

**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  
 V.A.M. ESMT. - Visibility, Access & Maintenance Easement  
 5/8" CIRS - 5/8" Iron rod with yellow cap stamped WESTWOOD PS set  
 (CM) - Control Monument

**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 situated in the Bryant Harrington Survey, Abstract No. 808, in the City of Euless, Tarrant County, Texas, and being that same tract of land conveyed to BLOOMFIELD HOMES, L.P. by deed recorded in Instrument No. D213302814, Official Public Records, Tarrant County, Texas, said 1.693 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "SPOONER" found for the northeast corner of said Bloomfield Homes tract, the southeast corner of a tract of land known as Ashbrook Estates Addition, an addition to the City of Euless recorded in Cabinet A, Slide 2032, Plat Records, Tarrant County, Texas, and being in the west right-of-way line of Baze Road (variable width ROW);

**THENCE** along the east line of said Bloomfield Homes tract and the west right-of-way line of said Baze Road the following course and distance:

South 00 degrees 02 minutes 00 Seconds East, a distance of 19.50 feet to a 5/8 inch iron rod found for corner and the beginning of a curve to the left having a central angle of 01 degrees 43 minutes 42 seconds, a radius of 2031.50 feet and a long chord that bears South 00 degrees 53 minutes 51 seconds East, a distance of 61.28 feet;

Along said curve to the left an arc distance of 61.28 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 02 degrees 26 minutes 09 seconds East, a distance of 87.96 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a curve to the right having a central angle of 01 degrees 38 minutes 18 seconds, a radius of 2193.57 and a long chord that bears South 01 degrees 09 minutes 45 seconds East, a distance of 62.72 feet;

Along said curve to the right an arc distance of 62.72 feet to a 1/2 inch iron rod found for corner;

South 00 degrees 27 minutes 13 seconds East, a distance of 5.94 feet to a 1/2 inch iron rod with plastic cap stamped "SPOONER" found for the southeast corner of said Bloomfield Homes tract;

**THENCE** departing said common line and along the common southerly and westerly lines of said Bloomfield Homes tract and the northerly and easterly lines of Carlisle Pine Addition, an addition to the City of Euless recorded in Volume 388-160, Page 41, Map Records, Tarrant County, Texas the following course and distance:

South 88 degrees 55 minutes 28 seconds West, a distance of 175.38 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 47 minutes 22 seconds West, a distance of 59.74 feet to a 5/8 inch iron rod found for corner;

South 88 degrees 48 minutes 20 seconds West, a distance of 178.00 feet to a concrete monument set for corner;

North 00 degrees 23 minutes 56 seconds West, a distance of 183.50 feet to a 1/2 inch iron rod with plastic cap stamped "HENNESSEY" found for the northwest corner of said Bloomfield Homes tract, the most northeasterly corner of said Carlisle Pine Addition, and being in the south line of aforementioned Ashbrook Estates Addition;

**THENCE** North 89 degrees 49 minutes 31 seconds East, along the common south line of said Ashbrook Estates Addition and the north line of said Bloomfield Homes Addition a distance of 349.38 feet to the **POINT OF BEGINNING** and containing 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.

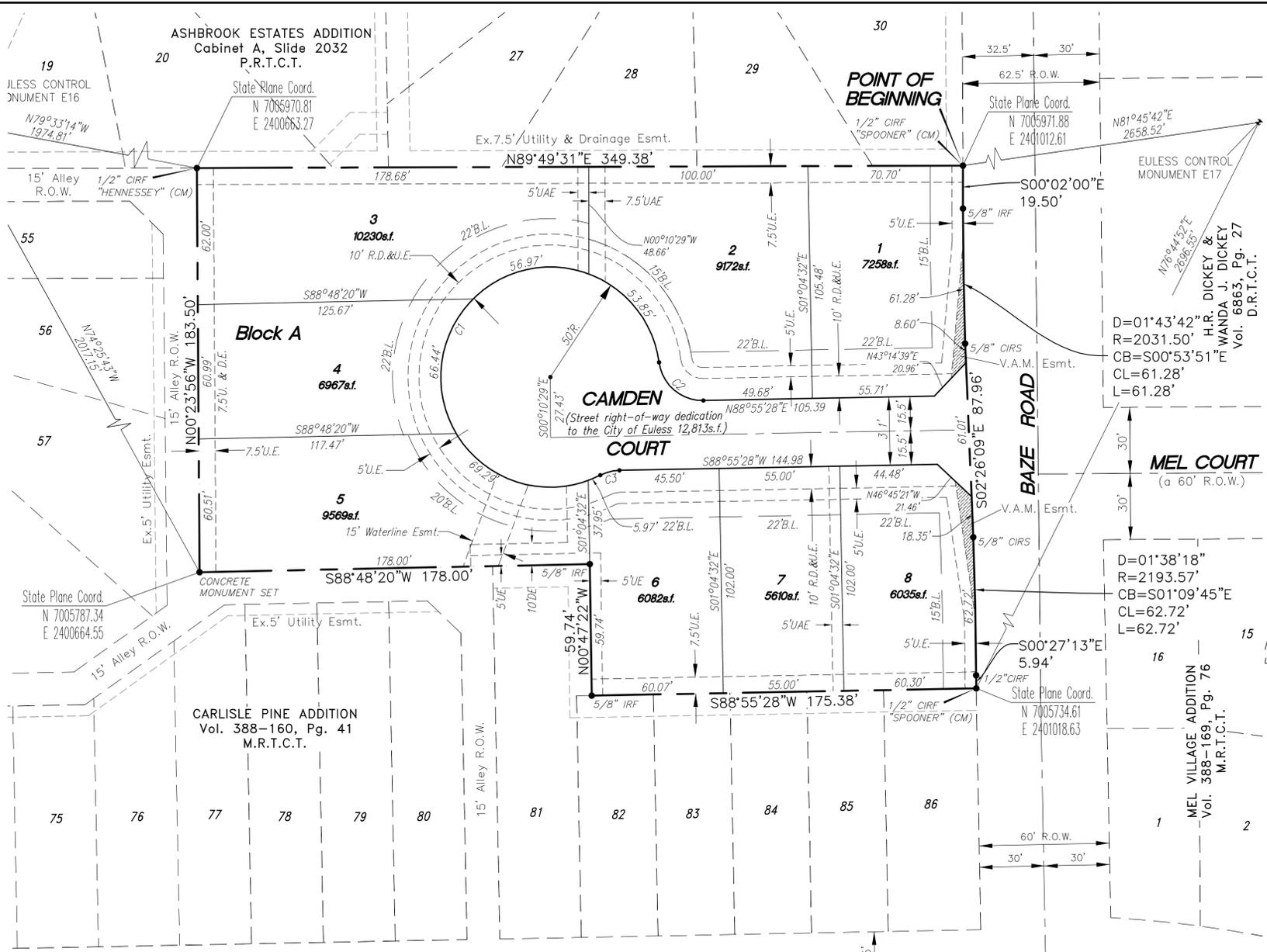
WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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  
 My commission expires \_\_\_\_\_  
 Printed name \_\_\_\_\_



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	289°21'39"	N27°37'03"E	57.81'
C2	20.00'	083°22'25"	S49°23'20"E	26.60'
C3	20.00'	025°59'14"	S75°55'50"W	8.99'

**SURVEYORS 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

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.

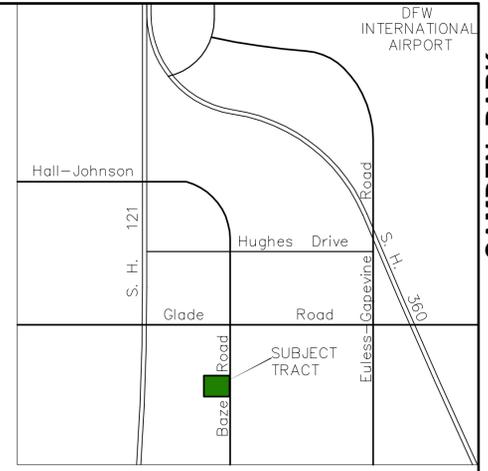
\_\_\_\_\_  
 Notary Public in and for the State of Texas

**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.
- 12,813 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.
- 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.

Owner  
**BLOOMFIELD HOMES L.P.**  
 1050 E. Highway 114 - Suite 200 - Southlake, Texas 76092  
 817-416-1572  
 Engineer/Surveyor

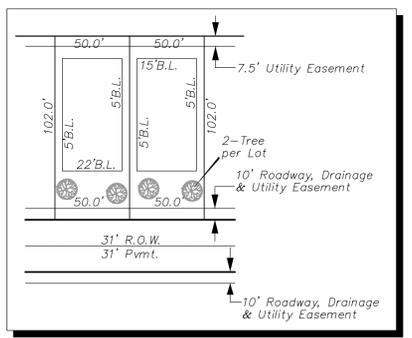
**TIPTON ENGINEERING**  
 a division of Westwood  
 2740 North Dallas Parkway,  
 Suite 280 Plano, TX 75093  
 Office (214) 473-4647  
 Richard.Hovas@Westwoodps.com  
 Firm No. F-11756  
 Survey Firm No. 10074301



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	\$1311.75
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.



TYPICAL LOT DETAIL

**CITY APPROVAL BLOCK FOR MAJOR SUBDIVISION 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 Commission Date of P&Z Approval

**FINAL PLAT**  
 OF  
**CAMDEN PARK**

8 RESIDENTIAL LOTS - 1.693 ACRES OF LAND  
 OUT OF THE  
 BRYANT HARRINGTON SURVEY, ABSTRACT 808  
 IN THE  
 CITY OF EULESS, TARRANT COUNTY, TEXAS

Prepared 12/08/2014

THIS PLAT FILED AS DOCUMENT \_\_\_\_\_

ON DATE \_\_\_\_\_

#14-05-FP