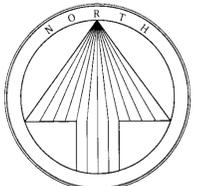


LOCATION MAP
1" = 1000'



LEGEND
(Not all items may be applicable)

o	1/2" IRON ROD WITH YELLOW CAP STAMPED
o	"SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
IRP	IRON ROD W/ PLASTIC CAP FOUND
CM	CONTROL MONUMENT
ESMT	EASEMENT
UTL	UTILITY
FHE	FIRE HYDRANT EASEMENT
EADUE	EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
ST	STREET EASEMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS

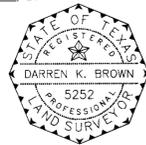
- NOTES:**
- The City of Euless will not be responsible for or be maintaining any non-drainage related improvements within the drainage easement, including but not limited to paving and fences.
 - The City of Euless reserves the right to require minimum finish floor elevations on any lot contained within 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.
 - Basis of bearing, horizontal and vertical position derived from the Texas WGS 84 RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
 - 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.
 - Within emergency access easements (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.
 - 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

This is to certify that I, Darren K. Brown, of Spiars Engineering, Inc., a registered public surveyor of the State of Texas, have plotted 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.

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, 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, Euless Planning and Zoning Commission

Date of P&Z Approval

**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	\$534.70
1	2.5	\$3,694.75	\$1,311.75
1 1/2	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.

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS We, Ruby-12-Gladeretail, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J. Havens Survey, Abstract No. 685 and the J. Doss Survey, Abstract No. 441, City of Euless, Tarrant County, Texas according to the deed recorded in Document No. D213153303, DRTCT, and more particularly described as follows:

BEING a tract of land situated in the J. Havens Survey, Abstract No. 685, and the J. Doss Survey, Abstract No. 441, 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 Number D213153303 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 on the east line of Brazos Boulevard, a 60 foot right-of-way recorded in Document No. D212104750 DRTCT, from which a 5/8" iron rod with plastic cap found on the west line of Brazos Boulevard, for the northeast corner of Lot 1, Block F, Glada Points Addition, recorded in Document No. D213243625, Plat Records, Tarrant County, Texas (PRTCT), bears S 46°05'54" W, 82.43 feet;

THENCE N 89°23'41" E, 786.33 feet departing said line, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of Rio Grande Boulevard, an 85 foot right-of-way recorded in Document No. D211113566 DRTCT, from which a 1/2" iron rod with plastic cap found for the southerly northwest corner of Lot 1, Block B, Glade Parks, an addition recorded in Document No. D211178475 PRTCT, bears N 03°02'28" E, 1236.12 feet;

THENCE along the west line thereof, around a non-tangent curve to the right having a central angle of 23°15'42", a radius of 957.50 feet, a chord of S 18°22'36" W - 386.07 feet, an arc length of 388.74 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE continuing along the west line thereof, 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 line, 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 said Brazos Boulevard;

THENCE along the east line of said Brazos Boulevard, the following:

Around a non-tangent curve to the left having a central angle of 16°34'18", 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;

And N 00°36'19" W, 152.34 feet to the POINT OF BEGINNING with the subject tract containing 267,356 square feet or 6.138 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ruby-12-Gladeretail, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **GLADE PARKS - LOT 3, BLOCK K**, 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. 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 _____ County, Texas, this _____ day of _____, 2014.

Ruby-12-Gladeretail, LLC

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 whomsoever 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 some 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.

CASE No. 14-01-FP

CONVEYANCE PLAT

**GLADE PARKS
LOT 3, BLOCK K**

Being 1 Lot located on 6.138 Acres / 267,356 Sq. Ft.
Out of the J. HAVENS SURVEY, ABSTRACT No. 685
and the J. DOSS SURVEY, ABSTRACT No. 441
CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER / APPLICANT
Ruby-12-Gladeretail, LLC
6723 Weaver Road, Ste. 108
Rockford, IL 61114
Telephone (817) 480-3120
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