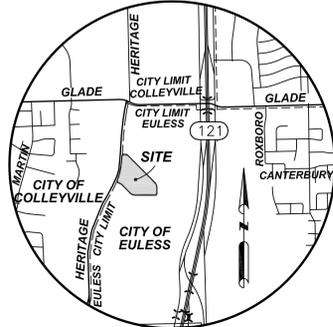


VICINITY MAP

SCALE: 1" = 2000'



STATE HIGHWAY NO. 121
VARIABLE WIDTH RIGHT OF WAY

FD TXDOT R.O.W. MONUMENT
IN CONCRETE (2007)

LOT 1, BLOCK A
HERITAGE TOWNE
CROSSING
CABINET A, SLIDE 7743
P.R.T.C.T.

REMAINDER OF
RUBY-12-GLADERETAIL, LLC
INSTRUMENT NO. D213153303
D.R.T.C.T.

LOT 1, BLOCK H
GLADE PARKS
INSTRUMENT NO. D211217730
P.R.D.C.T.

JLB GLADE ROAD, L.P.
INSTRUMENT NO. D211309027
D.R.T.C.T.

JOHN H. HAVENS SURVEY
ABSTRACT NO. 685

ONCOR ELECTRIC DELIVERY,
LLC EASEMENT
(LINE WORK SCREENED)
INSTRUMENT NO. D212315703
D.R.T.C.T.

ONCOR ELECTRIC DELIVERY,
LLC EASEMENT
(LINE WORK SCREENED)
INSTRUMENT NO. D212315703
D.R.T.C.T.

JLB GLADE ROAD, L.P.
INSTRUMENT NO. D211309027
D.R.T.C.T.

ADDRESS: 2801 BRAZOS BOULEVARD

NAD-1983
TEXAS COORDINATE SYSTEM
NORTH: 7004432.251
EAST: 2396976.342
ELEV: 567.30' (NAVD 1988)
GRID BEARING AND DISTANCE TO
EULESS CONTROL MONUMENT E15
S 29°00'28"E 4193.77'
GRID BEARING AND DISTANCE TO
EULESS CONTROL MONUMENT E13
S 05°59'48"E 14174.87'

REMAINDER OF
RUBY-07-GLADERESIDENTIAL, LLC.
INSTRUMENT NO. D213153304
D.R.T.C.T.

LOT 1, BLOCK F
GLADE PARK ADDITION
INSTRUMENT NO. D213243625
P.R.T.C.T.

REMAINDER OF
RUBY-07-GLADERESIDENTIAL, LLC.
INSTRUMENT NO. D213153304
D.R.T.C.T.

GLADE ROAD

CITY OF EULESS

CITY OF COLLEYVILLE

HERITAGE AVENUE
(50' RIGHT OF WAY)
VOLUME 2, PAGE 125
COMMISSIONER'S COURT
CLERK RECORDS, T.C.T.

HERITAGE AVENUE
VARIABLE WIDTH
RIGHT OF WAY
DEDICATION
CABINET A, SLIDE 7743
P.R.T.C.T.

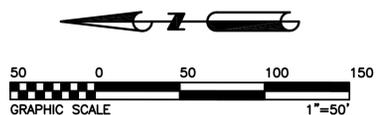
APPROXIMATE
LOCATION OF
CITY LIMITS LINE

RECORD REFERENCES

R1 ... INSTRUMENT NO. D205241917, D.R.T.C.T.

LEGEND

- FD ... FOUND
- ... FD 1/2 INCH REBAR WITH ALUMINUM CAP
STAMPED "MLA RPLS 4873"
(SET JUNE 2011)
(UNLESS NOTED OTHERWISE)
- ... SET CONCRETE MONUMENT WITH
BRASS CAP STAMPED "MARSHALL LANCASTER RPLS 4873"
(UNLESS NOTED OTHERWISE)
- ... DIMENSION POINT
(NOTHING FOUND OR SET)



OWNER/DEVELOPER

JLB GLADE ROAD L.P.
905 LAKE CAROLYN PARKWAY, SUITE 960
IRVING, TEXAS 75039
PHONE: (214) 276-6864
FAX: (214) 206-8022

ENGINEER

SPIARS ENGINEERING, INC.
765 CUSTER ROAD, SUITE 100
PLANO, TEXAS 75075
CONTACT: KEVIN WIER, P.E.
PHONE: (972) 422-0077
FAX: (972) 422-0075

CONCRETE MONUMENT SET
NAD-1983
TEXAS COORDINATE SYSTEM
NORTH: 7004685.860
EAST: 2396263.900
ELEV: 571.91' (NAVD 1988)
GRID BEARING AND DISTANCE TO
EULESS CONTROL MONUMENT E15
S 35°00'15"E 4,786.67'
GRID BEARING AND DISTANCE TO
EULESS CONTROL MONUMENT E13
S 08°41'19"E 14,517.03'

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____, 2013

FINAL PLAT
LOT 1, BLOCK G
GLADE PARKS
1 LOT LOCATED ON 7.238 ACRES OF LAND OUT OF THE
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685
CITY OF EULESS, TARRANT COUNTY, TEXAS

CASE NO.: 12-05-FP

DATE: 10/22/2013 JOB NO.: 11063C DRAWN BY: SPA CHECKED BY: MLL

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS

commercial, retail and industrial construction surveying · land title surveys · topography ·
subdivision platting
1864 North Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com

SCALE: 1" = 50' SHEET NO. 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, JLB GLADE ROAD, L.P. IS THE SOLE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN H. HAVENS SURVEY, ABSTRACT NO. 685, TARRANT COUNTY, TEXAS, BEING LOT 1, BLOCK G, OF GLADE PARKS, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE CONVEYANCE PLAT THEREOF RECORDED UNDER CCH D211211730, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT WITH BRASS CAP STAMPED "MARSHALL LANCASTER RPLS 4873" FOUND AT THE WESTERLY SOUTHWEST CORNER OF SAID LOT 1, BLOCK G, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF HERITAGE AVENUE, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1121.05 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK G AND ALSO ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 07 MINUTES 35 SECONDS, AN ARC LENGTH OF 354.66 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 13 DEGREES 00 MINUTES 59 SECONDS EAST A DISTANCE OF 353.18 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY LINE, NORTH 05 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 121.82 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK G, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BRAZOS BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK G THE FOLLOWING 3 COURSES:

1. NORTH 50 DEGREES 01 MINUTES 13 SECONDS EAST A DISTANCE OF 28.28 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

2. SOUTH 84 DEGREES 58 MINUTES 46 SECONDS EAST A DISTANCE OF 42.08 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 59 MINUTES 36 SECONDS, AN ARC LENGTH OF 31.41 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 64 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 30.78 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK G;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK G AND ALONG THE WESTERLY RIGHT OF WAY LINE OF BRAZOS BOULEVARD THE FOLLOWING 4 COURSES:

1. SOUTH 44 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 718.11 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET;

2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 94.22 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 22 DEGREES 29 MINUTES 35 SECONDS EAST A DISTANCE OF 91.82 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

3. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 119.89 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

4. SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 21.21 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK G, SAID POINT BEING AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF RED RIVER DRIVE;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK G AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES:

1. NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 381.44 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 120.00 FEET;

2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 94.25 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 67 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 91.84 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

3. NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 208.11 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET;

4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 49 SECONDS, AN ARC LENGTH OF 64.03 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 55 DEGREES 11 MINUTES 24 SECONDS WEST A DISTANCE OF 63.69 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

5. NORTH 65 DEGREES 22 MINUTES 48 SECONDS WEST A DISTANCE OF 36.56 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

6. NORTH 21 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 28.78 FEET TO THE POINT OF BEGINNING, CONTAINING 7.238 ACRES OR 315,303 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JLB GLADE ROAD, L.P., THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK G, GLADE PARKS, 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. JLB GLADE ROAD, L.P., DOES HEREBY BIND (HIMSELF/HERSELF/ITSELF), (HIS/HERS/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, 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 PROCURING THE PERMISSION OF ANYONE.

WITNESS, MY HAND THIS ___ DAY OF _____, 2013.

JLB GLADE ROAD, L.P.

BY: BAY MILTENBERGER, MANAGER
JLB GLADE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BAY MILTENBERGER, OF JLB GLADE ROAD, L.P., 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EASEMENT LINE / CURVE TABLE

Table with columns: Course, Bearing, Distance, Course, Bearing, Distance. Lists courses L1 through L132 with their respective bearings and distances.

IMPACT FEE TABLE

CITY OF EULESS
WATER AND WASTEWATER IMPACT FEES

Table with columns: METER OR TAP DIAMETER, LIVING UNIT EQUIVALENCY FACTOR, WATER IMPACT FEE, SEWER IMPACT FEE. Lists fees for various meter sizes and living units.

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.

GENERAL NOTES

- 1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF HERITAGE TOWNE CROSSING, AS RECORDED IN CABINET A, SLIDE 7743, PLAT RECORDS, TARRANT COUNTY, TEXAS, SHOWN THEREON AS EAST.
2. COMBINED SCALE FACTOR INCLUDING ELEVATION ADJUSTMENT IS 0.999877857556. ROTATION FROM PLAT BEARING TO GRID BEARING IS 00°36'22" COUNTERCLOCKWISE. NORTH LINE OF LOT 1, BLOCK H - (PLAT) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, (NAD 83 GRID BEARING) NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST.
3. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 11R31395A WR8, ISSUED SEPTEMBER 24, 2013. REFERENCE IS MADE TO SAID COMMITMENTS AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS.
4. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.
5. 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.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48439C0115 K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN:

ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:

AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP AVAILABLE ON SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

6. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

7. 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.

CITY APPROVAL

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL LANCASTER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINT OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE

MARSHALL LANCASTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4873



FINAL PLAT
LOT 1, BLOCK G
GLADE PARKS
1 LOT LOCATED ON 7.238 ACRES OF LAND OUT OF THE JOHN H. HAVENS SURVEY, ABSTRACT NO. 685 CITY OF EULESS, TARRANT COUNTY, TEXAS

CASE NO.: 12-05-FP

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____, 2013

OWNER/DEVELOPER

JLB GLADE ROAD L.P.
909 LAKE CAROLYN PARKWAY, SUITE 960
IRVING, TEXAS 75039
PHONE: (214) 276-6864
FAX: (214) 206-8022

ENGINEER

SPIARS ENGINEERING, INC.
765 CUSTER ROAD, SUITE 100
PLANO, TEXAS 75075
CONTACT: KEVIN WIER, P.E.
PHONE: (972) 422-0077
FAX: (972) 422-0075

DATE: 10/22/2013 JOB NO.: 11063C DRAWN BY: SPA CHECKED BY: MLL

MARSHALL LANCASTER & ASSOCIATES, INC.
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