

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, part of the Adam Bradford Survey, Abstract No. 152, City of Euless, Tarrant County, Texas, being a remaining part of Lot 2, Block B of Midway Square Addition, Phase Two, an addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-132, Page 43 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron pin found, said iron pin being on the south right-of-way line of Midway Drive (80' R.O.W.), said iron pin also being the northwest corner of the Dominion at Bear Creek, Phase Three, an addition to the City of Euless, Tarrant County, Texas as recorded in Clerk's File No. 0215256661, P.R.T.C.T., said iron pin also being the northeast corner of said Lot 2, Block B;

THENCE South 00 deg. 25 min. 40 sec. East along the west line of said The Dominion at Bear Creek, Phase Three and the east line of said Lot 2, Block B, a distance of 762.56 feet to a capped 1/2" iron previously set, said iron pin also being the northwest corner of Lot 50, Block A of the said The Dominion at Bear Creek, Phase 3;

THENCE North 89 deg. 28 min. 37 sec. East along the north line of said Lot 50, Block A, a distance of 116.27 feet to a capped 1/2" iron pin previously set, said iron pin also being on the west right-of-way line of Bridgewater Street (58' R.O.W.);

THENCE South 00 deg. 31 min. 23 sec. East along the said west right-of-way line of Bridgewater Street, a distance of 160.00 feet to a capped 1/2" iron previously set, said iron pin also being the southeast corner of Lot 48, Block A of the said The Dominion at Bear Creek, Phase 3;

THENCE South 89 deg. 28 min. 37 sec. West along the south line of said Lot 48, Block A, a distance of 116.20 feet to a capped 1/2" iron previously set, said iron pin also being on the east line of said Lot 2, Block B of Midway Square Addition;

THENCE South 00 deg. 34 min. 27 sec. East along the west line of said The Dominion at Bear Creek, Phase Three and the west line of The Dominion at Bear Creek, Phase Two, an addition to the City of Euless, Tarrant County, Texas as recorded in Clerk's File No. 0214207166, P.R.T.C.T., and the east line of said Lot 2, Block B, a distance of 803.77 feet to a 1/2" iron pin found, said iron pin also being the northeast corner of Lot 2R2, Block B of Midway Square Addition, Phase Two, an addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-153, Page 1, P.R.T.C.T.;

THENCE South 89 deg. 32 min. 31 sec. West along the north line of said Lot 2R2, Block B, a distance of 370.24 feet to a capped 1/2" iron pin set, said iron pin also being on the east right-of-way line of Fuller-Wiser Road (80' R.O.W. at this point);

THENCE North 00 deg. 30 min. 29 sec. West along the said east right-of-way line of Fuller-Wiser Road, a distance of 632.28 feet to a capped 1/2" iron pin set, said iron pin being a Point of Curvature of a circular curve to the left, having a radius of 3153.15 feet, a central angle of 9 deg. 10 min. 57 sec., and being subtended by a chord which bears North 05 deg. 05 min. 57 sec. West - 504.60 feet;

THENCE in a northerly direction along said curve to the left and along the said east right-of-way line of Fuller-Wiser Road, a distance of 505.34 feet to a capped 1/2" iron pin set, said iron pin being a Point of Curvature of a reverse circular curve to the right, having a radius of 3073.15 feet, a central angle of 9 deg. 10 min. 57 sec., and being subtended by a chord which bears North 05 deg. 05 min. 57 sec. West - 491.99 feet;

THENCE in a northerly direction along said curve to the right and along the said east right-of-way line of Fuller-Wiser Road, a distance of 492.52 feet to a capped 1/2" iron pin set;

THENCE North 00 deg. 30 min. 29 sec. West tangent to said curve and along the said east right-of-way line of Fuller-Wiser Road, a distance of 99.09 feet to a capped 1/2" iron pin set, said iron pin also being on the said south right-of-way line of Midway Drive;

THENCE North 89 deg. 21 min. 34 sec. East along the said south right-of-way line of Midway Drive, a distance of 450.06 feet to the POINT OF BEGINNING, containing 704,003 square feet or 16.162 acres of land.

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 DOMINION AT BEAR CREEK, PHASE 5, LOTS 48R & 50R, BLOCK A, LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S, LOTS 1-19, A, BLOCK T, an Addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereir, 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 LAND AND CONSTRUCTION, LTD. 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 permanent buildings or structures shall be constructed over any existing or platted easement of any type. Any fencing, trees, shrubs or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Euless or easement holder(s). The City of Euless at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any easements shown on the plat; and the City of Euless and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

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 whomsoever 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 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, wether such claim be for injury or death to persons 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 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.

**R.O.W. DEDICATION**

R.O.W. DEDICATION = 118,236 S.F.

**BENCHMARK**

BENCH MARK ELEVATION: 551.62

\*X' IN HANDICAP RAMP @ S.W. CORNER OF THE INTERSECTION OF BEAR CREEK PARKWAY AND MIDWAY DRIVE

**LEGEND**

R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
B.L.	BUILDING LINE
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
CONC.	CONCRETE
IPF	IRON PIN FOUND
CIPF	CAPPED IRON PIN FOUND

**UTILITY COMPANY CONTACTS**

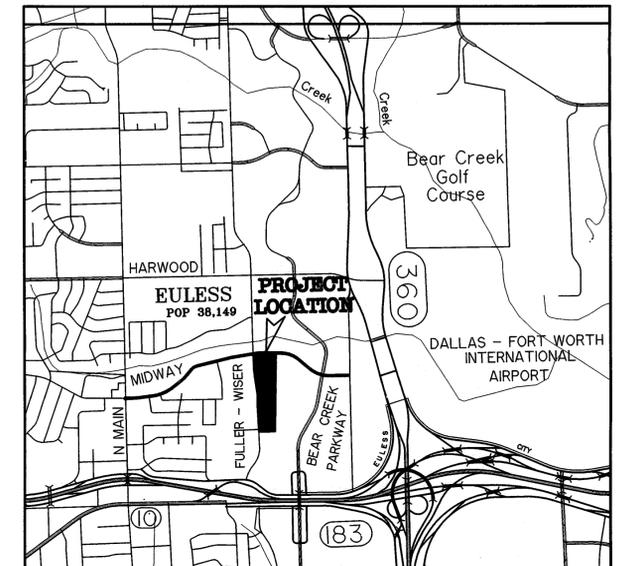
ONCOR-ELECTRIC  
(817) 856-2506

TIME WARNER CABLE  
(214) 320-5433

AT&T  
(972) 660-0066

FOR OTHER UTILITY FACILITIES  
**1-800-DIG-TESS**

ATMOS ENERGY CORPORATION  
(817) 303-2902



**VICINITY MAP**  
(SCALE: 1"=2000')

**SURVEYOR'S CERTIFICATION**

This is to certify that I, Bob Henderson, Jr., 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 Mon Apr 18 15:54:19 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 \_\_\_\_\_  
BOB HENDERSON, JR. R.P.L.S.  
Printed Name \_\_\_\_\_ Printed Title \_\_\_\_\_

**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 \_\_\_\_\_

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.  
EDWARD W. ECKART  
TEXAS P.E. NO. 88471

ENGINEER/SURVEYOR:

**GOODWIN & MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM NO. 10021700

Preliminary, this document shall not be recorded for any purpose.  
Issued for review Mon Apr 18 15:54:18 2016

OWNED BY:  
LIEVEN J. VAN RIET, TRUSTEE  
2121 KIRBY DRIVE, SUITE 198E  
HOUSTON, TEXAS 77019  
PHONE: (713) 874-1122  
FAX: (713) 522-9050

DEVELOPED BY:  
LENNAR HOMES OF TEXAS,  
LAND & CONSTRUCTION, LTD.  
1707 MARKETPLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
PHONE: (469) 587-5215  
FAX: (469) 587-5221

CASE No. 16-03-PP  
SHEET 1 OF 6

**PRELIMINARY PLAT**  
OF  
**THE DOMINION AT BEAR CREEK**  
PHASE 5  
LOTS 48R & 50R, BLOCK A  
LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S  
LOTS 1-19, A, BLOCK T,  
BEING  
**65 RESIDENTIAL LOTS**  
AND 3 OPEN SPACE LOTS  
**16.162 ACRES**

SITUATED IN THE  
ADAM BRADFORD SURVEY ABSTRACT No. 152  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
APRIL 19, 2016  
NOT FOR FILING

**LINE DATA**

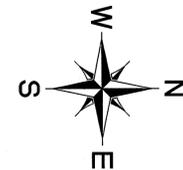
LINE	BEARING	DISTANCE
L1	N44°17'57"E	14.07
L2	N45°28'00"W	14.15
L3	N44°34'20"E	14.14
L4	N45°19'17"W	21.25
L5	N45°31'23"W	14.14
L6	N44°28'33"E	14.14
L7	N44°31'28"E	14.15
L8	N45°28'32"W	14.13
L9	N45°32'03"W	14.12
L10	S43°24'37"W	13.91
L11	N45°56'55"W	14.22
L12	N44°25'50"E	28.31
L13	N44°27'57"E	21.25

**GRID SYSTEM NOTES:**

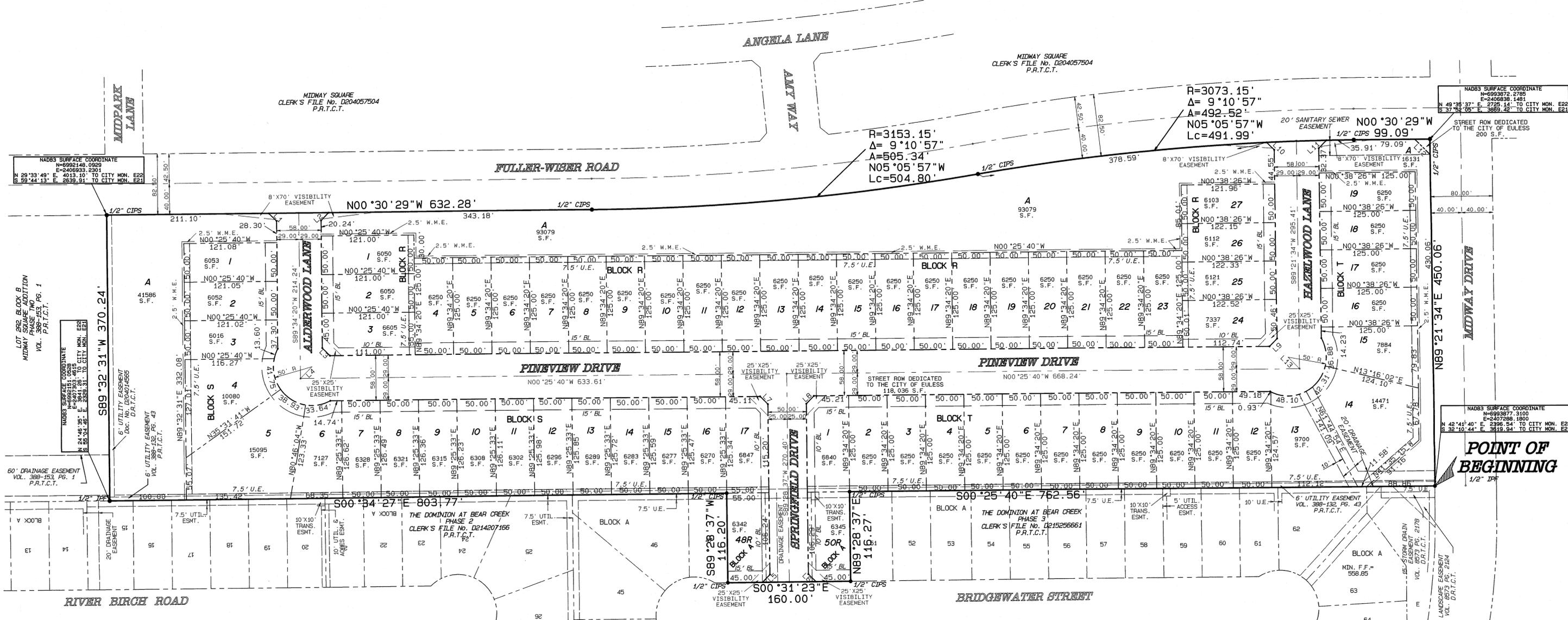
1. Texas State Plane Coordinates - North Central Zone - NAD 83 Datum, are based upon Western Data Systems RTK Network.
2. Combined Scale Factor = 0.999879
3. Rotate Project 00 deg. 00 min. 04 sec. Right To Obtain City Grid Bearings.

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED AND WILL MAINTAIN ALL MASONRY WALLS, PERIMETER DECORATIVE METAL FENCING, COMMON AREAS AND GREENWAYS. 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 R5 STANDARDS, (SECTION 9 RIVERWALK DEVELOPMENT CODE), GARAGE DOORS WILL BE MAINTAINED A MINIMUM FIVE (5) FEET BEHIND THE BUILDING LINE.



GRAPHIC SCALE 1"=60'



LOT 502, BLOCK B, MIDWAY SQUARE ADDITION VOL. 398-453, PG. 1 P.R.T.C.T.

NAD83 SURFACE COORDINATE N=6992148.0929 E=2406933.2301 S=2406933.2301 TO CITY MON. E22 S=37°52'05"E=3869.42 TO CITY MON. E21

NAD83 SURFACE COORDINATE N=6992148.0929 E=2406933.2301 S=2406933.2301 TO CITY MON. E22 S=37°52'05"E=3869.42 TO CITY MON. E21

NAD83 SURFACE COORDINATE N=6993872.2789 E=2407288.1481 S=2407288.1481 TO CITY MON. E22 S=37°52'05"E=3869.42 TO CITY MON. E21

**LAND USE SUMMARY**

Proposed Use	Lot Size	Number of Lots	Acreage
Single Family Residential (Lot R5)	50x115'	65	9.99
Open space (HOA managed)	N/A	3	3.46
ROW (To be dedicated to the City of Euless)	N/A	N/A	2.71
Total Project Site Acreage			16.162
Residential Dwelling Units Per Acre			(4.02 DU/Ac.)

**OPEN SPACE LOT SUMMARY**

BLOCK	LOT	AREA (SF)	OWNERSHIP	MAINTENANCE
R	A	93,079	HOA	HOA
S	A	41,586	HOA	HOA
T	A	16,131	HOA	HOA

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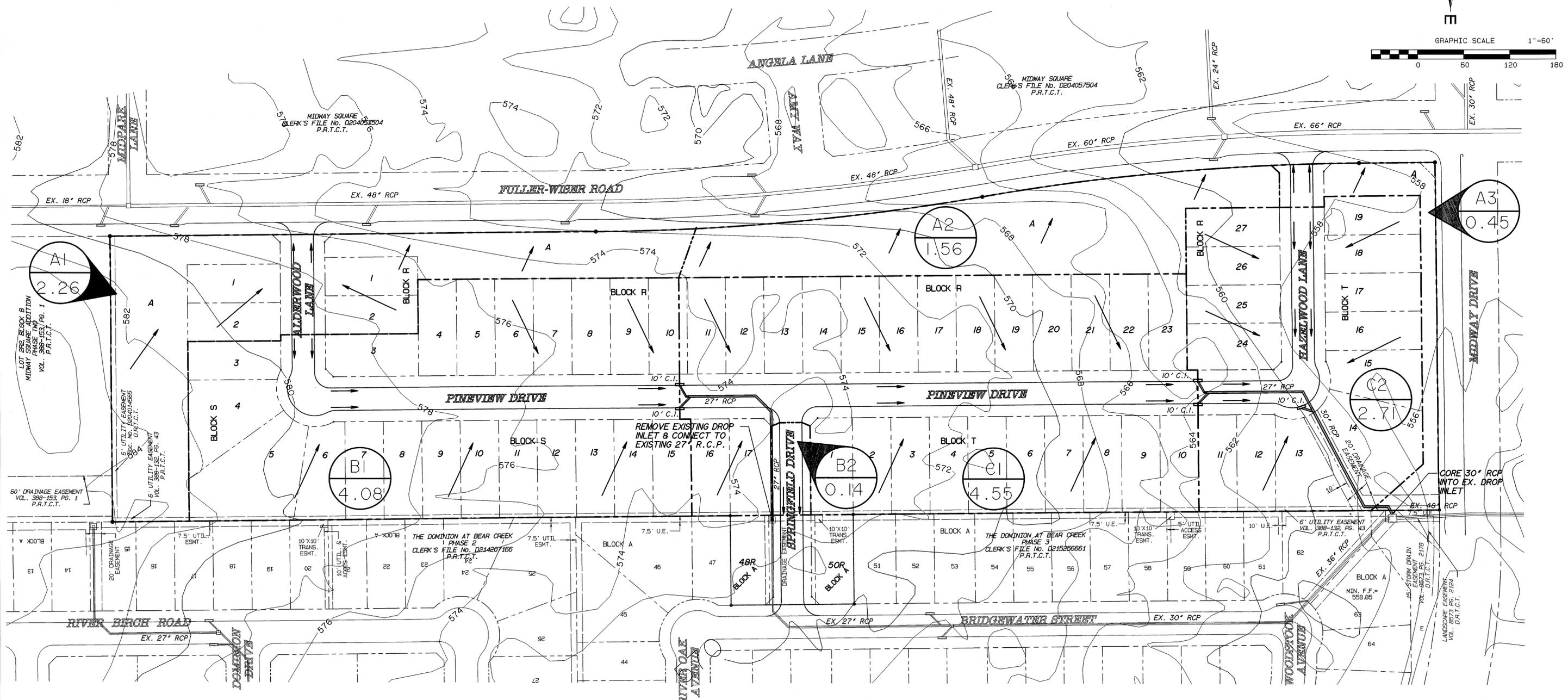
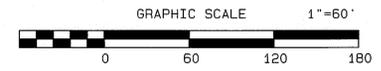
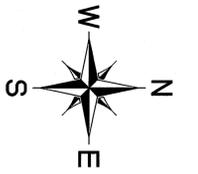
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**ENGINEER/SURVEYOR:**  
**GOODWIN & MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, TX. 76061  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700

Preliminary, this document shall not be recorded for any purpose. Issued for review Mon Apr 18 15:54:28 2016

CASE No. 16-03-PP  
SHEET 2 OF 6

**PRELIMINARY PLAT**  
OF  
**THE DOMINION AT BEAR CREEK**  
PHASE 5  
LOTS 48R & 50R, BLOCK A  
LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S  
LOTS 1-19, A, BLOCK T,  
BEING  
65 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS  
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HYDROLOGIC COMPUTATIONS										TP 40
SUB-BASIN	AREA	C	CA	TIME	15	05	125	025	100	0100
A1	2.26	0.65	1.47	15.0	5.5	8.08	7.7	11.31	9.6	14.10
A2	1.56	0.65	1.01	15.0	5.5	5.57	7.7	7.79	9.6	9.72
A3	0.45	0.65	0.29	15.0	5.5	1.61	7.7	2.26	9.6	2.81
B1	4.08	0.65	2.65	15.0	5.5	14.58	7.7	20.41	9.6	25.45
B2	0.14	0.65	0.09	15.0	5.5	0.49	7.7	0.68	9.6	0.85
C1	4.55	0.65	2.95	15.0	5.5	16.25	7.7	22.75	9.6	28.36
C2	2.71	0.65	1.76	15.0	5.5	9.68	7.7	13.55	9.6	16.90

**PRELIMINARY DRAINAGE PLAN**  
 OF  
**THE DOMINION AT BEAR CREEK**  
**PHASE 5**  
**LOTS 48R & 50R, BLOCK A**  
**LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S**  
**LOTS 1-19, A, BLOCK T,**  
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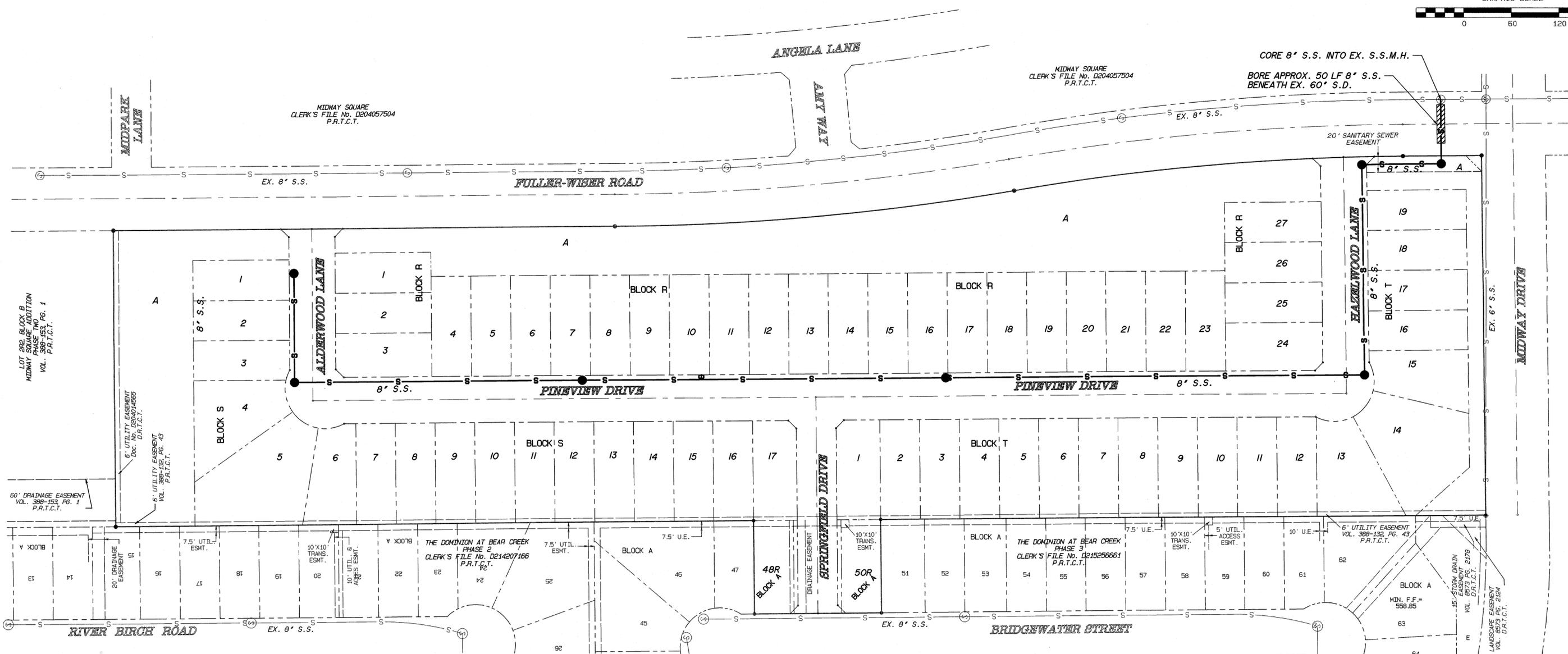
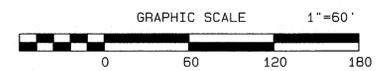
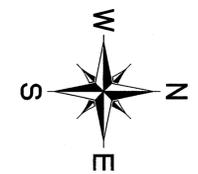
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CASE No. 16-03-PP  
**SHEET 3 OF 6**

E:\10445\COGO\PHASE 7 PRELIMINARY PLAT BASE ALTERNATE 3.rvt Mon Apr 18 15:54:38 2016



**PRELIMINARY  
SANITARY SEWER PLAN  
OF  
THE DOMINION AT BEAR CREEK  
PHASE 5  
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LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S  
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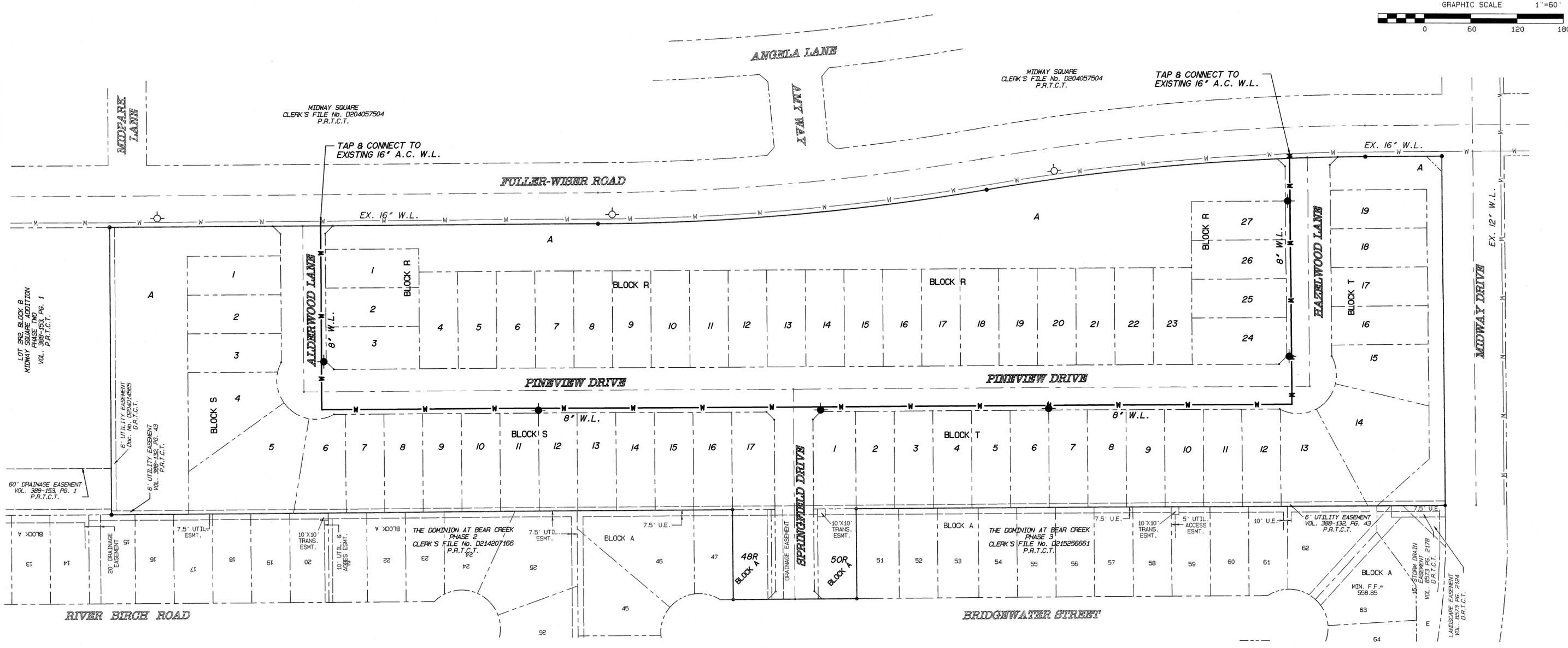
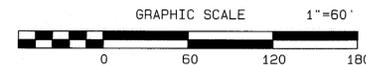
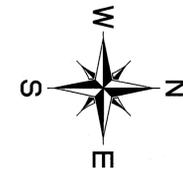
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CASE No. 16-03-PP  
SHEET 4 OF 6

E:\10445\COCO\PHASE 7 PRELIMINARY PLAT BASE ALTERNATE 3.dwg. Mon, Apr 18 16:10:45 2016



**PRELIMINARY  
WATER PLAN**  
OF  
**THE DOMINION AT BEAR CREEK  
PHASE 5**  
LOTS 48R & 50R, BLOCK A  
LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S  
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NOT FOR FILING

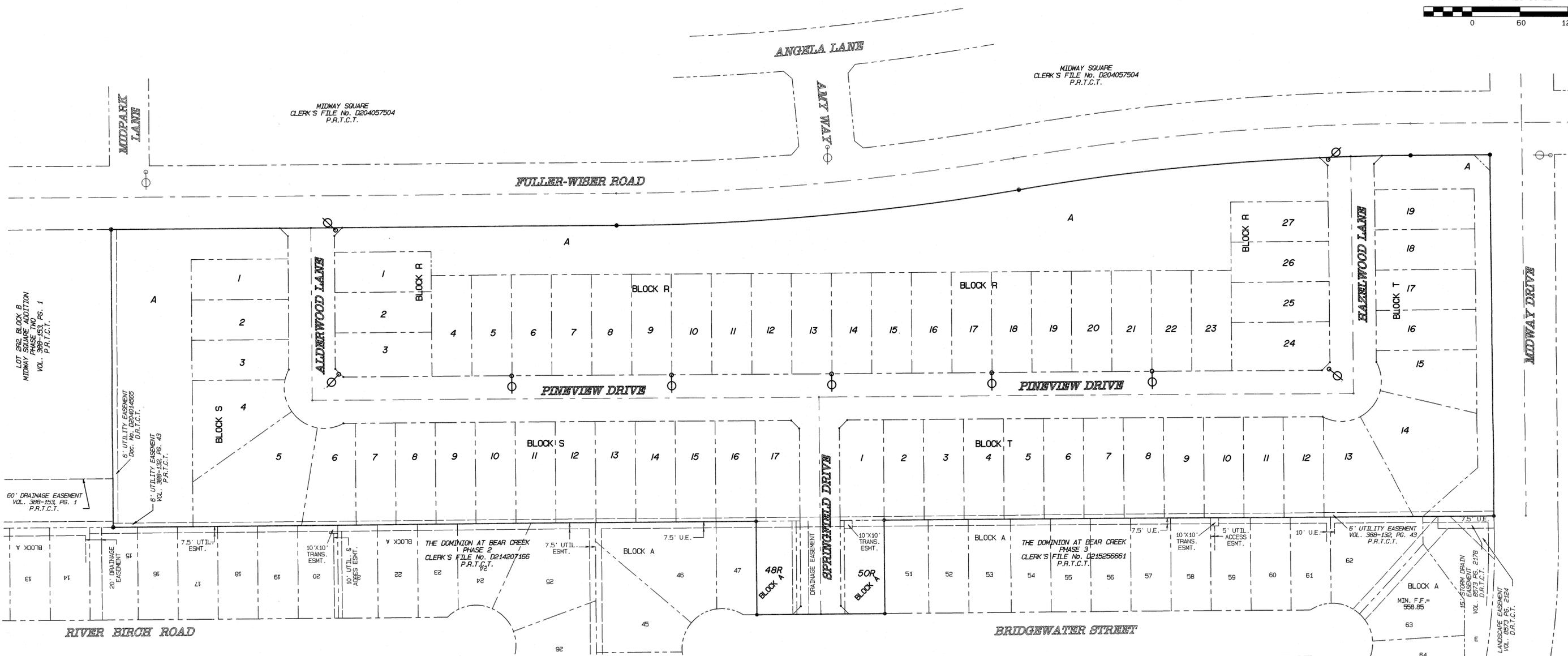
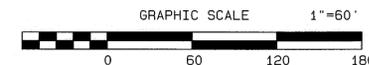
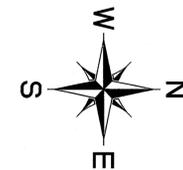
**OWNED BY:**  
LIEVEN J. VAN RIET, TRUSTEE  
2121 KIRBY DRIVE, SUITE 19SE  
HOUSTON, TEXAS 77019  
PHONE: (713) 874-1122  
FAX: (713) 522-9050

**DEVELOPED BY:**  
LENNAR HOMES OF TEXAS,  
LAND & CONSTRUCTION, LTD.  
1707 MARKETPLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
PHONE: (469) 587-5215  
FAX: (469) 587-5221

**ENGINEER/SURVEYOR:**  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700

CASE No. 16-03-PP  
SHEET 5 OF 6

E:\104445\COGO\PHASE 7 PRELIMINARY PLAT BASE ALTERNATE 3.ppt Mon Apr 18 15:54:55 2016



- ⊙ PROPOSED STREET LIGHT LOCATION
- ⊕ EXISTING STREET LIGHT LOCATION

**PRELIMINARY  
STREET LIGHT LAYOUT  
OF  
THE DOMINION AT BEAR CREEK  
PHASE 5  
LOTS 48R & 50R, BLOCK A  
LOTS 1-27, A, BLOCK R, LOTS 1-17, A, BLOCK S  
LOTS 1-19, A, BLOCK T,  
BEING  
65 RESIDENTIAL LOTS  
AND 3 OPEN SPACE LOTS  
16.162 ACRES**

SITUATED IN THE  
ADAM BRADFORD SURVEY ABSTRACT No. 152  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
APRIL 19, 2016  
NOT FOR FILING

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SHEET 6 OF 6