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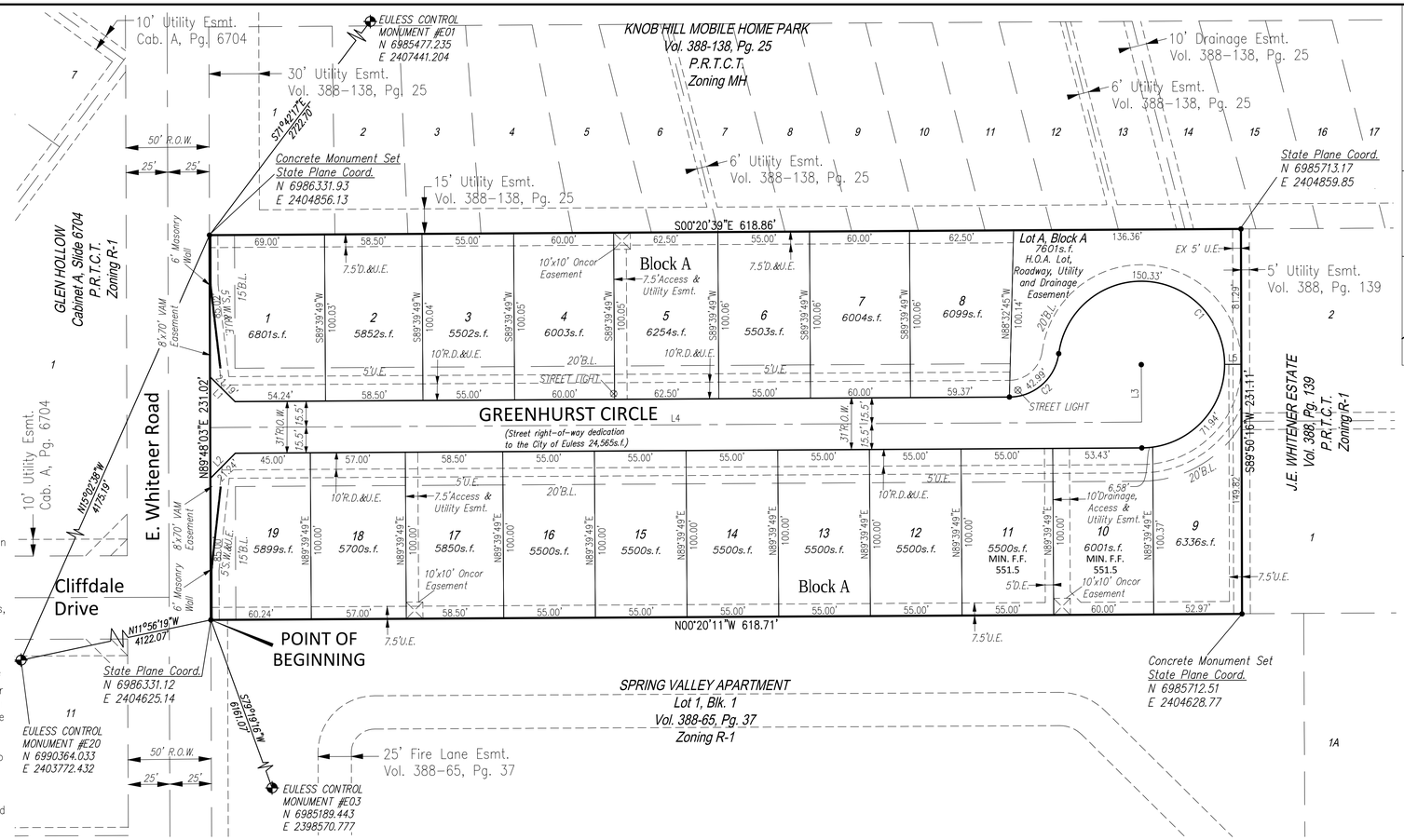
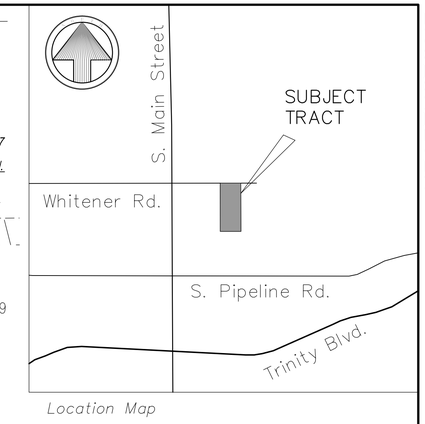
GRAPHIC SCALE 1"=40'

40 0 40 80




Location Map

HEARTHSTONE

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

Notes:

1. 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.
2. Basis of bearing is Texas State Plane NAD83 North Central Zone 4202 using City of Euless Monuments No. 20 & No. 2 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
3. The City will not maintain any interior drainage systems that originate within this private development.
4. 24,565 square feet of street right-of-way to be dedicated to the City of Euless.
5. The previous design standards as approved by the Planned Development will be applied to this reworking of the Planned Development District.
6. A Homeowner's Association will be established and will maintain the external 6' masonry wall.

LEGAL DESCRIPTION

**BEING** all of lots 31 & 32 block 2 of J.E. WHITENER ESTATE, according to the Plat Recorded in Volume 388-J, Page 139, Plat Records, Tarrant County, Texas, and being described by metes and bounds as follows.

**BEGINNING**, at the northwest corner of said lot 32, block 2 of J.E. WHITENER ESTATE, and the northeast corner of lot 1, block 1 of Spring Valley Apartment an addition to the City of Euless, Tarrant County, Texas, according to the Plat Recorded in Volume 388-65, Page 37, Plat Records, Tarrant County, Texas, and a point on the south right-of-way line of East Whitener Road (a 50' right-of-way).

**THENCE**, North 89 degrees 48 minutes 03 seconds, East along the said south right-of-way of East Whitener Road, and the north property line of said lot 31 & 32, block 2, of J.E. Whitener Estate, a distance of 231.02 feet to the west property line of Knob Hill Mobile Home Park, an addition to the City of Euless, Tarrant County, Texas, according to the Plat Recorded in Volume 388-138, Page 25, Plat Records, Tarrant County, Texas;

**THENCE**, South 00 degrees 20 minutes 39 seconds, East along said west property line of Knob Hill Mobile Home Park, a distance of 618.86 feet to the south property line of lot 31 & 32, block 2 of J.E. Whitener Estate;

**THENCE**, South 89 degrees 50 minutes 16 seconds, West along said south property line of said lots 31 & 32, block 2 of J.E. Whitener Estate, a distance of 231.11 feet to a point on the said east property line of lot 1, block 1 of Spring Valley Apartment;

**THENCE**, North 00 degrees 20 minutes 11 seconds, West along the said east property line of lot 1, block 1 of Spring Valley Apartment, a distance 618.71 feet to the Point of Beginning and containing 142,988 square feet or 3.282 acres of land.

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 |
| D. & U.E. | DRAINAGE & UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY |
| Cab. | CABINET |
| Esmt. | EASEMENT |
| H.O.A. | HOMEOWNERS' ASSOCIATION |
| VAM | VISIBILITY ACCESS MAINTENANCE EASEMENT |

## SITE SUMMARY

*Land Area: 142,988 Sq. Ft. or 3.282 Acres*

*Single Family Lots 19*

*All development shall be in conformance with all R-1L district requirements and permitted uses except as noted in special conditions.*

*SPECIAL CONDITIONS:*

1. *The minimum lot area shall be 5,500 square feet*
2. *The maximum lot coverage shall be 60 percent.*
3. *No Alleys shall be required.*
4. *All lots to have full sprinkler and full sod.*
5. *Sidewalks will be provided within the 10' Roadway, Drainage & Utility Easement.*

*Minimum Area Regulations:*

*Main Building 1,800 sf(Living Area)*

*Setbacks FY 20' Min.*

*SY 5' Min.*
*15' Adjacent to a side street*

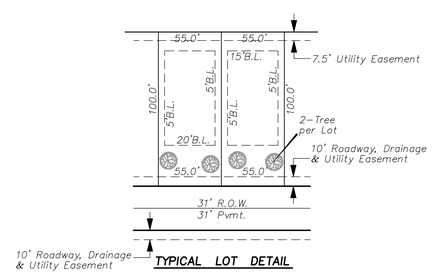
*RY 15' Min.*

*Average Lot Area 5,831.79 sf*

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 | $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.*




TYPICAL LOT DETAIL

Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N44°43'56"E | 21.19' |
| L2 | N45°16'04"W | 21.24' |
| L3 | N89°39'49"E | 34.50' |
| L4 | N0°20'11"W | 558.89' |
| L5 | S0°09'44"E | 10.00' |

Curve Table

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---|---|---|---|---|---|
| C1 | 228.72' | 50.00' | 262°05'48" | N48°36'54"E | 75.42' |
| C2 | 42.99' | 30.00' | 082°05'48" | S41°23'06"E | 39.40' |

CITY APPROVAL

15-05-P.D.
PLANNED DEVELOPMENT EXHIBIT
OF

# HEARTHSTONE

19 LOTS AND 1 OPEN SPACE LOT
ON 3.282 ACRES OF LAND

OUT OF THE
W.G. MATTHEWS SURVEY, ABSTRACT NO. 1052
IN THE
CITY OF EULESS, TARRANT COUNTY, STATE

OWNER
BLOOMFIELD HOMES L.P.
1050 E. HIGHWAY 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
westwoodps.com
Westwood Professional Services, Inc.
Survey Firm Number: 10074301

04/29/2014 #0003569

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