



LOCATION MAP
1" = 1000'

LEGEND
(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRV	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
VT	8' X 20' VISIBILITY TRIANGLE
EADUE & MAE	EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT & MUTUAL ACCESS EASEMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
C	CENTERLINE
(DRCT)	DEED RECORDS, TARRANT COUNTY, TEXAS
(PRCT)	PLAT RECORDS, TARRANT COUNTY, TEXAS

POINT OF BEGINNING

POINT OF BEGINNING

1/2" CIRS "SPARSENG"
N=7005766.15
E=2396653.41
Elev.=590.23
Grid Bearing and Distance To
Eules Control Monument E15
S 25°12'57" E, 5528.77'
Grid Bearing and Distance To
Eules Control Monument E14
S 09°24'46" E, 10,155.40'

1/2" CIRS "SPARSENG"
N=7004371.83
E=2396990.75
Elev.=565.34
Grid Bearing and Distance To
Eules Control Monument E15
S 29°13'16" E, 4133.85'
Grid Bearing and Distance To
Eules Control Monument E14
S 08°43'29" E, 8725.49'

1/2" CIRS "SPARSENG"
N=7003723.12
E=2396626.08
Elev.=560.81
Grid Bearing and Distance To
Eules Control Monument E15
S 38°50'37" E, 3799.03'
Grid Bearing and Distance To
Eules Control Monument E14
S 11°57'06" E, 8152.36'

1/2" CIRS "SPARSENG"
N=7003441.96
E=2397038.57
Elev.=556.91

1/2" CIRS "SPARSENG"
N=7003318.90
E=2397684.01
Elev.=557.53
Grid Bearing and Distance To
Eules Control Monument E15
S 27°24'37" E, 2877.76'
Grid Bearing and Distance To
Eules Control Monument E14
S 04°45'31" E, 7597.60'

**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	\$12,591.80
4"	25.0-42.0	\$62,071.80	\$22,037.40
6"	50.0-90.0	\$135,966.80	\$48,272.40
8"	80.0-160.0	\$236,464.00	\$88,952.00

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.

**Community Development
Capital Group, LLC**
Doc. No. D213247024 DRCT
(Lot 1, Block F, GLADE PARKS ADDITION)

CASE NUMBER 14-04-PP
PRELIMINARY PLAT
GLADE PARKS
LOT 1, BLOCK J, AND LOTS 1-5, BLOCK K
AN ADDITION TO THE CITY OF EULESS, BEING 48.514
ACRES OF LAND LOCATED IN THE J. HAVENS
SURVEY, ABSTRACT NO. 685, CITY OF EULESS,
TARRANT COUNTY, TEXAS

OWNER / APPLICANT
Ruby-12-Gladeretail, LLC
6723 Weaver Rd., Ste. 108
Rockford, IL 61114
Telephone (815) 387-3120
Contact: Zach Knutson

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: John Spiars

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS Ruby-12-Gladeretail, LLC, is the owner of a tract of land situated in the J. Havens Survey, Abstract No. 685, City of Euless, Tarrant County, Texas, the subject tract being a portion of a tract conveyed by deed recorded in Document No. D2115153303 of the Deed Records, Tarrant County, Texas (DRTCT), the subject tract being more particularly described as follows:

LOTS 1-5, BLOCK K

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4873" found at the intersection of the south line of Lot 1, Block B, Heritage Towne Crossing, an addition recorded in Cabinet A, Slide 7743, Plat Records, Tarrant County, Texas (PRTCT) with the west line of Rio Grande Boulevard, an 85 foot public right-of-way recorded in Document No. D211113566 DRTCT;

THENCE along the west line of Rio Grande Boulevard, the following:

- S 00'37'25" E, 25.04 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4873" found;
- Around a tangent curve to the left having a central angle of 48'37'38", a radius of 642.50 feet, a chord of S 24'56'14" E - 529.07 feet, an arc length of 545.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- Around a reverse curve having a central angle of 48'38'44", a radius of 557.50 feet, a chord of S 24'55'41" E - 459.24 feet, an arc length of 473.33 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- S 00'35'19" E, 976.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- Around a tangent curve to the right having a central angle of 30'36'46", a radius of 957.50 feet, a chord of S 14'42'04" W - 505.52 feet, an arc length of 511.59 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- And around a reverse curve having a central angle of 02'12'06", a radius of 2042.50 feet, a chord of S 28'54'24" W - 78.48 feet, an arc length of 78.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE departing said right-of-way, the following:

- N 76'17'01" W, 310.88 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 24'48'54" E, 33.74 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- S 89'23'41" W, 269.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- And N 76'17'01" W, 90.94 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Brazos Boulevard, a 60 foot right-of-way recorded in Document No. D212104750 DRTCT, and from which a 5/8" iron rod with aluminum cap found bears S 24'11'56" W, 363.29 feet;

THENCE along the east line of Brazos Boulevard, around a non-tangent curve to the left having a central angle of 16'34'28", a radius of 530.00 feet, a chord of N 07'40'50" E - 152.76 feet, an arc length of 153.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 00'36'19" W, 839.34 feet continuing along the east line of Brazos Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southerly southwest corner of Lot 1, Block H, Glade Parks Addition, an addition recorded Document No. D211217730 PRTCT;

THENCE along the common line thereof, the following:

- N 89'23'41" E, 95.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 00'36'19" W, 316.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- Around a tangent curve to the left having a central angle of 45'00'00", a radius of 375.00 feet, a chord of N 23'06'19" W - 287.01 feet, an arc length of 294.52 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 45'36'19" W, 468.51 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- Around a tangent curve to the right having a central angle of 45'00'00", a radius of 125.00 feet, a chord of N 23'06'19" W - 95.67 feet, an arc length of 98.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- And N 00'36'19" W, 336.61 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the south line of Lot 1, Block B, Heritage Towne Crossing;

THENCE N 89'23'41" E, 769.65 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 1,851,587 square feet or 42.507 acres of land.

LOT 1, BLOCK J

BEING a tract of land situated in the J. Havens Survey, Abstract No. 685, City of Euless, Tarrant County, Texas, the subject tract being a portion of a tract of land conveyed to Ruby-12-Gladeretail, LLC according to the deed recorded in Document No. D2115153303 of the Deed Records, Tarrant County, Texas (DRTCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the intersection of the south line of Red River Drive, a 60 foot right-of-way recorded in Document No. D212104749 DRTCT, with the west line of Brazos Boulevard, a 60 foot right-of-way recorded in Document No. D212104750 DRTCT;

THENCE S 00'36'19" E, 683.53 feet along the west line of Brazos Boulevard to a 5/8" iron rod with plastic cap found for the lower northeast corner of Lot 1, Block F, Glade Parks Addition, an addition recorded in Document No. D 213243625, Plat Records, Tarrant County, Texas;

THENCE along the common line thereof, the following:

- S 89'23'41" W, 72.76 feet to a 5/8" iron rod with plastic cap found;
- N 68'58'32" W, 104.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- S 89'23'41" W, 201.58 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 45'36'30" W, 34.64 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 00'36'19" W, 529.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- N 36'23'53" W, 50.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;
- And N 06'37'56" E, 52.00 feet to a 5/8" iron rod with plastic cap found on the south line of Red River Drive;

THENCE Along the south line of Red River Drive, around a non-tangent curve to the left having a central angle of 07'15'10", a radius of 180.00 feet, a chord of S 86'58'44" E - 22.77 feet, an arc length of 22.79 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 89'23'41" E, 396.44 feet continuing along the south line of Red River Drive to the POINT OF BEGINNING with the subject tract containing 261,751 square feet or 6.009 acres of land.

OWNERS DEDICATION

That We, RUBY-12-GLADERETAIl, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **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 to the public use 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, RUBY-12-GLADERETAIl, 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 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 our hands at Winnebago County, Illinois, this _____ day of _____, 2014.

RUBY-12-GLADERETAIl, LLC

By: _____
Tom Wilson

Title: _____

STATE OF ILLINOIS §
COUNTY OF WINNEBAGO §

BEFORE ME, the undersigned, a Notary Public in and for The State of Illinois, on this day personally appeared Zach Knutson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014.

Notary Public, State of Texas

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS We, RUBY-12-GLADERETAIl, 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 whosever 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 whosever 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.

NOTES:

- 1. The City of Euless will not be responsible for or be maintaining any non-drainage related improvements within the drainage easement, including but not limited to paving and fences.
- 2. The City of Euless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations are based on the most current information available at the time the plat was filed and may be subject to change. Addition lots, other than those shown, may also be subject to minimum finish floor criteria.
- 3. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202), with a scale factor of 0.9998541988.
- 4.
- 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 withholding of utilities and building permits.
- 6. The city will not maintain any interior drainage systems that originate within this development.
- 7. Within emergency access drainage and utility easements (EADUE) (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.
- 8. The subject property is located in Zone "X" (areas determined to be outside the 500 year flood plain), according to the Flood Insurance Rate Map No. 48439C0115K, revised September 25, 2009.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Euless, Texas.

Dated this the _____ day of _____, 2014.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014.

Notary Public, State of Texas

CITY APPROVAL BLOCK

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, Euless Planning and Zoning Commission

Date of P&Z Approval

CASE NUMBER 14-04-PP
PRELIMINARY PLAT
GLADE PARKS
LOT 1, BLOCK J, AND LOTS 1-5, BLOCK K
AN ADDITION TO THE CITY OF EULESS, BEING 48.514
ACRES OF LAND LOCATED IN THE J. HAVENS
SURVEY, ABSTRACT NO. 685, CITY OF EULESS,
TARRANT COUNTY, TEXAS

OWNER / APPLICANT
Ruby-12-Gladeretail, LLC
6723 Weaver Rd., Ste. 108
Rockford, IL 61114
Telephone (815) 387-3120
Contact: Zach Knutson

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: John Spiars