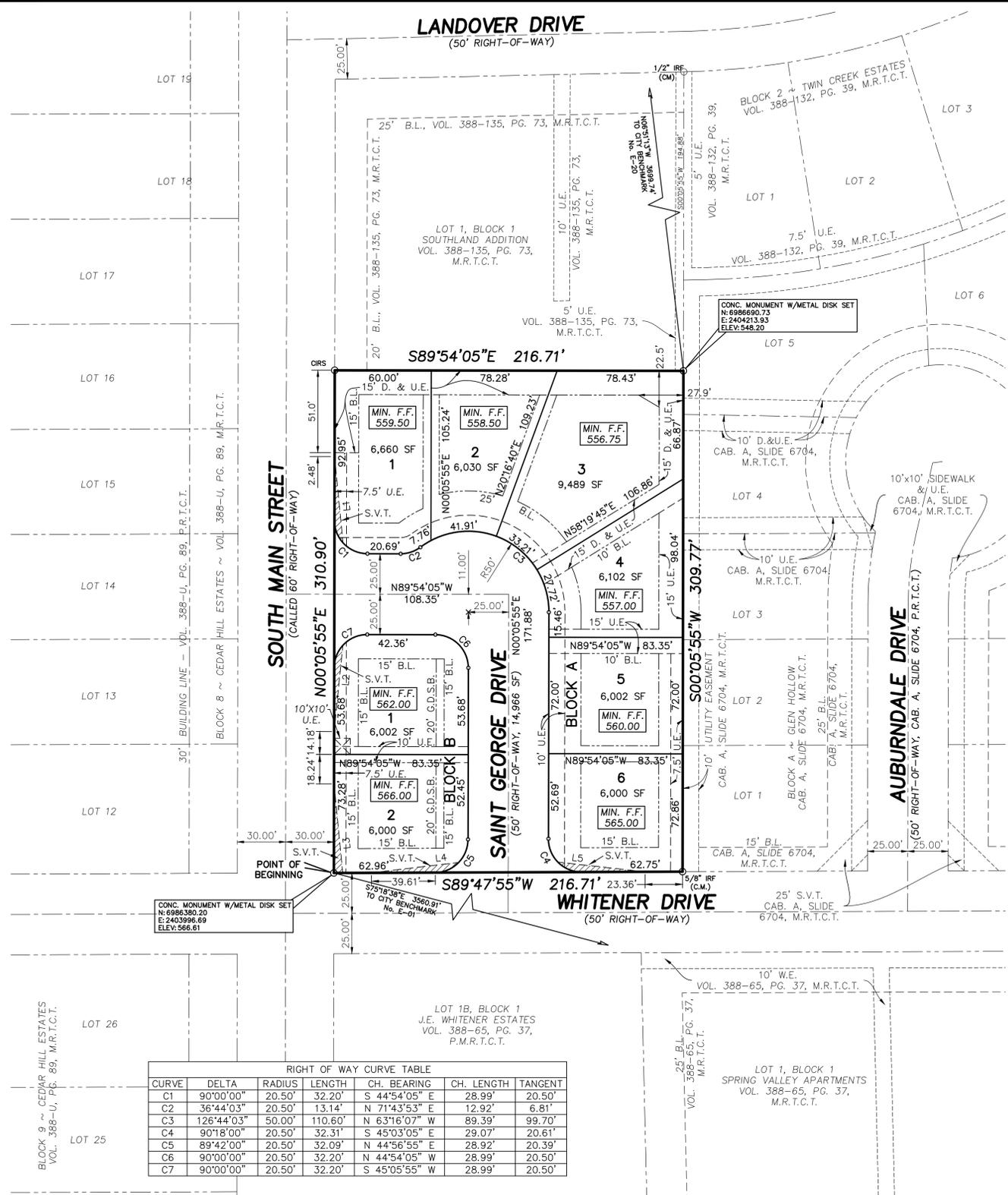


VICINITY MAP
SCALE: 1"=2000'
MAPSCO NO. 55-R



RIGHT OF WAY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	TANGENT
C1	90°00'00"	20.50'	32.20'	S 44°54'05" E	28.99'	20.50'
C2	36°44'03"	20.50'	13.14'	N 71°43'53" E	12.92'	6.81'
C3	126°44'03"	50.00'	110.60'	N 63°16'07" W	89.39'	99.70'
C4	90°18'00"	20.50'	32.31'	S 45°03'05" E	29.07'	20.61'
C5	89°42'00"	20.50'	32.09'	N 44°56'55" E	28.92'	20.39'
C6	90°00'00"	20.50'	32.20'	N 44°54'05" W	28.99'	20.50'
C7	90°00'00"	20.50'	32.20'	S 45°05'55" W	28.99'	20.50'

OWNERS CERTIFICATION AND DEDICATION

WHEREAS SILVER BAY GROUP, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the William G. Matthews Survey, A-1052, County of Tarrant, according to the deed Recorded in Instrument No. D213311867, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument with metal disk set at the intersection of the north of Whitener Drive (50 foot right-of-way) with the east line of South Main Street (called 60 foot right-of-way);

THENCE North 00 degrees 05 minutes 55 seconds East, along the said east line of South Main Street, a distance of 310.90 feet to a 5/8-inch yellow capped iron rod stamped "JDJR" set at the southwest corner of SOUTHLAND ADDITION, an Addition to the City of Euless, Tarrant County, Texas according to the plat thereof recorded in Volume 388-135, Page 73, Map Records, Tarrant County, Texas;

THENCE South 89 degrees 05 minutes 55 seconds East, along the south line of said SOUTHLAND ADDITION, a distance of 216.71 feet to a concrete monument with metal disk set for corner in the west line of GLEN HOLLOW, an Addition to the City of Euless, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 6704, Map Records, Tarrant County, Texas, same also being the southeast corner of said SOUTHLAND ADDITION;

THENCE South 00 degrees 05 minutes 55 seconds West, along the said west line of GLEN HOLLOW, a distance of 309.77 feet to a 5/8-inch iron rod found for the southwest corner of the said GLEN HOLLOW addition, said point being in the said north line of Whitener Drive;

THENCE South 89 degrees 47 minutes 55 seconds West, along the said north line of Whitener Drive, a distance of 216.71 feet to the **POINT OF BEGINNING** and containing 1.5439 acres (67,253 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SILVER BAY GROUP, LLC, through the undersigned authority, does hereby adopt this plat designating the herein described property as **TRINITY COURT ADDITION**, an Addition to the City of Euless, Tarrant County, Texas, and do 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 use same, said dedications being free and clear of all liens and encumbrances, except shown herein, **SILVER BAY GROUP, LLC**, 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 anyway endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the 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.

WITNESSED MY HAND THIS _____ DAY OF _____, 20____.

SILVER BAY GROUP, LLC

MAKRAM NAWAR

To the best of my knowledge there are no liens against this property.

MAKRAM NAWAR

STATE OF TEXAS §

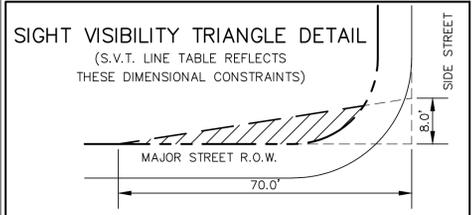
COUNTY OF TARRANT §

BEFORE ME, the undersigned, on this day personally appeared **MAKRAM NAWAR**, 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 consideration expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 20____.

Notary Public in and for the State of Texas

S.V.T. LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 05°36'43" E	53.55'
L2	S 05°48'33" W	53.55'
L3	S 05°36'43" E	55.28'
L4	N 83°16'57" E	54.65'
L5	S 83°40'40" E	54.42'



FINAL PLAT
TRINITY COURT ADDITION

BLOCK A, LOTS 1-6, AND BLOCK B, LOTS 1-2

8 LOTS LOCATED ON 1.5439 ACRES OF LAND OUT OF THE WILLIAM G. MATTHEWS SURVEY, A-1052, CITY OF EULESS, TARRANT COUNTY, TEXAS

OCTOBER - 2015

15-14-PP

- LEGEND**
- CIRS 5/8 INCH IRON ROD SET WITH CAP MARKED "JDJR"
 - CIRF 5/8 INCH IRON ROD FOUND WITH CAP MARKED "JDJR" UNLESS OTHERWISE SHOWN
 - IRF IRON ROD FOUND
 - (CM) CONTROLLING MONUMENT
 - VOL VOLUME
 - PG PAGE
 - CAB CABINET
 - INST INSTRUMENT NUMBER
 - D.R.T.C.T. DEED RECORDS, TARRANT CO., TX
 - P.R.T.C.T. PLAT RECORDS, TARRANT CO. TX
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - D. & U.E. DRAINAGE & UTILITY EASEMENT
 - G.D.S.B. GARAGE DOOR SET-BACK
 - W.E. WATER EASEMENT
 - S.V.T. SIGHT VISIBILITY TRIANGLE
 - S.F. SQUARE FEET

OWNER:
SILVER BAY GROUP, LLC
1000 N. BELTLINE RD. #204
IRVING, TEXAS 75601
O: (972)790-4300

THIS PLAT FILED AS DOCUMENT _____ ON DATE _____

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100356-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

JDJR No. 463-26-13 DRAWN BY: SM SHEET No. _____
SCALE: 1" = 40' CHECKED BY: GB 1 OF 2

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §

COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SILVER BAY GROUP, LLC, 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 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.

PERPETUAL MAINTENANCE AGREEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

The following reservations, restriction, and covenants are imposed on TRINITY COURT ADDITION as it abuts, 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 erected 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 TRINITY COURT ADDITION 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 is 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 abutting 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 whosoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 20____.

Makram Nawar

THE STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me by the said SILVER BAY GROUP, LLC, on this _____ day of _____, 20____.

Notary Public, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT is to certify that I, Geary Bailey, a Registered Professional Land Surveyor in 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 prior to the development of the property, and that this plat correctly represents that survey made by me.

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Geary Bailey RPLS 4573

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared Geary Bailey, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

GENERAL NOTES

1. The bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (NAD 83) North Texas Central Zone 4202 from GPS observations of City of Euless Monuments E-20 AND E-01. Combined scale factor of 0.9998575773.
2. All easements and building setback lines shown are "BY THIS PLAT", unless otherwise noted.
3. Building setback lines (B.L.):
 - A. All front B.L. are 20', unless otherwise noted.
 - B. All rear B.L. are 15', unless otherwise noted.
 - C. All side B.L. are 5', unless otherwise noted.
4. 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.
5. Prior to issuance of building permits, a grading plan shall be submitted that demonstrates conformance with the approved drainage plan for this subdivision.
6. The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48439C0230 K, effective date: September 25, 2009, for Tarrant Co., Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
7. 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.
8. 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.
9. Lots 3, 4, 5 and 6, Block A are limited to one story construction.
10. The City of Euless will not maintain any interior drainage systems that originate within this private development.

STATE OF TEXAS §

COUNTY OF TARRANT §

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

FINAL PLAT
TRINITY COURT ADDITION

BLOCK A, LOTS 1-6, AND BLOCK B, LOTS 1-2

8 LOTS LOCATED ON 1.5439 ACRES OF LAND OUT OF THE WILLIAM G. MATTHEWS SURVEY, A-1052, CITY OF EULESS, TARRANT COUNTY, TEXAS

OCTOBER – 2015

115-14-FP

THIS PLAT FILED AS DOCUMENT _____ ON DATE _____

JDJR	PREPARED BY: ENGINEERS AND CONSULTANTS, INC. TBPLS Firm No. 100356-00	
	ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958	
JDJR No. 463-26-13	DRAWN BY: SM	SHEET No.
SCALE: 1" = 40'	CHECKED BY: GB	2 OF 2

OWNER:

SILVER BAY GROUP, LLC
1000 N. BELTLINE RD. #204
IRVING, TEXAS 75601
O:(972)790-4300

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.