIES 1-800-DIG-TESS
- ATMOS ENERGY CORPORATION (817) 303-2902

**R.O.W. DEDICATION**

TOTAL R.O.W. DEDICATION = 162,679 S.F.

**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.

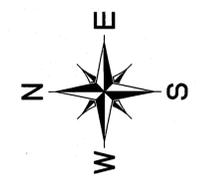
This authorization shall be valid for a period of two years from the date of the Commission's approval unless a Final Plat has been approved by the City.

Chairman, Planning and Zoning Commission

Date of P&Z Approval

**PRELIMINARY PLAT  
OF  
THE VILLAS AT BEAR CREEK  
LOTS 1-37, A & B, BLOCK J  
LOTS 1-21, A & B, BLOCK K  
LOT A, BLOCK L  
BEING  
60 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS  
12.897 ACRES  
SITUATED IN THE  
BRADFORD ADAM SURVEY ABSTRACT No. 152  
TRACTS 1A2, 5, 5A1A, 5B  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
FEBRUARY 17, 2014**

NOT FOR FILING  
CASE No. 14-01-PP



*A. BRADFORD SURVEY  
ABSTRACT NUMBER 152*

NAD 83 SURFACE COORDINATE  
NORTHING = 6993313.5959  
EASTING = 2409072.2648

ARDINGER PROPERTIES, LLC  
CCF # D210055720  
D.R.T.C.T.

VARIABLE WIDTH  
SEWER EASEMENT  
VOLUME 9049, PAGE 2092  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6992368.6878  
EASTING = 2409077.4811

SLD IV - EULESS  
RIVERWALK JV, L.P.  
CCF # D211102887  
D.R.T.C.T.

**CURVE TABLE**

LINE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1158.00	6°13'18"	125.75	N13°45'02"E	125.69
C2	92.50	85°23'56"	137.87	N53°20'21"E	125.46
C3	1007.50	6°15'14"	109.97	S87°05'18"E	109.92
C4	29.50	79°05'20"	40.72	N50°11'03"E	37.56
C5	28.50	89°57'26"	44.75	N45°17'34"W	40.29
C6	92.50	89°57'26"	145.23	N45°17'34"W	130.77
C7	434.50	19°19'29"	146.55	S80°39'06"E	145.86
C8	529.00	12°22'42"	114.29	S76°11'49"E	114.06
C9	25.00	93°33'56"	40.83	N46°28'07"E	36.44
C10	25.00	90°00'00"	39.27	N34°21'37"W	35.36
C11	25.00	99°21'09"	43.35	N60°18'58"E	38.12
C12	25.00	80°38'51"	35.19	N29°41'02"W	32.36
C13	25.00	89°08'55"	38.90	N44°50'44"W	35.09
C14	25.00	90°00'00"	39.27	N44°43'43"E	35.36
C15	25.00	90°00'00"	39.27	N44°41'09"E	35.36
C16	25.00	90°00'00"	39.27	N45°18'51"W	35.36
C17	570.00	2°22'00"	23.54	N12°18'58"E	23.54

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N40°33'07"E	19.05
L2	N63°38'00"W	21.19
L3	N45°17'34"W	14.15
L4	N50°11'04"E	15.42
L5	N27°42'34"W	14.79
L6	N62°37'56"E	13.55
L7	N27°16'04"W	14.69
L8	N19°59'32"E	3.50
L9	N19°59'32"E	3.50
L10	N70°00'28"W	15.00
L11	N70°00'28"W	15.00
L12	N54°43'06"E	11.46
L13	N38°46'56"W	15.66
L14	N89°41'09"E	7.71
L15	N90°00'00"E	15.21
L16	N89°41'09"E	15.21
L17	N48°38'59"E	13.10
L18	N35°52'40"W	13.77
L19	N62°04'32"E	15.26
L20	S37°29'23"E	11.95
L21	N44°41'09"E	10.61
L22	S45°18'51"E	10.61
L23	S50°11'03"W	11.57
L24	S39°48'57"E	15.92
L25	S45°16'17"E	10.61
L26	N44°43'43"E	10.61
L27	N29°41'02"W	11.44
L28	S60°18'58"E	16.18
L29	N55°38'23"E	10.61
L30	N34°10'52"W	10.57

1. Installation and dedication of public improvements will be made prior to the submission of Final Plat
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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. Lot A, Block J and Lot A, Block K are dedicated in their entirety as public access easements.
9. Lot B, Block J and Lot B, Block K are dedicated in their entirety as public access, utility and drainage easements.
10. Homes will have addresses at both front and rear of lots.

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Issued for review Mon Apr 28 17:42:48 2014

**PRELIMINARY PLAT  
OF  
THE VILLAS AT BEAR CREEK  
LOTS 1-37, A & B, BLOCK J  
LOTS 1-21, A & B, BLOCK K  
LOT A, BLOCK L  
BEING  
60 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS  
12.897 ACRES  
SITUATED IN THE  
BRADFORD ADAM SURVEY ABSTRACT No. 152  
TRACTS 1A2, 5, 5A1A, 5B  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
FEBRUARY 17, 2014**

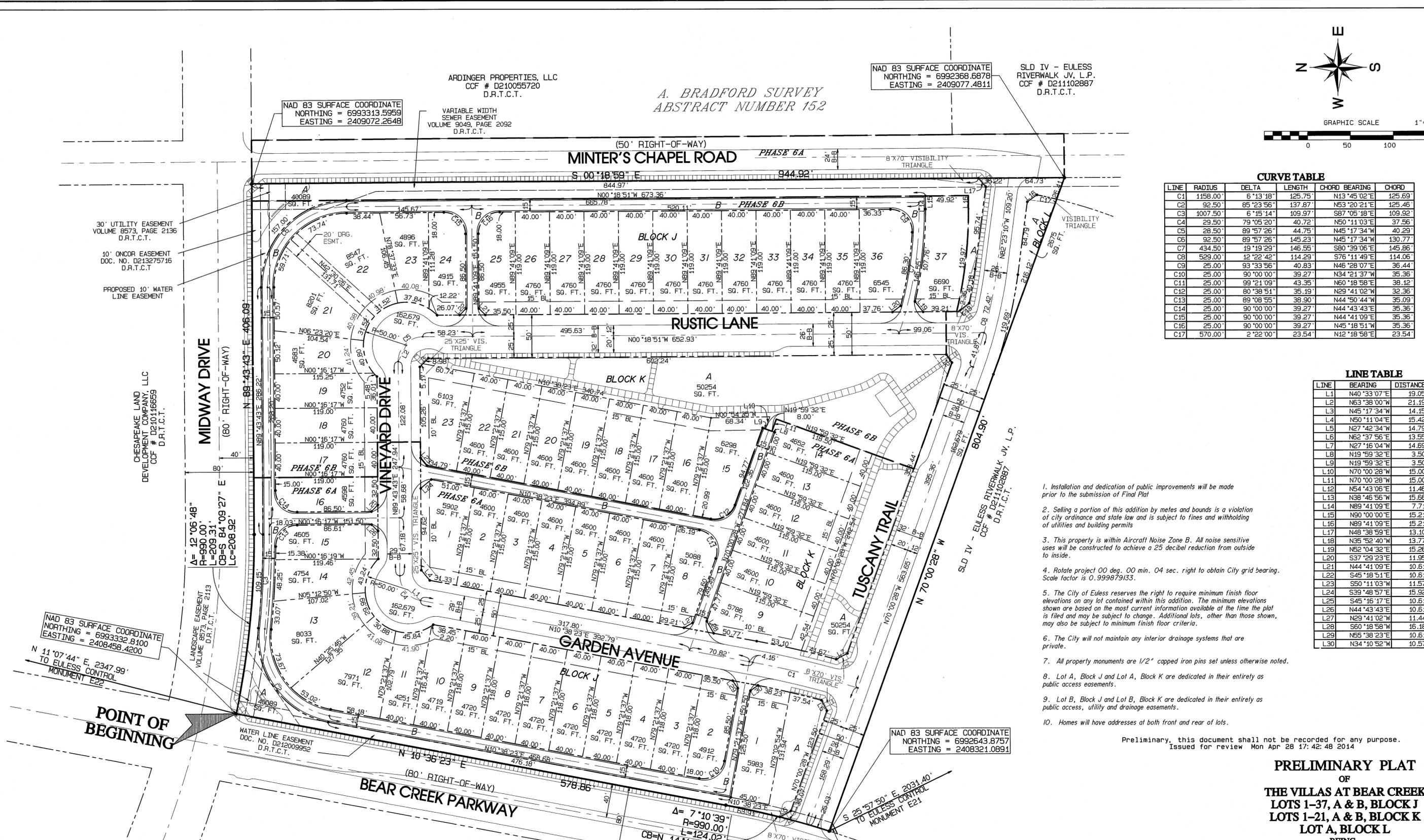
**NOT FOR FILING**  
CASE No. 14-01-PP

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

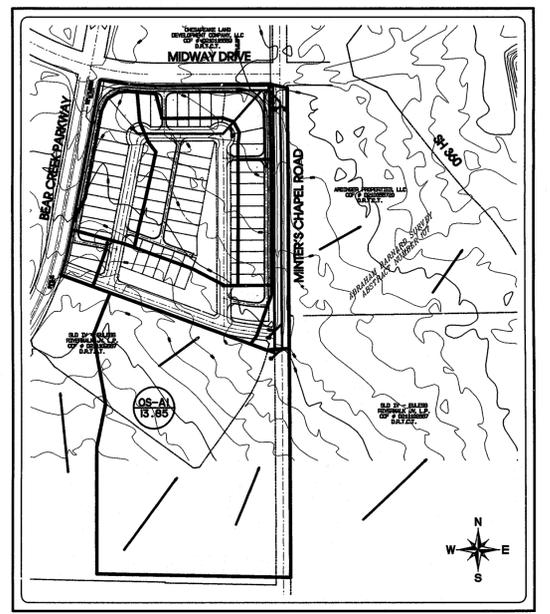
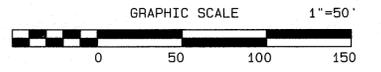
**OWNED BY:**  
SLF IV-EULESS RIVERWALK JV, L.P.  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PHONE: (214) 239-2361  
FAX: (214) 969-6015

**DEVELOPED BY:**  
LENNAR HOMES OF TEXAS,  
LAND & CONSTRUCTION, LTD.  
1707 MARKETPLACE BLVD., SUITE 220  
IRVING, TEXAS 75063  
PHONE: (469) 587-5206  
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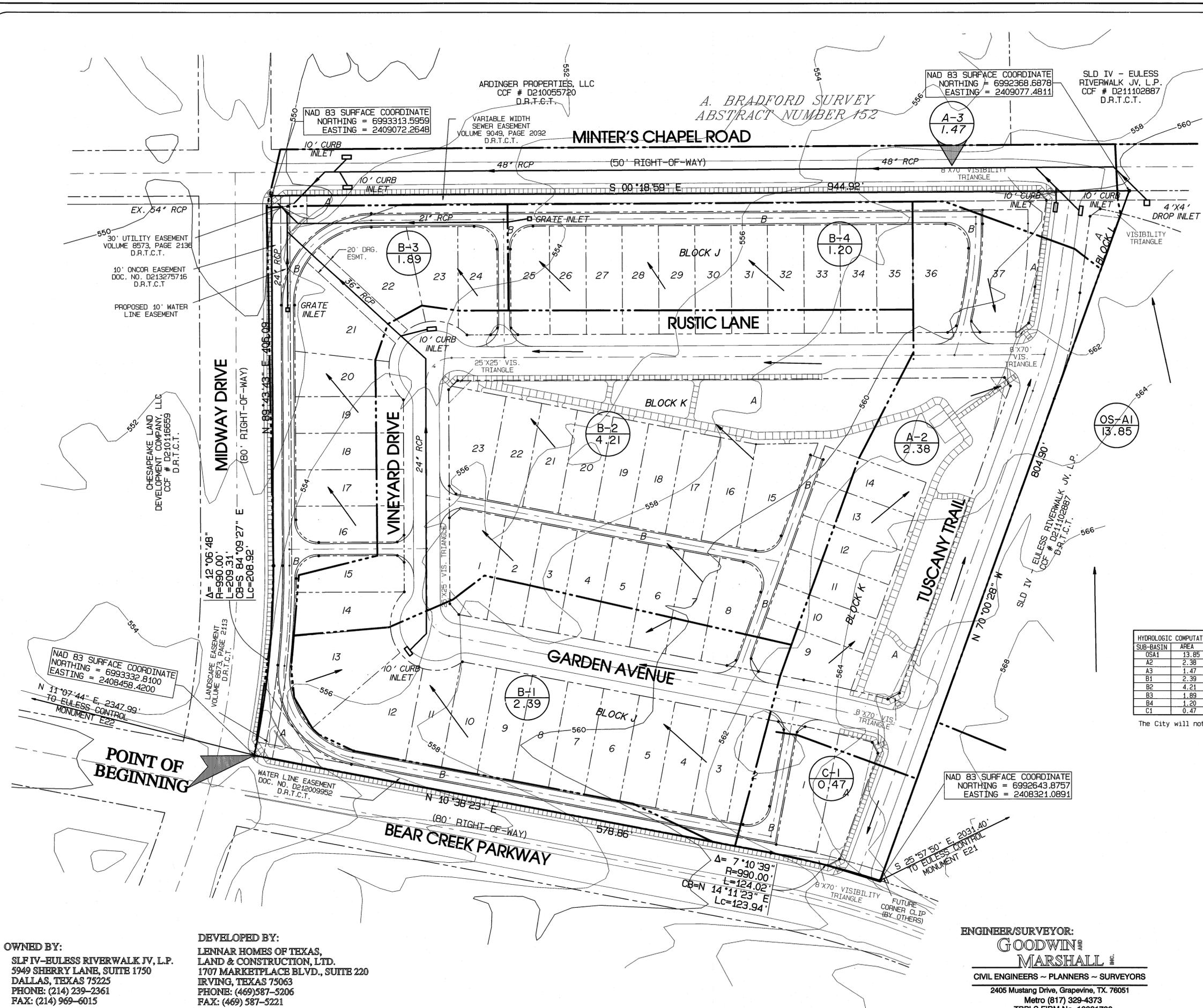
- LIST OF ABBREVIATIONS**
- ROW = RIGHT OF WAY
  - HOA = HOME OWNERS ASSOCIATION
  - SDP = SITE DEVELOPMENT PLAN
  - S/W = SIDEWALK
  - FL = FLOW LINE
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E:\10445\C080\phases 6 prelim.plat revised 1-31-14.ppt Mon Apr 28 17:42:48 2014



**OFF-SITE DRAINAGE AREA MAP**  
SCALE: 1" = 300'



HYDROLOGIC COMPUTATIONS										
SUB-BASIN	AREA	C	CA	TIME	15	05	125	025	100	0100
OSA1	13.85	0.70	9.70	10.0	6.8	66.0	9.2	89.2	11.6	112.5
A2	2.38	0.65	1.55	15.0	5.6	8.7	7.6	11.8	9.6	14.9
A3	1.47	0.65	0.96	15.0	5.6	5.4	7.6	7.3	9.6	9.2
B1	2.39	0.65	1.55	15.0	5.6	8.7	7.6	11.8	9.6	14.9
B2	4.21	0.65	2.74	15.0	5.6	15.3	7.6	20.8	9.6	26.3
B3	1.89	0.65	1.23	15.0	5.6	6.9	7.6	9.3	9.6	11.8
B4	1.20	0.65	0.84	15.0	5.6	4.7	7.6	6.4	9.6	8.1
C1	0.47	0.65	0.31	15.0	5.6	1.7	7.6	2.4	9.6	3.0

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

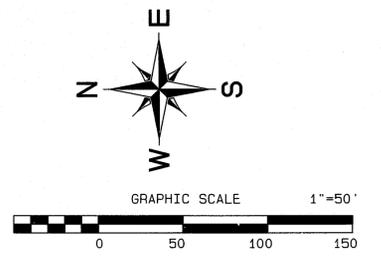
**PRELIMINARY DRAINAGE PLAN**  
OF  
**THE VILLAS AT BEAR CREEK**  
LOTS 1-37, A & B, BLOCK J  
LOTS 1-21, A & B, BLOCK K  
LOT A, BLOCK L  
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DEVELOPED BY:  
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LAND & CONSTRUCTION, L.T.D.  
1707 MARKETPLACE BLVD., SUITE 220  
IRVING, TEXAS 75063  
PHONE: (469) 587-5206  
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ABSTRACT NUMBER 152*

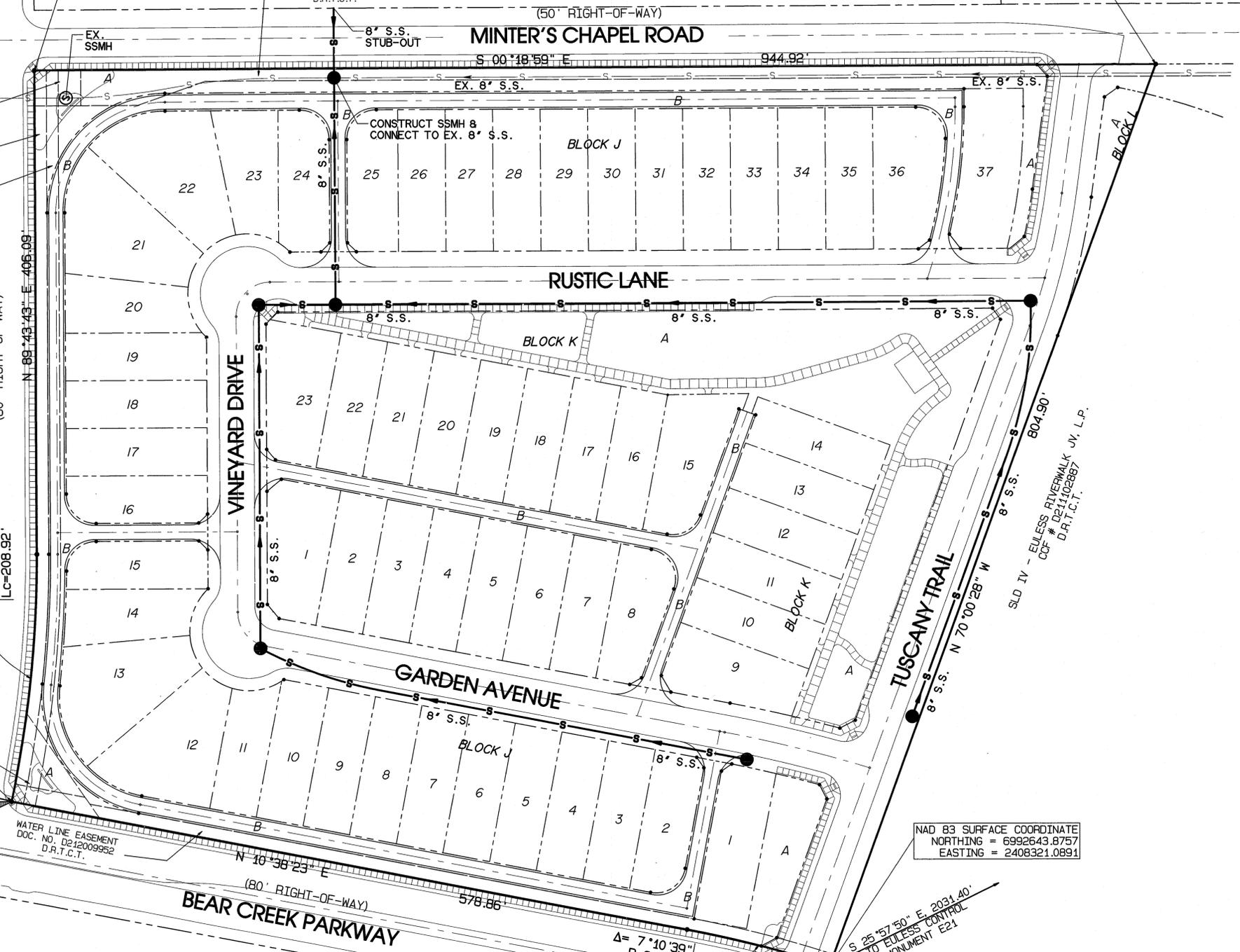
ARDINGER PROPERTIES, LLC  
CCF # D210055720  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6992368.6878  
EASTING = 2409077.4811

SLD IV - EULESS  
RIVERWALK JV, L.P.  
CCF # D211102887  
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NAD 83 SURFACE COORDINATE  
NORTHING = 6993313.5959  
EASTING = 2409072.2648

VARIABLE WIDTH  
SEWER EASEMENT  
VOLUME 9049, PAGE 2092  
D.R.T.C.T.



EX. 8' S.S.  
30' UTILITY EASEMENT  
VOLUME 8573, PAGE 2136  
D.R.T.C.T.  
10' ONCOR EASEMENT  
DOC. NO. D213275716  
D.R.T.C.T.  
PROPOSED 10' WATER  
LINE EASEMENT

CHESAPEAKE LAND  
DEVELOPMENT COMPANY, LLC  
CCF # D21016659  
D.R.T.C.T.

MIDWAY DRIVE  
(80' RIGHT-OF-WAY)  
N 89° 43' 43" E 406.09'  
A= 12° 06' 48"  
R=990.00'  
L=209.31'  
CB-S 84° 09' 27" E  
LC=208.92'

NAD 83 SURFACE COORDINATE  
NORTHING = 6993332.8100  
EASTING = 2408458.4200

N 11° 07' 44" E 2347.99'  
TO EULESS CONTROL  
MONUMENT E22

LANDSCAPE EASEMENT  
VOLUME 8713, PAGE 2113  
D.R.T.C.T.

WATER LINE EASEMENT  
DOC. NO. D21200952  
D.R.T.C.T.

BEAR CREEK PARKWAY  
(80' RIGHT-OF-WAY)  
N 10° 38' 23" E 578.86'

A= 7° 10' 39"  
R=990.00'  
L=124.02'  
CB=N 14° 11' 23" E  
LC=123.94'

NAD 83 SURFACE COORDINATE  
NORTHING = 6992643.8757  
EASTING = 2408321.0891

SLD IV - EULESS  
RIVERWALK JV, L.P.  
CCF # D211102887  
D.R.T.C.T.

S 25° 57' 50" E 2031.40'  
TO EULESS CONTROL  
MONUMENT E21

FUTURE  
CORNER CLIP  
(BY OTHERS)

OWNED BY:  
SLP IV - EULESS RIVERWALK JV, L.P.  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PHONE: (214) 239-2361  
FAX: (214) 969-6015

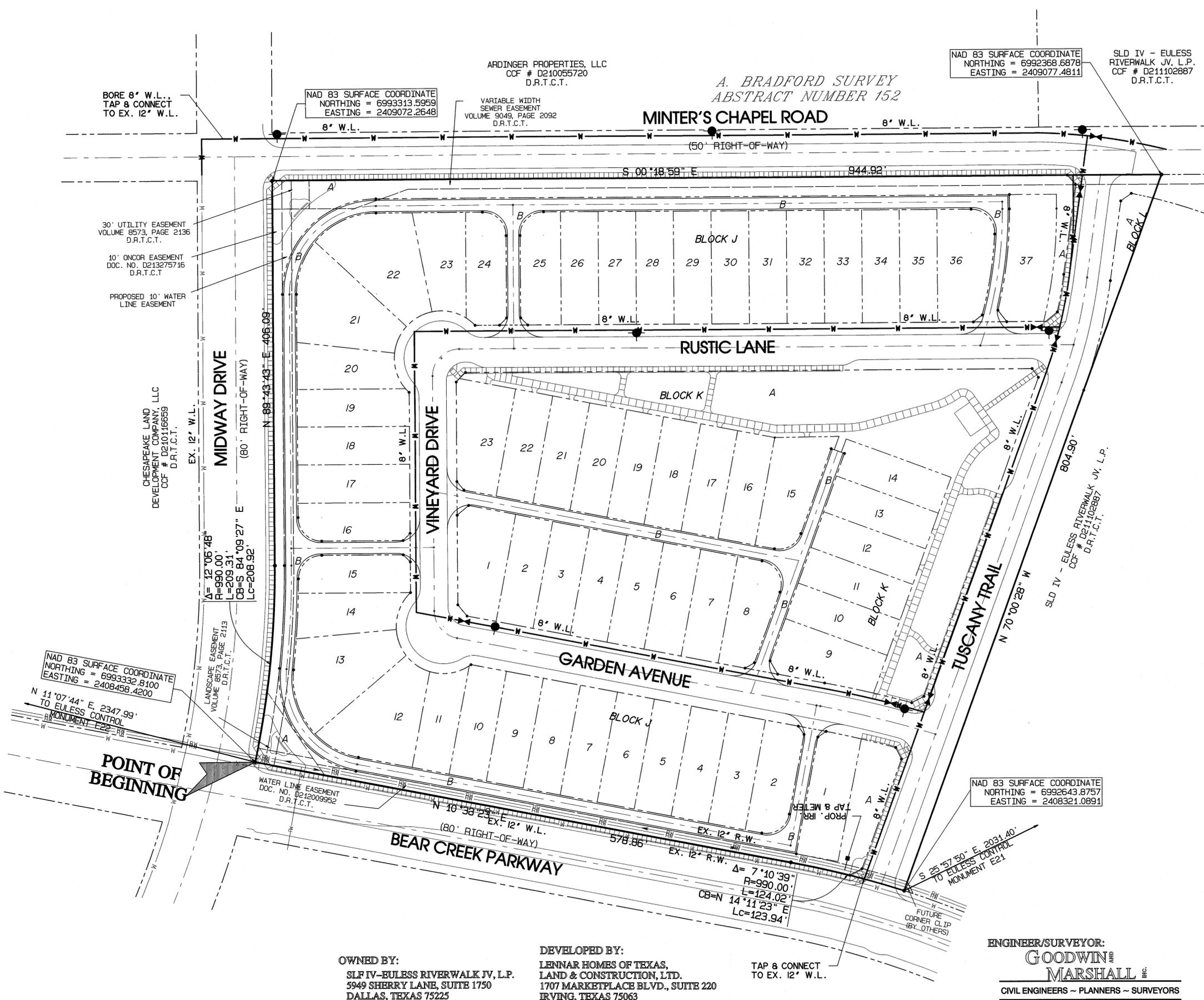
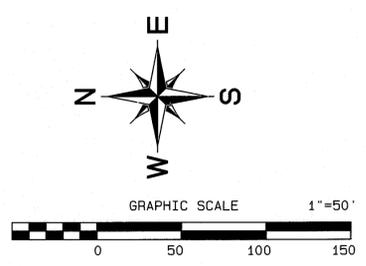
DEVELOPED BY:  
LENNAR HOMES OF TEXAS,  
LAND & CONSTRUCTION, LTD.  
1707 MARKETPLACE BLVD., SUITE 220  
IRVING, TEXAS 75063  
PHONE: (469) 587-5206  
FAX: (469) 587-5221

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

NOT FOR FILING  
CASE No. 14-01-PP

**PRELIMINARY  
SANITARY SEWER PLAN  
OF  
THE VILLAS AT BEAR CREEK  
LOTS 1-37, A & B, BLOCK J  
LOTS 1-21, A & B, BLOCK K  
LOT A, BLOCK L  
BEING  
60 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS  
12.897 ACRES  
SITUATED IN THE  
BRADFORD ADAM SURVEY ABSTRACT No. 152  
TRACTS 1A2, 5, 5A1A, 5B  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
FEBRUARY 17, 2014**

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ARDINGER PROPERTIES, LLC  
CCF # D210055720  
D.R.T.C.T.

A. BRADFORD SURVEY  
ABSTRACT NUMBER 152

NAD 83 SURFACE COORDINATE  
NORTHING = 6992368.6878  
EASTING = 2409077.4811

SLD IV - EULESS  
RIVERWALK JV, L.P.  
CCF # D211102887  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6993313.5959  
EASTING = 2409072.2648

VARIABLE WIDTH  
SEWER EASEMENT  
VOLUME 9049, PAGE 2092  
D.R.T.C.T.

BORE 8' W.L.  
TAP & CONNECT  
TO EX. 12' W.L.

30' UTILITY EASEMENT  
VOLUME 8573, PAGE 2136  
D.R.T.C.T.

10' ONCOR EASEMENT  
DOC. NO. D213275716  
D.R.T.C.T.

PROPOSED 10' WATER  
LINE EASEMENT

CHESAPEAKE LAND  
DEVELOPMENT COMPANY, LLC  
CCF # D21016659  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6993332.8100  
EASTING = 2408458.4200

LANDSCAPE EASEMENT  
VOLUME 8713, PAGE 2113  
D.R.T.C.T.

WATER LINE EASEMENT  
DOC. NO. D212009952  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6992643.8757  
EASTING = 2408321.0891

OWNED BY:  
SLP IV-EULESS RIVERWALK JV, L.P.  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PHONE: (214) 239-2361  
FAX: (214) 969-6015

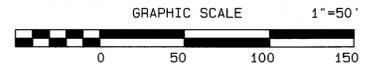
DEVELOPED BY:  
LENNAR HOMES OF TEXAS,  
LAND & CONSTRUCTION, LTD.  
1707 MARKETPLACE BLVD., SUITE 220  
IRVING, TEXAS 75063  
PHONE: (469) 587-5206  
FAX: (469) 587-5221

TAP & CONNECT  
TO EX. 12' W.L.

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

NOT FOR FILING  
CASE No. 14-01-PP

**PRELIMINARY  
WATER PLAN**  
OF  
**THE VILLAS AT BEAR CREEK**  
LOTS 1-37, A & B, BLOCK J  
LOTS 1-21, A & B, BLOCK K  
LOT A, BLOCK L  
BEING  
**60 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS**  
12.897 ACRES  
SITUATED IN THE  
BRADFORD ADAM SURVEY ABSTRACT No. 152  
TRACTS 1A2, 5, 5A1A, 5B  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
FEBRUARY 17, 2014



*A. BRADFORD SURVEY  
ABSTRACT NUMBER 152*

**MINTER'S CHAPEL ROAD**  
(50' RIGHT-OF-WAY)

ARDINGER PROPERTIES, LLC  
CCF # D210055720  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6992368.6878  
EASTING = 2409077.4811

SLD IV - EULESS  
RIVERWALK JV, L.P.  
CCF # D211102887  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6993313.5959  
EASTING = 2409072.2648

VARIABLE WIDTH  
SEWER EASEMENT  
VOLUME 9049, PAGE 2092  
D.R.T.C.T.

30' UTILITY EASEMENT  
VOLUME 8573, PAGE 2136  
D.R.T.C.T.

10' ONCOR EASEMENT  
DOC. NO. D213275716  
D.R.T.C.T.

PROPOSED 10' WATER  
LINE EASEMENT

CHESAPEAKE LAND  
DEVELOPMENT COMPANY, LLC  
CCF # D210116689  
D.R.T.C.T.

**MIDWAY DRIVE**  
(80' RIGHT-OF-WAY)

**VINEYARD DRIVE**

**GARDEN AVENUE**

**TUSCANY TRAIL**

BLOCK J

BLOCK K

BLOCK J

BLOCK K

RUSTIC LANE

$\Delta = 12' 06.48"$   
 $R = 990.00'$   
 $L = 209.31'$   
 $CB = S 84^{\circ} 09' 27" E$   
 $LC = 208.92'$

LANDSCAPE EASEMENT  
VOLUME 8573, PAGE 2113  
D.R.T.C.T.

NAD 83 SURFACE COORDINATE  
NORTHING = 6993332.8100  
EASTING = 2408456.4200

N 11' 07.44" E 2347.99'  
TO EULESS CONTROL  
MONUMENT E22

WATER LINE EASEMENT  
DOC. NO. D212009952  
D.R.T.C.T.

**BEAR CREEK PARKWAY**  
(80' RIGHT-OF-WAY)

$\Delta = 7' 10' 39"$   
 $R = 990.00'$   
 $L = 124.02'$   
 $CB = N 14' 11' 23" E$   
 $LC = 123.94'$

NAD 83 SURFACE COORDINATE  
NORTHING = 6992643.8757  
EASTING = 2408321.0891

SLD IV - EULESS RIVERWALK JV, L.P.  
CCF # D211102887  
D.R.T.C.T.

- EXISTING STREET LIGHT LOCATION
- PROPOSED STREET LIGHT LOCATION

THE PROPOSED STREET LIGHT LOCATIONS  
TAKE PRECEDENT OVER THE PROPOSED  
TREE LOCATIONS.

**POINT OF BEGINNING**

**OWNED BY:**  
SLF IV-EULESS RIVERWALK JV, L.P.  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PHONE: (214) 239-2361  
FAX: (214) 969-6015

**DEVELOPED BY:**  
LENNAR HOMES OF TEXAS,  
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**ENGINEER/SURVEYOR:**  
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2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700

**NOT FOR FILING**  
CASE No. 14-01-PP

**PRELIMINARY  
STREET LIGHT LAYOUT**  
OF  
**THE VILLAS AT BEAR CREEK**  
LOTS 1-37, A & B, BLOCK J  
LOTS 1-21, A & B, BLOCK K  
LOT A, BLOCK L  
BEING  
**60 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS**  
12.897 ACRES  
SITUATED IN THE  
BRADFORD ADAM SURVEY ABSTRACT No. 152  
TRACTS 1A2, 5, 5A1A, 5B  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
FEBRUARY 17, 2014

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