

- 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. The City will not maintain any interior drainage systems that originate within this private development.
  3. 24,565 square feet of street right-of-way to be dedicated to the City of Euless.

**LEGAL DESCRIPTION**

**BEING** all of Lots 31 & 32 Block 2 of J.E. WHITENER ESTATE, an addition to the City of Euless, Texas according to the plat of record in Volume 388-J, Page 139, Plat Records, Tarrant County, Texas, and being the same land conveyed to Bloomfield Homes, L.P. by deed of record in Instrument No. D214234723 of the Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "Adams" found and replaced with a 3-1/2" aluminum disk in set in concrete in the south right-of-way line of East Whitener Road (a 50' right-of-way) for the northwest corner of said Lot 32, Block 2 and the northeast corner of Lot 1, Block 1 of Spring Valley Apartment, an addition to the City of Euless, Texas, according to the plat of record in Volume 388-65, Page 37, of said Plat Records;

**THENCE**, North 89 degrees 48 minutes 03 seconds East along the said south right-of-way of East Whitener Road, a distance of 231.02 feet to a 5/8" iron rod with plastic cap stamped "Adams" found for the northwest corner of Knob Hill Mobile Home Park, an addition to the City of Euless, Texas, according to the plat of record in Volume 388-138, Page 25, of said Plat Records, said rod being the northeast corner of said Lot 31;

**THENCE**, South 00 degrees 20 minutes 39 seconds East along the west line of said Knob Hill Mobile Home Park, a distance of 618.86 feet to a 5/8" iron rod with plastic cap stamped "Dowdy" found for the northeast corner of Lot 2 of said Block 2 and the southeast corner of said Lot 31;

**THENCE**, South 89 degrees 50 minutes 16 seconds West along the north lines of Lots 1 and 2, of said Block 2, a distance of 231.11 feet to a 1/2" iron rod found and replaced with a 3-1/2" aluminum disk in set in concrete in the east line of said Lot 1, Block 1 of Spring Valley Apartment;

**THENCE**, North 00 degrees 20 minutes 11 seconds West along said east line of Lot 1, a distance 618.71 feet to the Point of Beginning and containing 142,988 square feet or 3.282 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 **HEARTHSTONE**, 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 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, 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 \_\_\_\_\_, 2016.

BLOOMFIELD HOMES, L.P.  
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.  
a Texas Corporation, General Partner

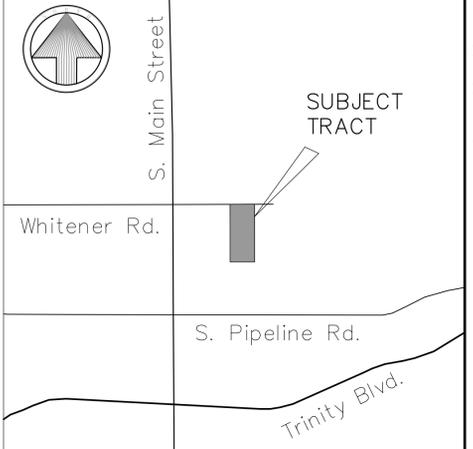
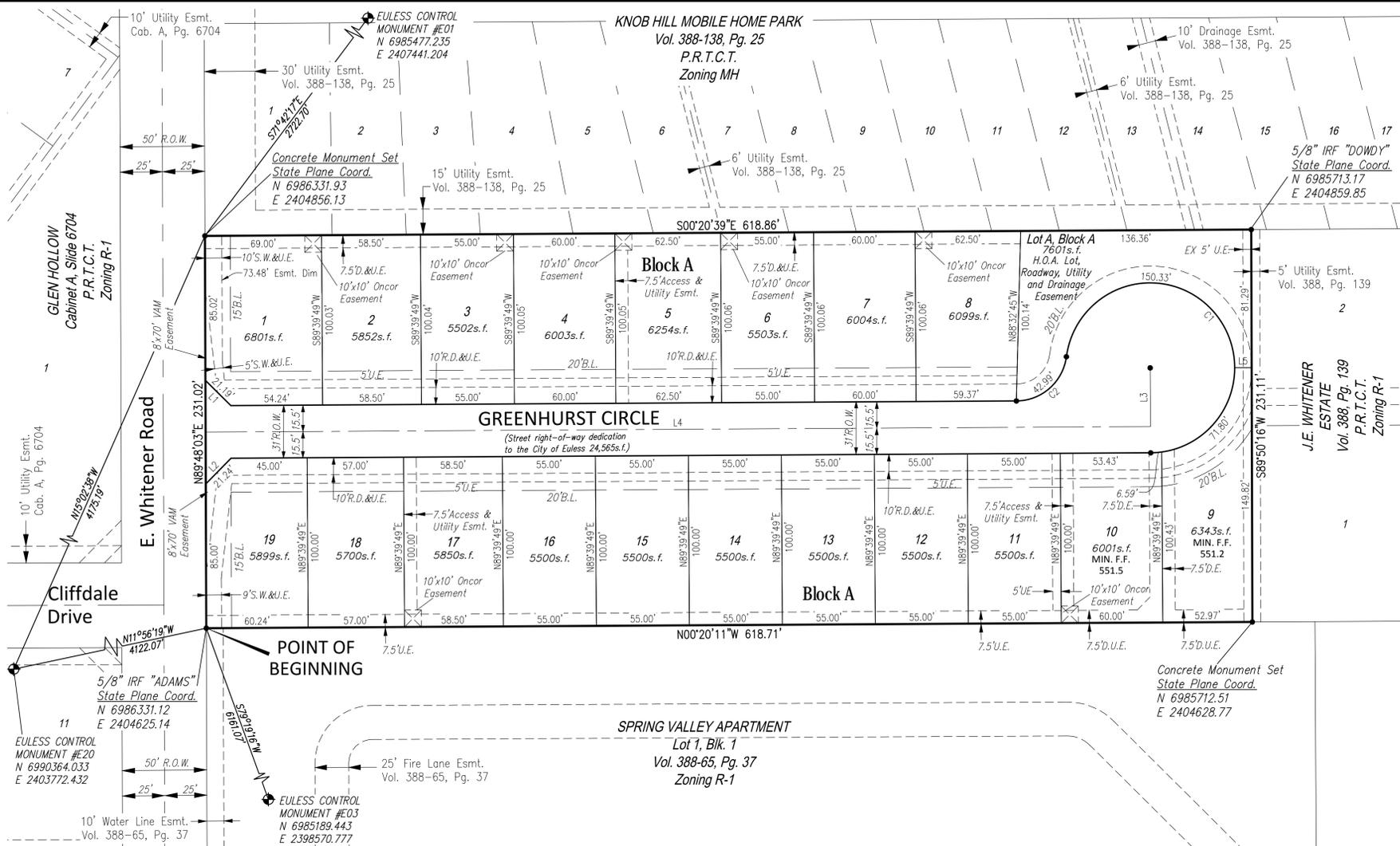
By: DONALD J. DYKSTRA, President

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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



Location Map

**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
Cob.	CABINET
Esmt.	EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT

**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 \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**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'

**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 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.

**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

16-11-FP  
FINAL PLAT  
OF  
**HEARTHSTONE**  
BEING A REPLAT OF  
LOTS 31 & 32, BLOCK 2  
J.E. WHITENER ESTATE  
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  
westwoods.com

Westwood Professional Services, Inc. Survey Firm Number: 10074301 10/03/2016 #0003569

