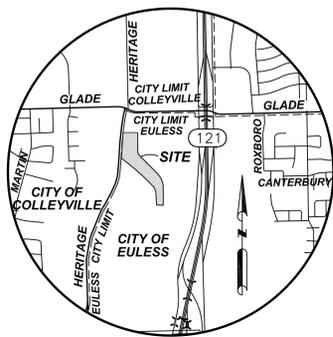


**VICINITY MAP**

SCALE: 1" = 2000'



**STATE HIGHWAY NO. 121**  
VARIABLE WIDTH RIGHT OF WAY

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

NAD-1983  
TEXAS COORDINATE SYSTEM  
NORTH: 7005766.329  
EAST: 2396654.523  
ELEV: 588.92' (NAVD 1988)

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

LOT 1, BLOCK H  
GLADE PARKS  
8.146 ACRES OR  
354,843 SQUARE FEET  
INSTRUMENT NO. D211217730  
P.R.D.C.T.  
JLB GLADE ROAD, L.P.  
INSTRUMENT NO. D211309027  
D.R.T.C.T.  
ADDRESS: 2800 BRAZOS  
BOULEVARD

NAD-1983  
TEXAS COORDINATE SYSTEM  
NORTH: 7004433.045  
EAST: 2397051.329  
ELEV: 565.84' (NAVD 1988)

NAD-1983  
TEXAS COORDINATE SYSTEM  
NORTH: 7004434.052  
EAST: 2397146.312  
ELEV: 565.70' (NAVD 1988)  
GRID BEARING AND DISTANCE TO  
EULESS CONTROL MONUMENT E15  
S 26°55'29"E 4115.07'  
GRID BEARING AND DISTANCE TO  
EULESS CONTROL MONUMENT E13  
S 05°18'46"E 14156.62'

**BRAZOS BOULEVARD**  
60' RIGHT OF WAY  
INSTRUMENT NO. D213242835,  
D.R.T.C.T.

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.

**FINAL PLAT**  
**LOT 1, BLOCK H**  
**GLADE PARKS**

1 LOT LOCATED ON 8.146 ACRES OF LAND OUT OF THE  
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685  
CITY OF EULESS, TARRANT COUNTY, TEXAS

CASE NO.: 12-06-FP

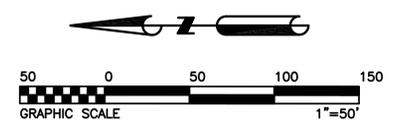
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2013

**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.  
309 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
<b>MARSHALL LANCASTER &amp; ASSOCIATES, INC.</b> CONSULTING LAND SURVEYORS			
<i>commercial, retail and industrial construction surveying · land title surveys · topography · subdivision platting</i>			
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 H, OF GLADE PARKS, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE CONVEYANCE PLAT THEREOF RECORDED UNDER CCH# D21121730, 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 NORTHWEST CORNER OF SAID LOT 1, BLOCK H, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF HERITAGE AVENUE;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK H, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 257.83 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK H;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK H THE FOLLOWING 5 COURSES:

1. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 336.58 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 125.00 FEET;

2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 98.17 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 95.67 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

3. SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 468.49 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 375.00 FEET;

4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 294.52 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 287.01 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

5. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 316.18 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK H;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 95.00 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE EASTERLY RIGHT OF WAY LINE OF BRAZOS BOULEVARD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LOT 1, BLOCK H THE FOLLOWING 6 COURSES:

1. NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 134.89 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;

2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 59 MINUTES 10 SECONDS, AN ARC LENGTH OF 141.33 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 22 DEGREES 29 MINUTES 35 SECONDS WEST A DISTANCE OF 137.73 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

3. NORTH 44 DEGREES 59 MINUTES 10 SECONDS WEST A DISTANCE OF 749.23 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 105.00 FEET;

4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 59 MINUTES 36 SECONDS, AN ARC LENGTH OF 73.29 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 64 DEGREES 58 MINUTES 58 SECONDS WEST A DISTANCE OF 71.81 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

5. NORTH 84 DEGREES 58 MINUTES 46 SECONDS WEST A DISTANCE OF 18.24 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND;

6. NORTH 39 DEGREES 58 MINUTES 46 SECONDS WEST A DISTANCE OF 28.28 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND ON THE EASTERLY RIGHT OF WAY LINE OF SAID HERITAGE AVENUE;

THENCE CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 05 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 493.79 FEET TO THE POINT OF BEGINNING, CONTAINING 8.146 ACRES OR 354,843 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 H, 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 GROUWTHS 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 TABLE

Table with columns: Course, Bearing, Distance, Course, Bearing, Distance, Course, Bearing, Distance. Lists easement details for courses L1 through L150.

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.

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 0.999877857566. ROTATION FROM PLAT BEARING TO GRID BEARING IS 00°36'22" COUNTERCLOCKWISE.
3. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY REPUBLIC TITLE OF TEXAS, GF NO. 11R04482 FW5, ISSUED MARCH 7, 2011.
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:
7. ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:
8. "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."
9. 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.
10. 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.
11. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

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 H
GLADE PARKS
1 LOT LOCATED ON 8.146 ACRES OF LAND OUT OF THE
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685
CITY OF EULESS, TARRANT COUNTY, TEXAS

CASE NO.: 12-06-FP

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2013

OWNER/DEVELOPER

JLB GLADE ROAD L.P.
908 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.
CONSULTING LAND SURVEYORS
commercial, retail and industrial construction surveying - land title surveys - topography - subdivision platting
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metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com