

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. IS THE SOLE OWNER OF A 2.397 ACRE TRACT OF LAND IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS, BEING A PART OF THE BENJAMIN F. CROWLEY SURVEY, ABSTRACT NO. 320, AND BEING ALL OF THE 2.389 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., BY DEED OF RECORD IN INSTRUMENT NO. D214257063 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 2.397 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 65, BLOCK C OF FOUNTAIN PARK ADDITION, PHASE 3, AN ADDITION TO THE CITY OF EULESS, AS SHOWN BY PLAT OF RECORD IN CABINET A, SLIDE 9709, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID ROD BEING IN THE WEST LINE OF LOT 61, BLOCK C, OF SAID FOUNTAIN PARK ADDITION, AND BEING THE NORTHEAST CORNER OF SAID 2.389 ACRE TRACT;

THENCE SOUTH 01 DEGREES 08 MINUTES 21 SECONDS EAST, ALONG A WEST LINE OF SAID FOUNTAIN PARK ADDITION, PHASE 3, A DISTANCE OF 200.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID FOUNTAIN PARK ADDITION, PHASE 3, SAME BEING IN THE NORTH LINE OF LOT 9, BLOCK 1 OF THE WOODLANDS III ADDITION, AN ADDITION TO THE CITY OF EULESS, AS SHOWN BY PLAT OF RECORD IN VOLUME 388-175, PAGE 74, OF SAID PLAT RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID 2.389 ACRE TRACT;

THENCE SOUTH 88 DEGREES 55 MINUTES 13 SECONDS WEST, ALONG THE NORTH LINE OF SAID WOODLANDS III ADDITION, A DISTANCE OF 522.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" SET IN THE EAST RIGHT-OF-WAY LINE OF NORTH EULESS MAIN STREET (90 FOOT RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID WOODLANDS III ADDITION, AND THE SOUTHWEST CORNER OF SAID 2.389 ACRE TRACT;

THENCE NORTH 00 DEGREES 57 MINUTES 03 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH EULESS MAIN STREET, A DISTANCE OF 199.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ADAMS" FOUND FOR THE SOUTHWEST CORNER OF LOT 74, BLOCK C, OF THE SAID FOUNTAIN PARK ADDITION, PHASE 3 AND THE NORTHWEST CORNER OF SAID 2.389 ACRE TRACT;

THENCE NORTH 88 DEGREES 52 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FOUNTAIN PARK ADDITION, PHASE 3, A DISTANCE OF 521.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 104,422 SQUARE FEET OR 2.397 ACRES OF LAND.

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 SAID RIGHTS GRANTED HEREIN 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 _____, 20____.

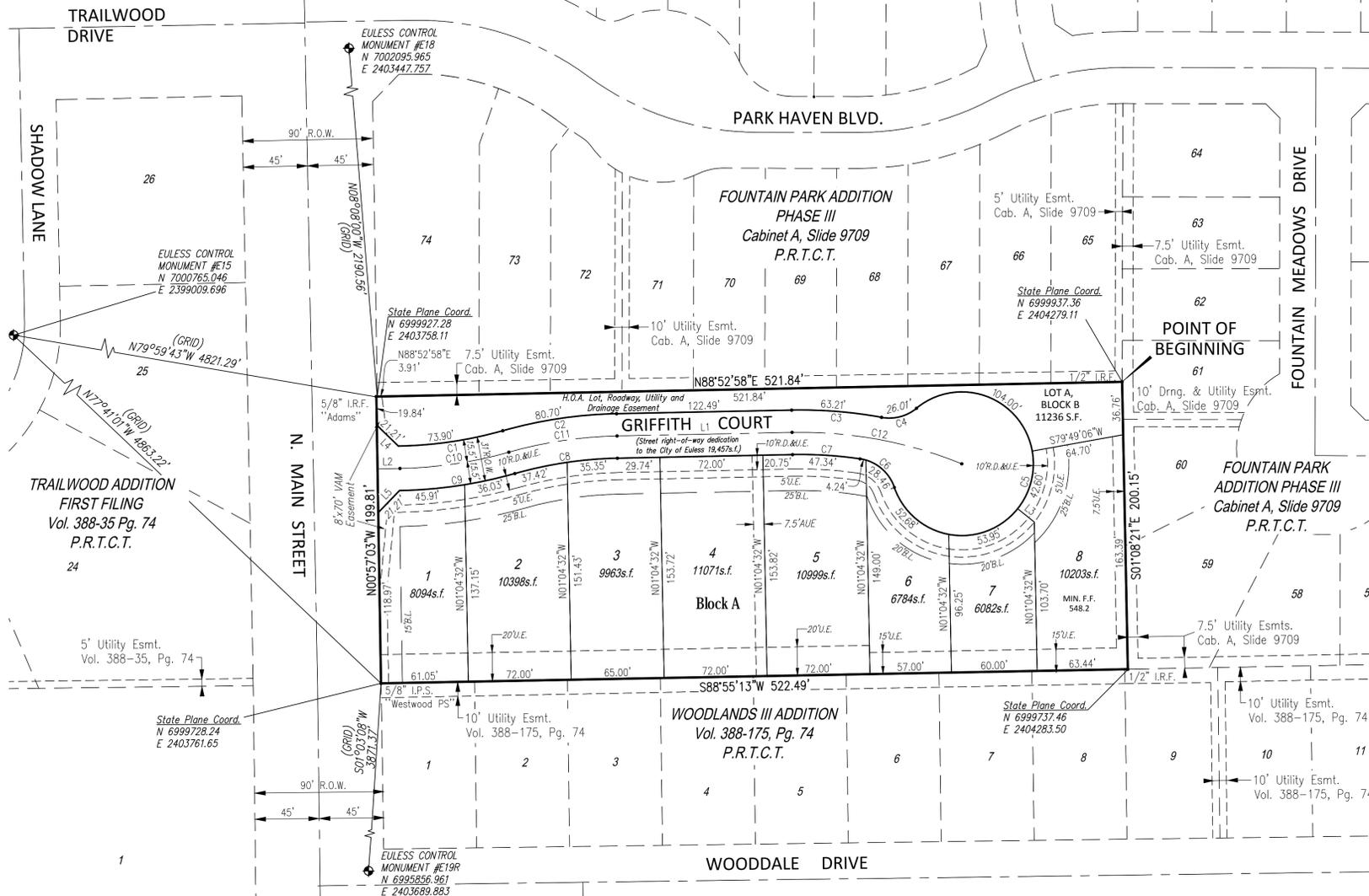
BLOOMFIELD HOMES, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: BLOOMFIELD PROPERTIES, INC.
A TEXAS CORPORATION, GENERAL PARTNER

BY: DONALD J. DYKSTRA, PRESIDENT

Line Table		
Line #	Direction	Length
L1	N88°50'14"E	122.49'
L2	S88°55'28"W	15.73'
L3	N51°21'38"W	15.00'
L4	N45°57'03"W	21.21'
L5	S44°02'57"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"



THE STATE OF TEXAS)
COUNTY OF TARRANT)

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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, JASON B. ARMSTRONG, 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 _____, 20____.

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5557

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD PS, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

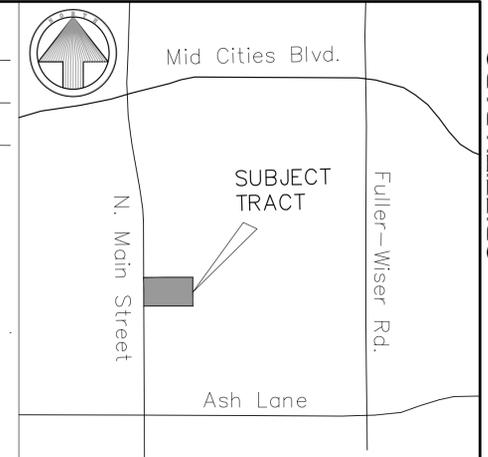
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**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	73.90'	284.50'	014°52'59"	N81°37'22"E	73.69'
C2	80.70'	315.50'	014°39'22"	S81°30'33"W	80.48'
C3	63.21'	315.50'	011°28'48"	N85°25'22"W	63.11'
C4	26.01'	30.00'	049°40'43"	N75°28'41"E	25.20'
C5	253.24'	50.00'	290°11'22"	N15°44'00"E	57.22'
C6	32.70'	30.00'	062°27'24"	N50°24'01"W	31.11'
C7	47.34'	284.50'	009°32'03"	N86°23'44"W	47.29'
C8	72.77'	284.50'	014°39'22"	S81°30'33"W	72.58'
C9	81.95'	315.50'	014°52'54"	N81°37'19"E	81.72'
C10	77.20'	300.00'	014°44'36"	N81°33'10"E	76.98'
C11	76.74'	300.00'	014°39'22"	S81°30'33"W	76.53'
C12	121.53'	300.00'	023°12'39"	N79°33'26"W	120.70'



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 WHOSOEVER 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 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

16-12-FP
FINAL PLAT
OF
GRIFFITH PARC
9 LOTS ON 2.397 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) 478-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoods.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301

10/03/2016

#0003568

THIS PLAT FILED AS DOCUMENT _____ ON DATE _____

