

STATE OF TEXAS,
COUNTY OF TARRANT:

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 City of Euless, Tarrant County, Texas and being a portion of that tract conveyed to Lennar Homes of Texas Land and Construction, Ltd. by deed recorded in County Clerk's File No. D214269147 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a capped 1/2" iron pin found at the northeast corner of a tract of land conveyed to Chesapeake Land Development Company, L.L.C. by deed recorded in County Clerk's File No. D21016659 D.R.T.C.T., said point also being on the west right-of-way line of Minters Chapel Road (50' R.O.W.);

THENCE North 86 deg. 22 min. 05 sec. West along the north line of said Chesapeake tract, a distance of 131.24 feet to a capped 1/2" iron pin set;

THENCE North 63 deg. 58 min. 28 sec. West along the north line of said Chesapeake tract, a distance of 339.89 feet to a capped 1/2" iron pin set;

THENCE South 31 deg. 07 min. 47 sec. West along the north line of said Chesapeake tract, a distance of 276.06 feet to a capped 1/2" iron pin set, said point also being on the east right-of-way line of Bear Creek Parkway (80' R.O.W.), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 540.00 feet, a central angle of 22 deg. 20 min. 52 sec., and being subtended by a chord which bears North 38 deg. 06 min. 04 sec. West - 209.29 feet;

THENCE along said east right-of-way line of Bear Creek Parkway and said curve to the left, a distance of 210.62 feet to a capped 1/2" iron pin found;

THENCE along said east right-of-way line of Bear Creek Parkway North 49 deg. 17 min. 33 sec. West, a distance of 14.11 feet to a capped 1/2" iron pin set;

THENCE North 40 deg. 50 min. 52 sec. East, a distance of 183.30 feet to a capped 1/2" iron pin set;

THENCE North 49 deg. 17 min. 33 sec. West, a distance of 120.00 feet to a capped 1/2" iron pin set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 372.00 feet, a central angle of 2 deg. 55 min. 51 sec., and being subtended by a chord which bears North 44 deg. 52 min. 03 sec. East - 19.03 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 19.03 feet to a capped 1/2" iron pin set;

THENCE North 43 deg. 40 min. 01 sec. West radial to said curve, a distance of 58.00 feet to a capped 1/2" iron pin set;

THENCE South 88 deg. 11 min. 14 sec. West, a distance of 14.74 feet to a capped 1/2" iron pin set;

THENCE North 49 deg. 17 min. 33 sec. West, a distance of 110.27 feet to a capped 1/2" iron pin set;

THENCE North 48 deg. 46 min. 34 sec. East, a distance of 90.33 feet to a capped 1/2" iron pin set;

THENCE North 57 deg. 03 min. 22 sec. East, a distance of 68.56 feet to a capped 1/2" iron pin set;

THENCE North 64 deg. 12 min. 10 sec. East, a distance of 68.56 feet to a capped 1/2" iron pin set;

THENCE North 69 deg. 02 min. 10 sec. East, a distance of 39.36 feet to a capped 1/2" iron pin set;

THENCE North 74 deg. 50 min. 07 sec. East, a distance of 42.97 feet to a capped 1/2" iron pin set;

THENCE North 79 deg. 19 min. 17 sec. East, a distance of 57.03 feet to a capped 1/2" iron pin set;

THENCE North 85 deg. 47 min. 47 sec. East, a distance of 67.41 feet to a capped 1/2" iron pin set;

THENCE North 89 deg. 41 min. 22 sec. East, a distance of 100.00 feet to a capped 1/2" iron pin set;

THENCE North 00 deg. 18 min. 38 sec. West, a distance of 458.78 feet to a capped 1/2" iron pin set;

THENCE South 89 deg. 41 min. 22 sec. West, a distance of 8.68 feet to a capped 1/2" iron pin set;

THENCE North 00 deg. 18 min. 38 sec. West, a distance of 58.00 feet to a capped 1/2" iron pin set;

THENCE South 89 deg. 41 min. 22 sec. West, a distance of 100.00 feet to a capped 1/2" iron pin set;

THENCE North 00 deg. 18 min. 38 sec. West, a distance of 120.00 feet to a capped 1/2" iron pin set;

THENCE North 89 deg. 41 min. 22 sec. East, a distance of 310.44 feet to a capped 1/2" iron pin set;

THENCE South 45 deg. 10 min. 36 sec. East, a distance of 135.43 feet to a capped 1/2" iron pin set;

THENCE North 74 deg. 33 min. 57 sec. East, a distance of 25.90 feet to a to a TXDOT monument found, said point also being on the said west right-of-way line of State Highway No. 360 (R.O.W. Varies), said point also being the most southerly corner of that tract conveyed to M. Paul Spain, Trustee, by deed recorded in County Clerk's File No. D212291391 D.R.T.C.T.

THENCE South 00 deg. 18 min. 38 sec. East along the west right-of-way line of said State Highway No. 360 and the west right-of-way line of said Minters Chapel Road, a distance of 1155.46 feet to the POINT OF BEGINNING, containing 596,968 square feet or 13.704 acres of land.

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED AND WILL MAINTAIN ALL MASONRY WALLS, PERIMETER DECORATIVE METAL FENCING, COMMON AREAS GREENWAYS AND ENTRY GATES AND COMPONENTS THEREOF. THE MASONRY WALLS MUST BE LOCATED WITHIN A TWO AND A HALF (2.5') FOOT MASONRY WALL EASEMENT DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR MAINTENANCE ACCESSIBILITY. NO AMENDMENTS TO THE HOMEOWNER'S ASSOCIATION BYLAWS SHALL BE MADE TO CHANGE THE MAINTENANCE RESPONSIBILITIES WITHOUT CITY OF EULESS APPROVAL.

IN ACCORDANCE WITH THE LOT RS STANDARDS, (SECTION 9 RIVERWALK DEVELOPMENT CODE), GARAGE DOORS WILL BE MAINTAINED A MINIMUM FIVE (5') FEET BEHIND THE BUILDING LINE.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., through the undersigned authority, does hereby adopt this plat designating the herein above described property as THE ESTATES AT BEAR CREEK, PHASE 2, LOTS 13-41, B & D, BLOCK N, LOTS 16-34, BLOCK O, Addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets 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. Lennar Homes of Texas and Construction LTD does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the public against every person whosoever 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.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

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 _____, 2016.

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

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 whosoever 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.

NOTES

- 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 00'00'04" right to obtain City grid bearing.
- 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. The internal streets will be private streets owned and maintained by the Homeowner's Association.
- 8. The Homeowner's Association is responsible for the maintenance of the gates and components thereof.

GRID SYSTEM NOTES:

- 1. Texas State Plane Coordinates - North Central Zone - NAD 83 Datum, are based upon Western Data Systems RTK Network.
- 2. Combined Scale Factor = 0.999879
- 3. Rotate Project 00 deg. 00 min. 04 sec. Right To Obtain City Grid Bearings.

OWNER/DEVELOPER

LENNAR HOMES OF TEXAS,
LAND & CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD., SUITE 220
IRVING, TEXAS 75063
PHONE: (469) 587-5215
FAX: (469) 587-5221

PERPETUAL MAINTENANCE AGREEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

THE FOLLOWING RESERVATIONS, RESTRICTIONS, AND COVENANTS ARE IMPOSED ON THE ESTATES AT BEAR CREEK, PHASE 2, LOTS 13-41, B & D, BLOCK N, LOTS 16-34, BLOCK O AS IT ADJUTS, IS ADJACENT TO, OR IS INCLUDED WITHIN THE FLOODPLAIN EASEMENTS, DRAINAGE EASEMENTS OR EMERGENCY ACCESS EASEMENTS SHOWN ON THE PLAT FILED HEREWITH:

- 1. NO COMMERCIAL BUILDING, OUTBUILDING, FENCE, OR OTHER STRUCTURE SHALL BE ERRECTED ON SAID EASEMENT EXCEPT FOR SMALL ORNAMENTAL WALLS, PATIOS, AND OTHER LANDSCAPING, PROVIDED HOWEVER, THESE ITEMS ALLOWED SHALL NOT INTERFERE IN ANY WAY WITH THE FREE FLOW OF WATER IN SAID CHANNEL OR NARROW THE EXISTING CHANNEL OF THE STREAM OR INTERFERE WITH FREE ACCESS BY WAY OF THE EASEMENT FOR MAINTENANCE PURPOSES WITHOUT WRITTEN CONSENT OF THE CITY ENGINEER.
- 2. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF HIS PORTION OF SAID EASEMENT IN ORDER TO PRESERVE ITS BEAUTY AND TO PREVENT ANY OBSTRUCTION, FLOODING, OR EROSION. SUCH MAINTENANCE SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:

- A. MOWING GRASS AND PREVENTING THE GROWTH OF WEEDS.
- B. PREVENTING THE GROWTH OF TREES OR PERMITTING OTHER OBSTRUCTIONS TO THE EASEMENT WHICH WOULD OBSTRUCT FREE ACCESS FOR MAINTENANCE PURPOSES.
- C. PREVENTING EROSION BY CORRECTIVE CONSTRUCTION IF NECESSARY.
- D. PREVENTING THE ACCUMULATION OF TRASH AND DEBRIS IN THE EASEMENT.

3. IN ADDITION TO OTHER RIGHTS OF ENFORCEMENT CONTAINED IN THESE RESTRICTIONS OR AVAILABLE BY STATUTES, ORDINANCE, OR COMMON LAW, THE DEDICATOR, HIS SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING TITLE TO THE ESTATES AT BEAR CREEK, PHASE 2, LOTS 13-41, B & D, BLOCK N, LOTS 16-34, BLOCK O BY, THROUGH OR UNDER HIM, SHALL BE TAKEN TO HOLD, AGREE, AND COVENANT WITH THE DEDICATOR AND HIS SUCCESSORS AND ASSIGNS, AND WITH EACH OF THEM TO CONFORM TO AND OBSERVE ALL RESTRICTIONS AND COVENANTS AS TO THE USE AND MAINTENANCE OF SAID EASEMENT AND DEDICATOR OR OWNER OR ANY OF THE ABOVE SHALL HAVE THE RIGHT TO SUE FOR AND OBTAIN AN INJUNCTION, PROHIBITIVE OR MANDATORY, TO PREVENT THE BREACH OF OR TO ENFORCE THE OBSERVANCE OF THE RESTRICTIONS AND COVENANTS ABOVE SET FORTH, IN ADDITION TO THE ORDINARY LEGAL ACTION FOR DAMAGES, AND FAILURE OF THE DEDICATOR OR THE OWNERS OF AN OTHER LOT OR LOTS SHOWN TO ABUT SAID EASEMENT TO ENFORCE ANY OTHER RESTRICTIONS OR COVENANTS HEREIN SET FORTH AT THE TIME OF VIOLATION SHALL IN NO EVENT BE DEEMED TO BE A WAIVER OF THE RIGHT TO DO SO AT ANY TIME THEREAFTER.

4. IN ADDITION TO THE RIGHTS OF ENFORCEMENT GIVEN TO DEDICATOR AND OTHER LOT OWNERS AS SET FORTH IN PARAGRAPH 3 ABOVE, IT SPECIFICALLY PROVIDED THAT THE CITY OF EULESS MAY, AT ITS OPTION, BRING ANY ACTION AND OBTAIN ANY REMEDY TO ENFORCE OR PREVENT THE BREACH OF SAID RESTRICTIONS.

5. IT IS SPECIFICALLY PROVIDED THAT THE DEDICATOR, HIS SUCCESSORS AND ASSIGNS, OTHER LOT OWNERS AND THE CITY OF EULESS AS PROVIDED ABOVE, SHALL HAVE THE RIGHT TO RECOVER THEIR ATTORNEY'S FEES, COURT COSTS, AND EXPENSES INCURRED IN ANY SUIT TO ENFORCE OR PREVENT THE BREACH OF ANY COVENANT OR RESTRICTION APPLICABLE TO SAID EASEMENT.

6. IN ADDITION TO THE REMEDIES ABOVE PROVIDED, THE CITY OF EULESS MAY, AT ITS OPTION, THIRTY DAYS AFTER WRITTEN NOTICES TO A LOT OWNER, ENTER THE EASEMENT AND PERFORM THE NECESSARY MAINTENANCE REPAIR AND CHARGE THE LOT OWNER OR OWNERS THE PRO-RATA COST THEREOF. SAID CHARGES SHALL BE A LIEN ON THE ADJUTING LOT OR LOTS INFERIOR ONLY TO PRIOR RECORDED LIENS ON SAID LOT OR LOTS.

TO HAVE AND TO HOLD THE ABOVE-DESCRIBED PERPETUAL MAINTENANCE AGREEMENT IN AND TO SAID PREMISES WITH THE RIGHT OF INGRESS AND EGRESS THERETO, TOGETHER WITH ALL AND SINGULAR THE USUAL RIGHTS THERETO IN ANY WISE BELONGING, UNTO THE SAID CITY OF EULESS, TEXAS, AND ITS SUCCESSORS AND ASSIGNS FOREVER, AND I DO HEREBY BIND MYSELF, MY HEIRS, EXECUTORS AND ADMINISTRATORS TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID PREMISES UNTO THE SAID CITY OF EULESS, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

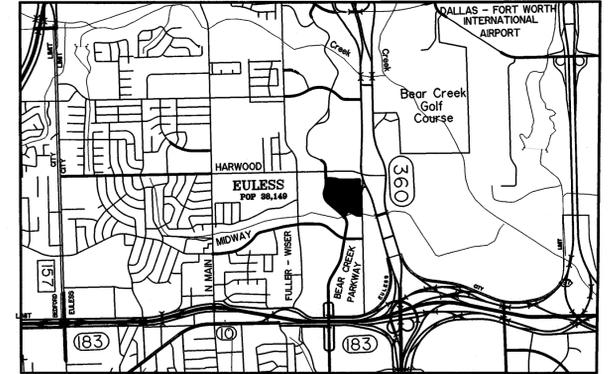
IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS _____ DAY OF _____, 2016.

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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



VICINITY MAP
(SCALE: 1"=3000')

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, _____, 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. Preliminary, this document shall not be recorded for any purpose. Issued for review Wed Sep 28 14:08:58 2016

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 _____

CITY APPROVAL BLOCK FOR 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 PSZ Approval _____

Preliminary, this document shall not be recorded for any purpose. Issued for review Wed Sep 28 14:08:58 2016

FINAL PLAT
OF
THE ESTATES AT BEAR CREEK, PHASE 2
LOTS 13-41, B & D, BLOCK N, LOTS 16-34, BLOCK O
BEING
48 RESIDENTIAL LOTS & 1 OPEN SPACE LOT
13.704 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACT 1A7, TRACT 1 & TRACT 1B
CITY OF EULESS, TARRANT COUNTY, TEXAS
JULY, 2016
NOT FOR FILING

ENGINEER/SURVEYOR:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

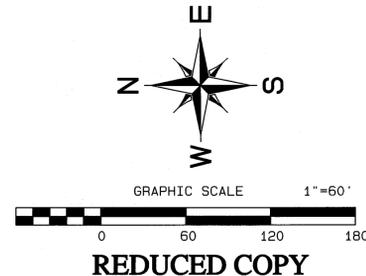
2405 Mustang Drive, Grapevine, TX 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
Fax (817) 329-4453
TBPE Firm No. F-2944

CASE No. 16-03-FF
REF. CASE No. 12-02-PP
SHEET 1 OF 2

ARDINGER PROPERTIES, L.L.C.
COUNTY CLERK'S FILE No. D210055720
D.R.T.C.T.

S 02°28'52" E, 3366.15' TO CITY MON. 21
N 06°02'42" W, 1466.22' TO CITY MON. 22

NAD 83 SURFACE COORDINATE
NORTHING = 6994180.6602
EASTING = 2409067.6540



STATE HIGHWAY NO. 360

MINTERS CHAPEL ROAD
1155.46'

POINT OF BEGINNING
1/2° C.I.P.S.

REMAINDER
M. PAUL SPAIN, TRUSTEE
COUNTY CLERK'S FILE No. D212291391
D.R.T.C.T.

NAD 83 SURFACE COORDINATE
NORTHING = 6995336.1032
EASTING = 2409061.3912

S.F. IV - EULESS RIVERWALK JV, L.P.
COUNTY CLERK'S FILE No. D211102867
D.R.T.C.T.

NAD 83 SURFACE COORDINATE
NORTHING = 6995423.7017
EASTING = 2408629.2298

S 07°13'40" E, 4642.93' TO CITY MON. 21
N 52°52'18" E, 356.23' TO CITY MON. 22

NOTES

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°00'04" right to obtain City grid bearing.
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. The internal streets will be private streets owned and maintained by the Homeowner's Association.
8. The Homeowner's Association is responsible for the maintenance of the gates and components thereof.

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	540.00'	22°20'52"	210.62'	N38°06'04"W	209.29'
C2	372.00'	2°55'51"	19.03'	N44°52'03"E	19.03'
C3	401.00'	43°21'23"	303.44'	N68°00'40"E	296.25'

LINE DATA

LINE	BEARING	DISTANCE
L1	N49°17'33"W	14.11'
L2	N43°40'01"W	58.00'
L3	S88°11'14"W	14.74'
L4	N48°46'34"E	90.33'
L5	N57°03'22"E	68.56'
L6	N64°42'10"E	68.56'
L7	N69°02'10"E	39.36'
L8	N74°50'07"E	42.97'
L9	N79°19'17"E	57.03'
L10	N85°47'47"E	67.41'
L11	N89°41'22"E	100.00'
L12	S89°41'22"W	8.68'
L13	N00°18'38"W	58.00'
L14	S89°41'22"W	100.00'
L15	N00°18'38"W	120.00'
L16	S45°10'36"E	136.43'
L17	N74°33'57"E	25.90'
L18	S44°41'22"W	21.21'
L19	N45°18'38"E	21.21'
L20	S45°18'38"E	14.14'
L21	S44°41'22"W	14.14'

GRID SYSTEM NOTES:

1. Texas State Plane Coordinates - North Central Zone - NAD 83 Datum, are based upon Western Data Systems RTK Network.
2. Combined Scale Factor = 0.999879
3. Rotate Project 00 deg. 00 min. 04 sec. Right To Obtain City Grid Bearings.

WITHIN MUTUAL, EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (M.E.A.D.U.E.) (aka: fire lanes) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHALL'S POLICY STATEMENT.

OWNED/DEVELOPED BY:

LENNAR HOMES OF TEXAS,
LAND & CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD., SUITE 220
IRVING, TEXAS 75063
PHONE: (469)587-5215
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
Fax (817) 329-4453
TBPE Firm No. F-2944

DALLAS MTA, L.P.
COUNTY CLERK'S FILE No. D207209305
D.R.T.C.T.

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
COUNTY CLERK'S FILE No. D213025024
D.R.T.C.T.

Preliminary, this document shall not be recorded for any purpose.
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FINAL PLAT
OF
THE ESTATES AT BEAR CREEK, PHASE 2
LOTS 13-41, B & D, BLOCK N, LOTS 16-34, BLOCK O
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TRACT 1A7, TRACT 1 & TRACT 1B
CITY OF EULESS, TARRANT COUNTY, TEXAS
JULY, 2016
NOT FOR FILING

CASE No. 16-03-PP
REF. CASE No. 12-02-PP
SHEET 2 OF 2

E:\104045\CO60\PHASE 5-2 FINAL PLAT.prn Wed Sep 28 14:08:50 2016