



LEGEND	
1/2" I.R.F.	1/2" IRON ROD FOUND
5/8" I.R.S.	5/8" IRON ROD SET
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
Cab.	CABINET
Esmt.	EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT

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. 19 & No. 15 the rotation angle is +00°46'21.63" Surface to Grid and +00°11'48" for Coord. System used. All distances shown are surface distances using a combined scale factor of 0.999859487
- The City will not maintain any interior drainage systems that originate within this private development.
- 19,457 square feet of street right-of-way to be dedicated to the City of Euless.

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 2.39 acre tract of land in the Ben F. Crowley Survey, Abstract No. 520, in the City of Euless, and being all of the Patricia N. Griffith tract, as described in the deed recorded in Volume I5357, Page 320, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the common Southeast corner of Lot 65, Block C, Fountain Park Addition Phase 3, as recorded in Volume 16748, Page 73, and Volume 14382, Page 45, Deed Records, Tarrant County, Texas, and the Northeast corner of said Patricia N. Griffith tract, also being in the west line of Lot 61, Block C of said Fountain Park Addition Phase 3;

THENCE South 01°15'25" East leaving said common corner of said Patricia N. Griffith tract and Lot 65, Block C, along the common line of said Fountain Park Addition Phase 3, a distance of 199.97 feet to a 1/2 inch iron rod found for the Southeast corner of said Patricia N. Griffith tract, and being the Southwest corner of Lot 59, Block C, of said Fountain Park Addition Phase 3, also being in the North line of Lot 9, Block I, of Woodlands 3 recorded in Volume 6030, Page 386, Deed Records, Tarrant County, Texas;

THENCE South 88°59'13" West leaving said common corner of said Patricia N. Griffith tract and said Lot 59, Block C along the common line of said Patricia N. Griffith tract and said Woodlands 3 a distance of 522.00 feet to a 5/8 inch iron rod set with cap for the Southwest corner of the Patricia N Griffith tract and being South 89°35'56" East 1.51 feet from the Northwest corner of Lot 1, Block I of said Woodlands 3, also being in the East right-of-way line of North Euless Main Street;

THENCE North 01°01'16" West leaving the Southwest corner of said Patricia N. Griffith tract and North common line of said Lot 1, Block I, of Woodlands 3 along said East right-of-way line of North Euless Main Street a distance of 199.11 feet to a 5/8 inch iron rod set with cap for the Northwest corner of said Patricia N. Griffith tract being in said East right-of-way line of North Euless Main Street, also being North 88°48'46" E 1.77 feet from the Southwest corner of Lot 74, Block C of said Fountain Park Addition Phase 3;

THENCE North 88°53'31" East leaving said East right-of-way line of said North Euless Main Street along the common line of said Patricia N. Griffith Tract and said Fountain Park Addition Phase 3 a distance of 521.18 feet to the **POINT OF BEGINNING**, containing 2.39 acres, or 104,210 square feet of land, 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 **GRIFFITH PARC**, 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 _____, 2015.

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 _____, 2015.

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 plot correctly represents that survey made by me.

DATE: This the _____ day of _____, 2015.

WESTWOOD PROFESSIONAL SERVICES

Released for review only, 10-28-2014
In accordance with Texas Board of Professional Land Surveying Rule 663.18(c),
29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed.
"Preliminary, this document shall not be recorded for any purpose."

Harry L. Dickens
Registered Professional Land Surveyor No. 5939

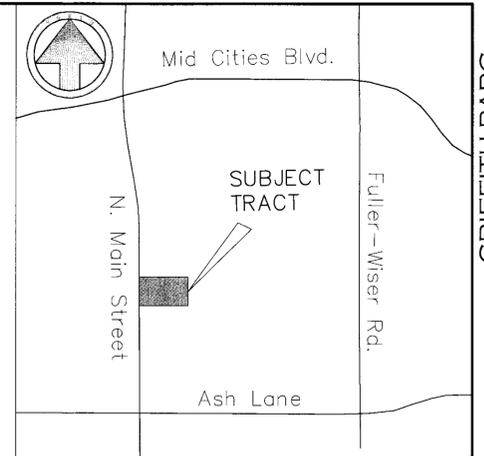
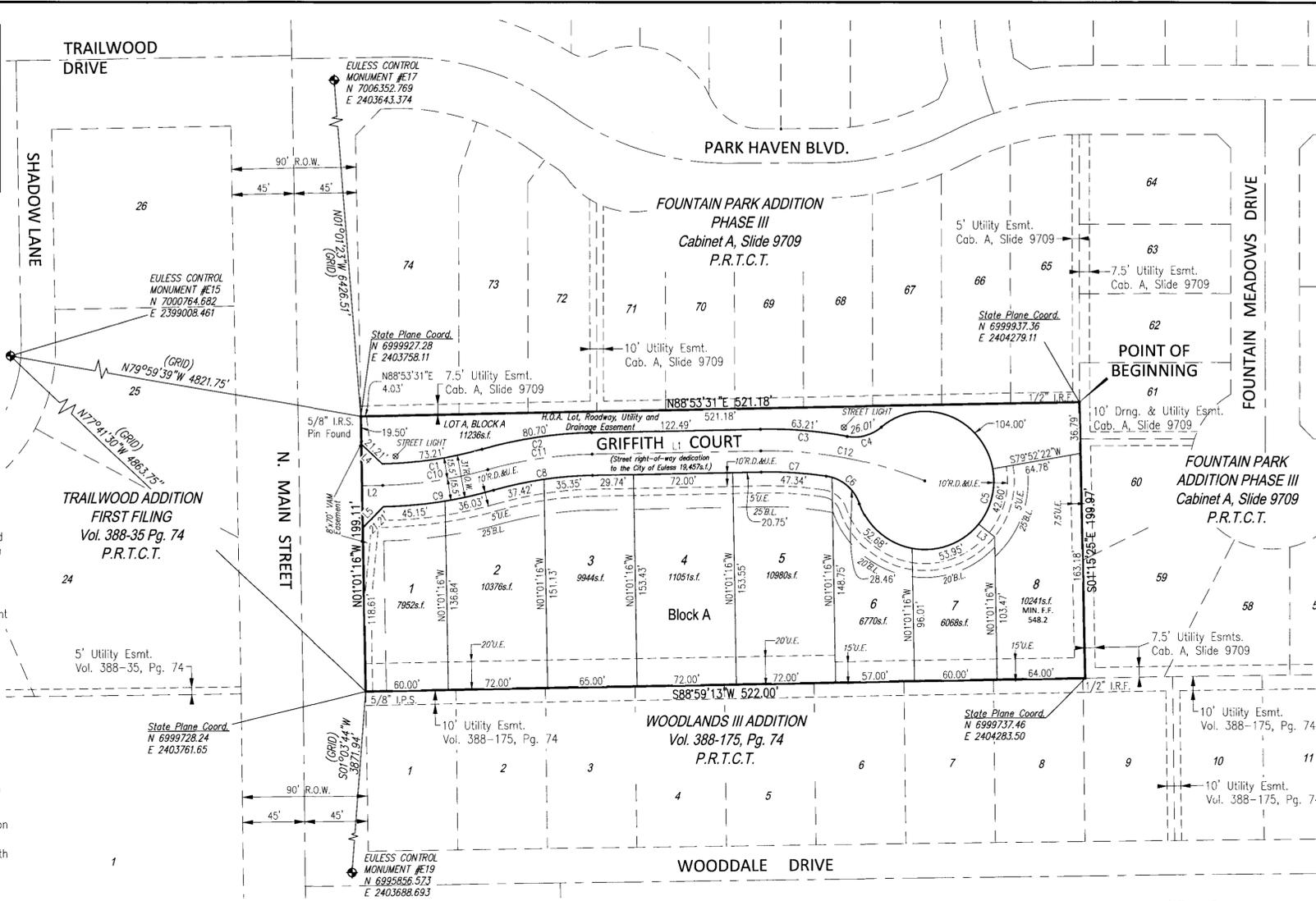
BEFORE ME, the undersigned authority, on this day personally appeared Harry L. Dickens known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

Line Table		
Line #	Direction	Length
L1	N88°53'31"E	122.49'
L2	S88°58'44"W	15.00'
L3	N51°18'21"W	15.00'
L4	N46°01'16"W	21.21'
L5	S43°58'44"W	21.21'

Rotational Angle = +00°46'21.63" Surface to Grid
Combined Scale Factor = 0.999859487
Rotational Angle for Coord. System used = +00°11'48"



Location Map

AVIGATION EASEMENT AND RELEASE
STATE OF TEXAS, COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BLOOMFIELD HOMES 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 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 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.

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

14-06-PP
PRELIMINARY PLAT
OF
GRIFFITH PARC
9 LOTS ON 2.393 ACRES
OUT OF THE
BEN F. CROWLEY SURVEY, ABSTRACT NO. 320
IN THE
CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HWY 114-SUITE 210-SOUTHLAKE, TEXAS 76092
817-416-1572
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoods.com
Survey Firm Number: 10074301

Westwood Professional Services, Inc. 02/09/2014 #0003568

**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	\$86,952.00

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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	73.21'	284.50'	014°44'36"	N81°36'26"E	73.01'
C2	80.70'	315.50'	014°39'22"	S81°33'49"W	80.48'
C3	63.21'	315.50'	011°28'48"	N85°22'06"W	63.11'
C4	26.01'	30.00'	049°40'43"	N75°31'57"E	25.20'
C5	253.24'	50.00'	290°11'22"	N15°47'16"E	57.22'
C6	32.70'	30.00'	062°27'24"	N50°20'45"W	31.11'
C7	47.34'	284.50'	009°32'03"	N86°20'28"W	47.29'
C8	72.77'	284.50'	014°39'22"	S81°33'49"W	72.58'
C9	81.18'	315.50'	014°44'36"	N81°36'26"E	80.96'
C10	77.20'	300.00'	014°44'36"	N81°36'26"E	76.98'
C11	76.74'	300.00'	014°39'22"	S81°33'49"W	76.53'
C12	121.53'	300.00'	023°12'39"	N79°30'10"W	120.70'