

LOCATION MAP NOT TO SCALE

**LOT LINE TABLE**

LINE	BEARING	LENGTH
T1	N35°44'16"E	20.00'
T2	N80°44'16"E	28.28'
T3	S91°5'44"E	28.28'
T4	S35°44'16"W	20.00'
T34	N54°15'44"W	46.59'
T35	S54°15'44"E	46.59'
T41	S54°15'44"E	25.95'
T42	S40°09'18"E	59.46'
T43	S54°15'44"E	60.97'
T44	N35°44'16"E	11.50'
T45	S54°15'44"E	10.00'
T46	S35°44'16"W	11.50'
T47	N81°59'53"E	5.03'

**LOT CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C37	180°00'00"	5.50'	INFINITY	17.28'	S35°44'16"W 11.00'
C38	180°00'00"	5.50'	INFINITY	17.28'	N35°44'16"E 11.00'
C39	42°10'24"	9.50'	3.66'	6.99'	S78°24'18"E 6.84'
C40	5°39'31"	68.59'	3.39'	6.77'	S54°29'21"E 6.77'
C41	42°05'38"	9.50'	3.66'	6.98'	S30°36'46"E 6.82'
C42	90°36'27"	13.00'	13.14'	20.58'	S35°44'16"W 18.48'
C43	42°05'38"	9.50'	3.66'	6.98'	N77°54'42"W 6.82'
C44	5°39'31"	68.59'	3.39'	6.77'	N54°02'08"W 6.77'
C45	42°10'36"	9.50'	3.66'	6.99'	N30°07'04"W 6.84'
C46	89°32'16"	13.00'	12.90'	20.32'	N35°44'22"E 18.31'

**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	\$35,469.90	\$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.

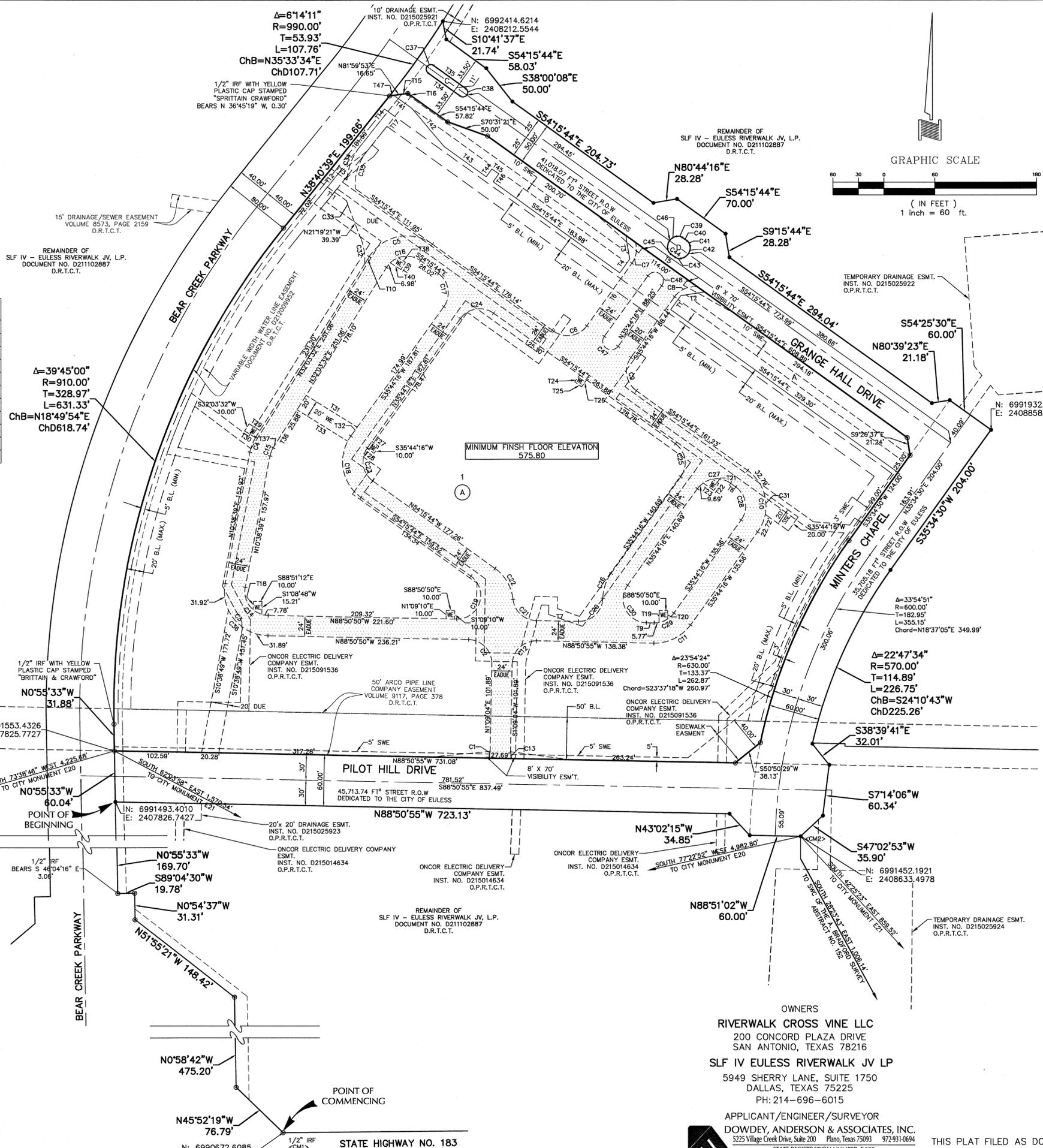
**LEGEND**

- ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.D.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
R.O.W. = RIGHT OF WAY  
EADUE = EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT  
SWE = SIDEWALK EASEMENT  
SSE = SANITARY SEWER EASEMENT  
DUE = DRAINAGE & UTILITY EASEMENT  
WE = WATER EASEMENT  
BL = BUILDING LINE  
IRF = IRON ROD FOUND  
<CM> = CONTROLLING MONUMENT

**NOTES:**

- Basis of Bearings are derived from the Texas State Plane Coordinate System, NAD83, North Central Zone. Direction for control established through <CM1> and <CM2> having a bearing and distance of North 37° 45' 09" East, 985.99'.
- GPS Coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4204 (feet).
- Coordinates shown are Texas State Plane Coordinate system, North Central Zone, North American Datum of 1983 (NAD 83) on Grid Coordinate Values, no scale and no projection.
- All lot corners are monumented with a 1/2" iron rod with a yellow plastic cap stamped "DAA" (unless otherwise noted).
- 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.
- 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.
- Lots A, B, C & D, Block A will be dedicated to BEAR CREEK RIVERWALK MASTER COMMUNITY, INC.
- The City will not maintain any interior drainage systems that originate within this private development.
- WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (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 MARSHAL'S POLICY STATEMENT.



**EASEMENT CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	20°55'31"	28.00'	5.17'	10.23'	N11°38'49"E 10.17'
C2	89°59'58"	28.00'	28.00'	43.98'	N43°50'55"W 39.60'
C3	99°29'33"	52.00'	61.42'	90.30'	N39°06'08"W 79.37'
C4	21°24'53"	52.00'	9.83'	19.44'	N21°21'05"E 19.32'
C5	93°40'44"	52.00'	55.45'	85.02'	N78°53'54"E 75.86'
C6	90°00'00"	28.00'	28.00'	43.98'	N80°44'16"E 39.60'
C7	52°55'52"	28.00'	13.94'	25.87'	N91°6'20"E 24.96'
C8	61°47'14"	28.00'	16.75'	30.20'	S66°20'59"W 28.75'
C9	90°00'00"	28.00'	28.00'	43.98'	S91°5'44"E 39.60'
C10	90°00'00"	52.00'	52.00'	81.68'	S91°5'44"E 73.54'
C11	55°24'50"	52.00'	27.31'	50.29'	S63°26'41"W 48.35'
C12	90°00'02"	28.00'	28.00'	43.98'	S46°09'05"W 39.60'
C13	20°55'28"	28.00'	5.17'	10.23'	S91°8'40"E 10.17'
C14	99°29'33"	28.00'	33.07'	48.62'	S39°06'08"W 42.74'
C15	21°24'53"	28.00'	5.29'	10.47'	S21°21'05"W 10.40'
C16	93°40'44"	28.00'	29.86'	45.78'	N78°53'54"E 40.85'
C17	90°00'00"	28.00'	28.00'	43.98'	N91°5'44"E 39.60'
C18	90°00'00"	52.00'	52.00'	81.68'	S91°5'44"E 73.54'
C19	145°24'54"	28.00'	89.94'	71.06'	N18°26'43"E 53.47'
C20	90°00'00"	28.00'	28.00'	43.98'	N46°09'05"E 39.60'
C21	82°46'06"	28.00'	24.67'	40.45'	N47°27'51"W 37.02'
C22	48°10'56"	52.00'	23.25'	43.73'	N30°10'16"W 42.45'
C23	90°00'00"	28.00'	28.00'	43.98'	N91°5'44"W 39.60'
C24	90°00'00"	28.00'	28.00'	43.98'	N80°44'16"E 39.60'
C25	90°00'00"	28.00'	28.00'	43.98'	S91°5'44"E 39.60'
C26	34°35'10"	52.00'	16.19'	31.39'	S18°26'41"W 30.92'
C27	90°00'00"	28.00'	28.00'	43.98'	S80°44'16"W 39.60'
C28	90°00'00"	28.00'	28.00'	43.98'	S91°5'44"E 39.60'
C29	55°24'50"	28.00'	14.70'	27.08'	S63°26'41"W 26.04'
C30	124°35'10"	28.00'	53.32'	60.88'	S26°33'19"E 49.58'
C31	28°50'31"	52.00'	13.37'	26.18'	N3°42'44"W 25.90'
C32	26°32'46"	65.00'	15.33'	30.12'	N8°02'58"W 29.85'
C33	63°39'55"	75.00'	4.37'	8.72'	N17°59'23"W 8.72'
C34	34°21'00"	72.50'	22.41'	43.47'	N21°30'09"E 42.82'
C35	43°04'18"	62.50'	24.66'	46.98'	S17°08'30"W 45.89'
C36	29°10'56"	52.00'	13.54'	26.49'	S39°06'54"E 26.20'
C47	180°00'00"	10.00'	INFINITY	31.40'	N54°15'44"E 19.99'
C48	180°00'00"	10.00'	INFINITY	31.40'	S54°15'44"W 19.99'

**EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
T5	S54°15'44"E	90.25'
T6	S35°44'16"W	91.12'
T7	N88°50'55"W	49.97'
T9	N88°50'55"W	9.05'
T10	S32°03'32"W	10.31'
T11	N54°15'44"W	37.76'
T12	N38°40'39"E	20.03'
T13	S54°15'44"E	22.67'
T14	N38°40'39"E	68.31'
T15	N81°59'53"E	7.18'
T16	S54°15'44"E	5.01'
T17	S38°40'39"W	68.31'
T18	N1°08'48"E	10.00'
T19	N1°09'10"E	14.24'
T20	S1°09'10"W	10.00'
T21	S54°15'44"E	8.84'
T22	S35°44'16"W	10.00'

**LOT AREA TABLE**

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	477250	10.96

**COMMON SPACE LOT AREA TABLE**

LOT	BLOCK	AREA (SF)	AREA (AC)
A	A	12857	0.30
B	A	11050	0.25
C	A	608	0.01
D	A	535	0.01

**15-08-FP FINAL PLAT PRESERVE AT BEAR CREEK PHASE ONE**

BLOCK A, LOTS 1, A,B,C & D  
1 MULTI FAMILY LOT AND  
4 COMMON SPACE LOTS LOCATED ON  
14.342 ACRES OF LAND OUT OF THE  
A. BRADFORD SURVEY ~ ABSTRACT NO. 152  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
JULY 2015 SCALE: 1"= 60'

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, RIVERWALK CROSS VINE LLC, acting by and through the undersigned, its duly authorized agent, and SLF IV EULESS JV, L.P., acting by and through the undersigned, its duly authorized agent, are the owners of a tract of land situated in the A. BRADFORD SURVEY, ABSTRACT NO. 152, City of Eules, Tarrant County, Texas, and being part of that tract of land described as Tract 6 and conveyed to SLF IV Eules Riverwalk JV, LP, according to the deed recorded in Document Number D211102898, Deed Records, Tarrant County, Texas, and being part of that land described as Tract 4 and conveyed to SLF IV Eules Riverwalk JV, LP, according to the deed recorded in Documents Number 211102887, Deed Records, Tarrant County, Texas and more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the south end of a corner clip for the intersection of the north line of State Highway No. 183 with the east line of Bear Creek Parkway, a variable width right-of-way;

THENCE Northerly, with said east line, the following ten (10) courses and distances:

North 45 degrees 52 minutes 19 seconds West, with said corner clip, a distance of 76.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the north end of said corner clip;

North 00 degrees 58 minutes 42 seconds West, a distance of 475.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 51 degrees 55 minutes 21 seconds West, a distance of 148.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a 1/2 inch iron rod found bears South 45 degrees 30 minutes 04 seconds East, 3.32 feet;

North 00 degrees 54 minutes 37 seconds West, a distance of 31.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a 1/2 inch iron rod found bears South 54 degrees 14 minutes 07 seconds East, 3.39 feet;

South 89 degrees 04 minutes 30 seconds West, a distance of 19.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, from which a 1/2 inch iron rod found bears South 46 degrees 04 minutes 16 seconds East, 3.06 feet;

North 00 degrees 55 minutes 33 seconds West, a distance of 169.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land herein described;

North 00° 55' 33" West, a distance of 91.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 39° 45' 00", a radius of 910.00 feet and a chord bearing and distance of North 18° 49' 54" East, 618.74 feet;

With said curve to the right, an arc distance of 631.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 38° 40' 39" East, a distance of 199.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 06° 14' 11", a radius of 990.00 feet and a chord bearing and distance of North 35° 33' 34" East, 107.71 feet;

With said curve to the left, an arc distance of 107.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving the above mentioned east line, over and across the above mentioned Tract 4, the following twelve (12) courses and distances:

South 10° 41' 37" East, a distance of 21.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 54° 15' 44" East, a distance of 58.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 38° 00' 08" East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 54° 15' 44" East, a distance of 204.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80° 44' 16" East, a distance of 28.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 54° 15' 44" East, a distance of 70.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 09° 15' 44" East, a distance of 28.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 54° 15' 44" East, a distance of 294.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 80° 39' 23" East, a distance of 21.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 54° 25' 30" East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 35° 34' 30" West, a distance of 204.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 22° 47' 34", a radius of 570.00 feet and a chord bearing and distance of South 24° 10' 43" West, 225.26 feet;

With said curve to the left, an arc distance of 226.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common south line of the above mentioned Tract 4 and north line of the above mentioned Tract 6;

**OWNER'S CERTIFICATE (CONTINUED)**

THENCE Leaving said common line, over and across said Tract 6, the following six (6) courses and distances:

South 38° 39' 41" East, a distance of 32.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 07° 14' 06" West, a distance of 60.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 43° 02' 53" West, a distance of 35.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88° 51' 02" West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 43° 02' 15" West, a distance of 34.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88° 50' 55" West a distance of 723.13 feet to the POINT OF BEGINNING and containing 14.342 acres of land, more or less.

**DEDICATION STATEMENT**

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RIVERWALK CROSS VINE LLC, through the undersigned authority, and SLF IV - EULESS JV, L.P., through the undersigned authority, do hereby adopt this plat designating the herein above described property as PRESERVE AT BEAR CREEK, an addition to the City of Eules, 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, RIVERWALK CROSS VINE LLC, and SLF IV - EULESS JV, L.P., do hereby bind themselves, their 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, 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 pouring the permission of anyone.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

RIVERWALK CROSS VINE LLC,  
a Delaware limited liability company

By: NRP Riverwalk Cross Vine Member LLC,  
its sole member

By: NRP Riverwalk Cross Vine Multifamily LLC,  
its sole member

By: NRP Manager LLC,  
its manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Lien Holder

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge 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 Tarrant County, Texas  
My commission expires \_\_\_\_\_  
Printed name: \_\_\_\_\_

SLF IV - EULESS RIVERWALK JV, L.P., LLC,  
a Texas limited partnership

By: SLF IV Property GP, LLC,  
a Texas limited liability company, its General Partner

By: Stratford Land Fund IV, L.P.,  
a Delaware limited partnership, its Co-Managing Member

By: Stratford Fun IV GP, LLC,  
a Texas limited liability company, its General Partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledge 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 Tarrant County, Texas  
My commission expires \_\_\_\_\_  
Printed name: \_\_\_\_\_

**AVIGATION EASEMENT AND RELEASE**

STATE OF TEXAS §

COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RIVERWALK CROSS VINE LLC, and SLF IV - EULESS JV, L.P., through the adoption of this plat, do hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said property, unto the City of Eules, 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 Owners do hereby bind themselves, thier 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 a appurtenance to this grant, Owners do 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 Owners may now have or hereafter have by reason of the passage of any and all aircraft ("aircraft" beign defined as any contrivance now know 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 Owners, thier successors, heirs, executors, administrators, and assigns, and shall be a covenant running with the land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Sean Patton, a Registered Public 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.

\_\_\_\_\_  
Sean Patton  
Registered Professional Land Surveyor  
No. 5660

**NOTARY CERTIFICATE**

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Sean Patton, 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 expressed and in the capacity therein stated and as the act and deed therein stated.

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

\_\_\_\_\_  
Notary Public, in and for Tarrant County, Texas  
My commission expires \_\_\_\_\_  
Printed name: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

The City of Eules 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 on the Plat Records of Tarrant County, Texas.

\_\_\_\_\_  
Chairman, Eules Planning and Zoning Commission

\_\_\_\_\_  
Date of P&Z Approval

OWNERS  
RIVERWALK CROSS VINE LLC  
200 CONCORD PLAZA DRIVE  
SAN ANTONIO, TEXAS 78216  
SLF IV EULESS RIVERWALK JV LP  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PH: 214-696-6015

APPLICANT/ENGINEER/SURVEYOR  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

15-08-FP  
FINAL PLAT  
PRESERVE AT BEAR CREEK  
PHASE ONE  
BLOCK A, LOTS 1, A,B,C & D  
1 MULTI FAMILY LOT AND  
4 COMMON SPACE LOTS LOCATED ON  
14.342 ACRES OF LAND OUT OF THE  
A. BRADFORD SURVEY ~ ABSTRACT NO. 152  
CITY OF EULESS, TARRANT COUNTY, TEXAS

JULY 2015 SCALE: 1"= 60'

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