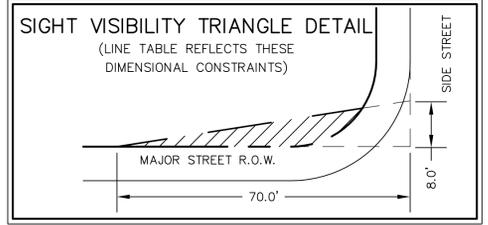
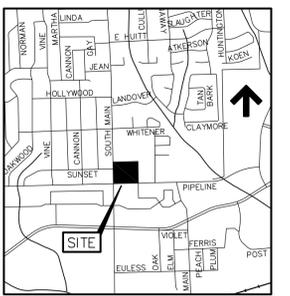


- LEGEND**
- CIRS 5/8 INCH IRON ROD SET WITH CAP MARKED "JDR"
  - CIRF 5/8 INCH IRON ROD FOUND WITH CAP MARKED "JDR" UNLESS OTHERWISE SHOWN
  - IRF IRON ROD FOUND
  - (CM) CONTROLLING MONUMENT
  - VOL. VOLUME
  - PG. PAGE
  - CAB. CABINET
  - INST. INSTRUMENT NUMBER
  - SL. SLIDE NUMBER
  - D.R.T.C.T. DEED RECORDS, TARRANT
  - M.R.T.C.T. MAP RECORDS, TARRANT
  - ↓ STREET NAME CHANGE
  - S.F. SQUARE FEET
  - S.W.E. SCREENING WALL EASEMENT
  - M.W.M.E. MASONRY WALL MAINTENANCE EASEMENT



**GENERAL NOTES**

1. The bearings shown hereon are based on the found monumentation marked "CM" (Controlling Monument) for the tract of land described in deed to Hodges Properties, Inc., recorded in Instrument No. D199255396, Deed Records, Tarrant County, Texas.
2. All property corner coordinates and the bearings to the City of Euless monuments are GPS coordinates in the Texas NAD 83 datum, with an average combined scale factor of 0.9998575773. Plat bearings need to be rotated counterclockwise 0°12'12" to match GPS coordinates.
3. All easements and building setback lines shown are "BY THIS PLAT", unless otherwise noted.
4. Building setback lines (B.L.):
  - A. All front B.L. are 20', unless otherwise noted.
  - B. All rear B.L. are 15', unless otherwise noted.
  - C. All side B.L. are 5', unless otherwise noted.
5. 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 withholdings of utilities and building permits.
6. Prior to issuance of building permits, a grading plan shall be submitted that demonstrates conformance with the approved drainage plan for this subdivision.
7. The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48439C0230 K, effective date: September 25, 2009, for Tarrant Co., Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
8. 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.
9. The installation and dedication of public improvements will be made prior to the submission of a Final Plat.
10. 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.
11. Lots 1 & 17, Block A and Lots 1 & 8, Block B are adjacent to a high pressure gas pipeline.
12. Lots A & B, Block A and Lot A, Block B are common area Lots to be maintained by a Home Owner's Association.
13. All interior street Radii are 20.50', unless otherwise noted.
14. The City will not maintain any interior drainage system that originate within this private development.
15. The purpose of the 10' access easements to Oncor is provide access to the transformers. no fencing or obstructions will be allowed within this easement.

**FINAL PLAT  
SILVER CREST ADDITION**

BLOCK A, LOTS A, B, 1-17, AND BLOCK B, LOTS A, 1-8

28 LOTS LOCATED ON 4.9914 ACRES OF LAND  
OUT OF THE WILLIAM G. MATTHEWS SURVEY, A-1052,  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
DECEMBER- 2014

CASE NO. 15-01-FP

THIS PLAT FILED AS DOCUMENT \_\_\_\_\_ ON DATE \_\_\_\_\_

**JDR** ENGINEERS AND CONSULTANTS, INC.  
TBPLS Firm No. 100358-00  
ENGINEERS • LAND PLANNERS • SURVEYORS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-252-5357 Fax 972-252-8958

OWNER:  
SILVER BAY GROUP, LLC  
1000 N. BELTLINE ROAD  
SUITE 204  
IRVING, TEXAS 75061

JDR No. 463-27-13	DRAWN BY: JMH	SHEET No.
SCALE: 1" = 40'	CHECKED BY: KMH	1 OF 2

**OWNERS CERTIFICATION AND DEDICATION**

WHEREAS SILVER BAY GROUP, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the WILLIAM G. MATTHEWS SURVEY, Abstract No. 1052, City of Euless, Tarrant County, Texas, and being a portion of Block 1, J. E. WHITENER ESTATE, recorded in Volume 388-J, Page 139, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being that certain tract of described in Special Warranty Deed to Silver Bay Group, LLC, recorded in Instrument No. D214085295, Deed Records, Tarrant County, Texas (D.R.T.C.T.); and including all of Tract C, J. E. WHITENER ESTATES, recorded in Volume 388-65, Page 14; and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (Controlling Monument), on the north right-of-way line of the aforementioned Pipeline Road for the southeast corner of said Nazzaro tract, said iron rod being replaced with a set concrete monument with metal disk;

**THENCE** West, along the south line of said Nazzaro tract and said north right-of-way line, a distance of 486.21 feet to 5/8 inch iron rod with cap marked "JDJR" set (hereinafter referred to as an iron rod set) for the southwest corner of said Block 1 and said Nazzaro tract located at the intersection of the north right-of-way line of Pipeline Road (50-foot wide right-of-way; no document of record found) with the east right-of-way line of South Main Street (50-foot right-of-way; no document of record found);

**THENCE** North 00 degrees 10 minutes 42 seconds East, along said east right-of-way line and the west line of said Nazzaro tract, a distance of 315.18 feet to an iron rod set for the northwest corner of said Nazzaro tract; said set iron rod also being located at an angle point in said east right-of-way line;

**THENCE** North 89 degrees 59 minutes 00 seconds East, along the north line of said Nazzaro tract and continuing along said east right-of-way line, a distance of 6.98 feet to a 5/8 inch iron rod found (Controlling Monument) at an angle point in said east right-of-way line for the southwest corner of the aforementioned Tract C and Nazzaro Properties tract;

**THENCE** North 00 degrees 01 minutes 00 seconds East, continuing along said east right-of-way line and the west line of said Tract C and said Nazzaro Properties tract, a distance of 134.70 feet to a set concrete monument with metal disk for the northwest corner of said Tract C and said Nazzaro Properties tract;

**THENCE** North 89 degrees 59 minutes 00 seconds East, along the north line of said Tract C and said Nazzaro Properties tract, a distance of 477.69 feet to a set iron rod for the northeast corner of said Tract C and said Nazzaro Properties tract;

**THENCE** South 00 degrees 04 minutes 00 seconds East; along the east line of said Nazzaro Properties tract and said Nazzaro tract, a distance of 450.02 feet to the Point of Beginning, and containing 4.9914 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SILVER BAY GROUP, LLC, through the undersigned authority, does hereby adopt this plat designating the herein described property as **SILVER CREST ADDITION**, an Addition to the City of Euless, Tarrant County, Texas, and do 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 use same, said dedications being free and clear of all liens and encumbrances, except shown herein, **SILVER BAY GROUP, LLC**, 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 of 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 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 \_\_\_\_\_, 2015.

SILVER BAY GROUP, LLC

MAKRAM NAWAR

PARK CITIES INTERBANK - LIENHOLDER

STATE OF TEXAS §  
COUNTY OF TARRANT §

**BEFORE ME**, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **MAKRAM NAWAR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **SILVER BAY GROUP, LLC**, that he/she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF TARRANT §

**BEFORE ME**, the undersigned, a 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 the same was the act of the said **PARK CITIES INTERBANK**, that he/she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

**AVIGATION EASEMENT AND RELEASE**

STATE OF TEXAS §  
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SILVER BAY GROUP, LLC, 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 whosever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to this 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 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 whomsoever 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.

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

THAT is to certify that I, Geary Bailey, a Registered Professional Land Surveyor in 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 prior to the development of the property, and that this plat correctly represents that survey made by me.

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

Geary Bailey - RPLS 4573 Date

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned, a Notary Public in and said State on this date personally appeared **Geary Bailey**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF TARRANT §

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

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

**FINAL PLAT**  
**SILVER CREST ADDITION**  
BLOCK A, LOTS A, B, 1-17, AND BLOCK B, LOTS A, 1-8

28 LOTS LOCATED ON 4.9914 ACRES OF LAND  
OUT OF THE WILLIAM G. MATTHEWS SURVEY, A-1052,  
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DECEMBER- 2014

CASE NO. 15-01-FP

CITY OF EULESS  
WATER AND WASTEWATER IMPACT FEES

Meter or Top 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 top serving the use. Impact fees are due at the time of Building Permit application.

OWNER:

SILVER BAY GROUP, LLC  
1000 N. BELTLINE ROAD  
SUITE 204  
IRVING, TEXAS 75061

THIS PLAT FILED AS DOCUMENT \_\_\_\_\_ ON DATE \_\_\_\_\_

PREPARED BY:  
**JDJR ENGINEERS AND CONSULTANTS, INC.**  
TBPLS Firm No. 100358-00  
ENGINEERS • LAND PLANNERS • SURVEYORS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-252-5357 Fax 972-252-8958

JDJR No. 463-27-13 DRAWN BY: JMH SHEET No.  
SCALE: 1" = 40' CHECKED BY: KMH 2 OF 2