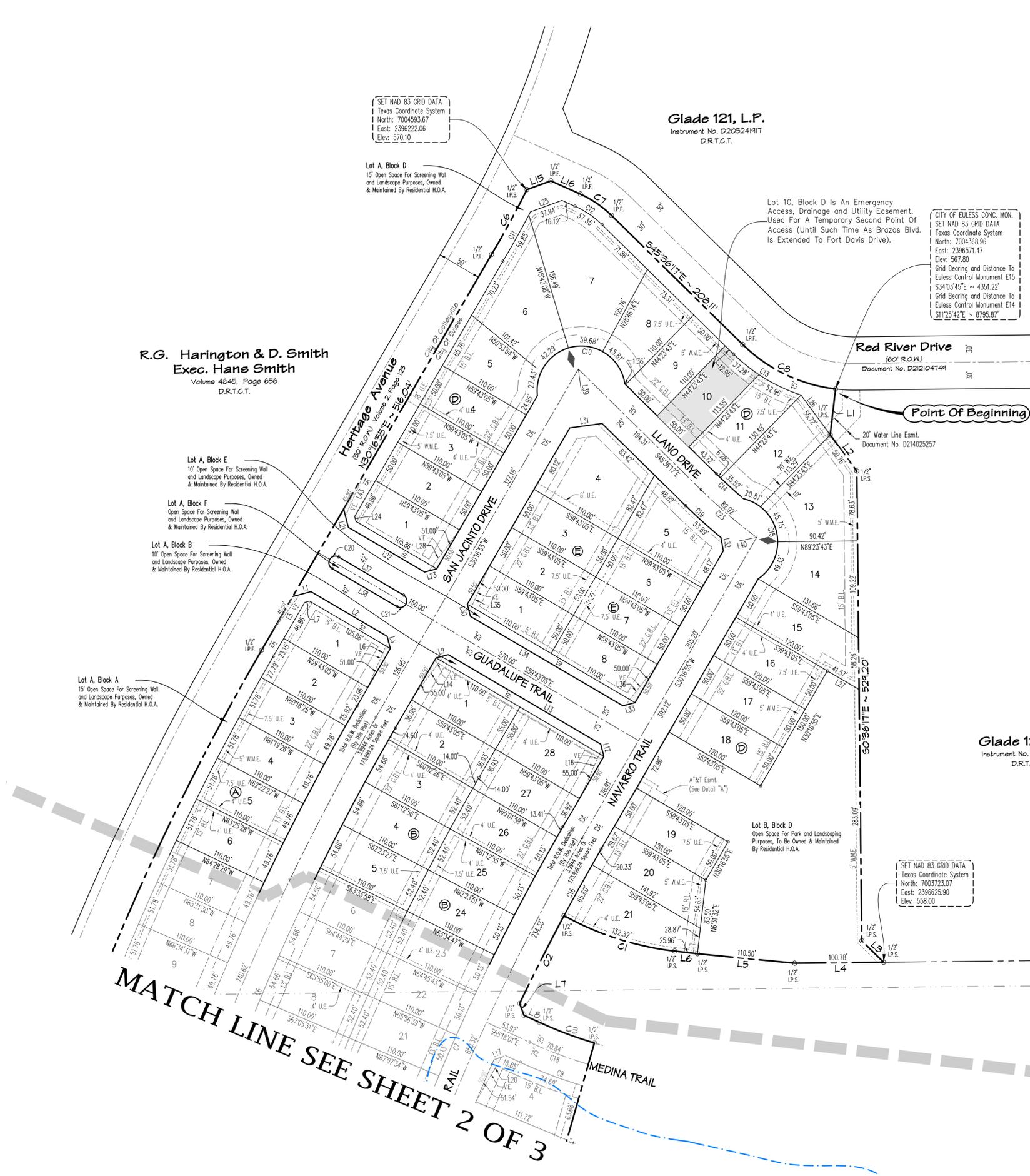


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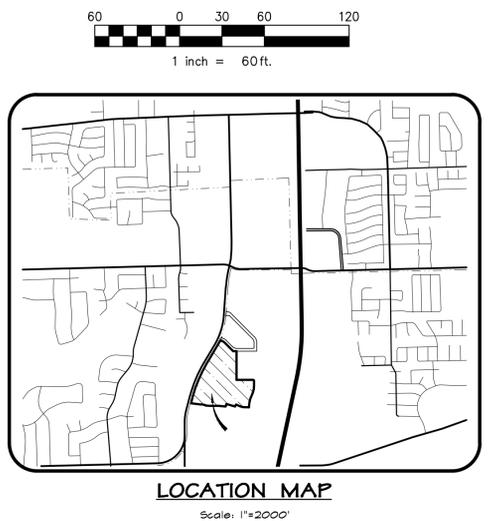


LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
10' x 10'	UTILITY EASEMENT
▨	VISIBILITY EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
GBL	GARAGE BUILDING LINE
◆	STREET NAME CHANGE
ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
(DRCT)	DEED RECORDS, TARRANT COUNTY, TEXAS
(PRCT)	PLAT RECORDS, TARRANT COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

Boundary Line Table

Line #	Length	Direction
L1	51.44'	S06°38'18"W
L2	50.76'	S36°23'31"E
L3	34.62'	S45°36'15"E
L4	100.78'	S84°23'43"W
L5	110.50'	N04°28'14"W
L6	25.96'	N83°28'28"W
L7	14.05'	S14°55'44"E
L8	18.83'	S65°18'01"E
L9	8.22'	N74°08'09"W
L10	6.64'	N16°04'08"W
L11	32.85'	NT3°05'21"W
L12	28.54'	NT8°31'02"W
L13	36.26'	N85°13'31"W
L14	25.54'	N86°54'17"W
L15	28.78'	NT0°02'49"E
L16	36.58'	S65°54'05"E



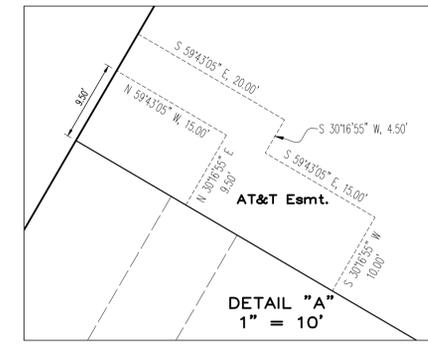
CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Units Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1	2.50	\$3,694.75	\$1,311.75
1.5	5.00	\$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.

Boundary Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C1	340.00'	22°17'55"	67.01'	132.32'	N12°19'30"W	131.44'
C2	2394.64'	2°34'19"	55.50'	110.91'	S26°58'24"W	110.96'
C3	460.00'	8°20'35"	33.55'	66.98'	S64°28'19"E	66.92'
C4	635.00'	8°16'29"	45.93'	91.71'	N86°28'02"W	91.63'
C5	2839.64'	1°51'58"	345.70'	786.34'	N22°20'26"E	783.83'
C6	1121.05'	4°16'03"	41.71'	83.50'	N28°43'11"E	83.48'
C7	120.00'	20°22'50"	21.51'	42.68'	S85°41'41"E	42.46'
C8	180.00'	31°45'50"	61.55'	118.62'	S64°21'02"E	116.44'



- NOTES:**
- Notice 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.
 - Flood Plain exists on this site as per FIRM Panel 48439C0230K, Dated September 25, 2009.
 - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
 - Lots A, Block A, Lot A, Block B, Lots A&B, Block D, Lot A, Block E and Lot A, Block F are to be owned and maintained by the residential H.O.A. These lots are "non-buildable" and are for landscape purposes and screening walls only.
 - Combined scale factor including elevation adjustment is 0.999877446. Rotation from plot bearing to grid bearing is 00°36'22" counterclockwise. East line of proposed Lot C, Block D - (plot) S00°00'00"E, (NAD 83 Grid Bearing) S00°36'22"E
 - The City will not maintain any private drainage systems within this private development.
 - The maximum sideyard fence line for Lot 26, Block A, and Lots 1&4, Block C is 15' (side building line).
 - 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.

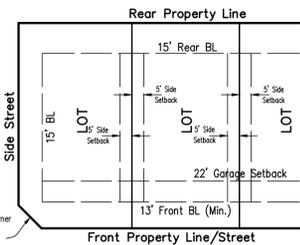
CASE NUMBER 13-07-FP
FINAL PLAT
GLADE PARKS RESIDENTIAL ADDITION PHASE 1
93 TOTAL LOTS
(87 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS)
LOCATED ON 18.819 ACRES OF LAND
OUT OF THE
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685
JESSE DOSS SURVEY, ABSTRACT NO. 441
CITY OF EULESS, TARRANT COUNTY, TEXAS

Owner
COMMUNITY DEVELOPMENT CAPITAL GROUP LLC
c/o CDC Asset Management, LLC
8585 E. Hartford Drive, Suite 200
Scottsdale, AZ 85255
Telephone (602) 284-2227
Contact: Steven S. Benson

Applicant/Developer
K. Hovanian Homes
5808 Plano Parkway
Plano, Texas 75093
Telephone (469) 737-1400
Fax: (972) 407-6298
Contact: Daniel Satsky

Engineer / Surveyor
Spiors Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Fax: (972) 422-0075
Contact: Tim C Spiors

Scale 1"=60' August 07, 2014
SHEET 1 OF 3

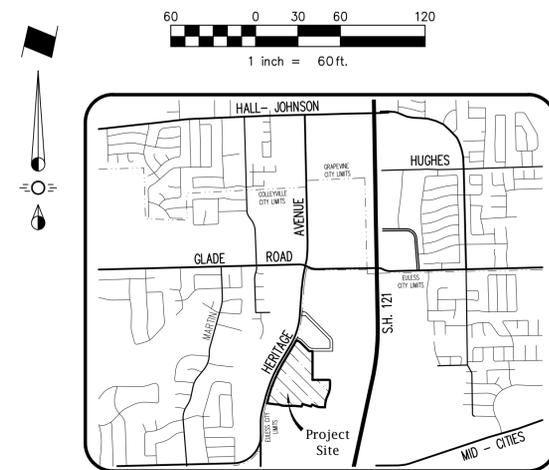


LOT DETAIL FOR 87 LOTS
ON 50' R.O.W. (w/NO ALLEY ACCESS)
(87 Lots/18.819 Acres = 4.62 units/acres)

Boundary Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C1	340.00'	22°11'55"	67.01'	132.32'	N72°19'30"W	131.44'
C2	2344.64'	2°39'19"	55.50'	110.97'	S26°53'24"W	110.96'
C3	460.00'	8°20'35"	33.55'	66.98'	S64°28'19"E	66.92'
C4	695.00'	8°16'29"	45.43'	91.71'	N86°28'02"W	91.63'
C5	2834.64'	15°51'58"	345.70'	786.34'	N22°20'26"E	783.83'
C6	1121.05'	4°16'03"	41.77'	83.50'	N28°43'11"E	83.48'
C7	120.00'	20°22'50"	21.57'	42.88'	S55°47'41"E	42.46'
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Boundary Line Table		
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L9	8.22'	N74°08'09"W
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L11	32.85'	N73°05'21"W
L12	28.59'	N78°31'02"W
L13	36.26'	N85°13'31"W
L14	25.54'	N86°54'17"W
L15	28.78'	N70°02'43"E
L16	36.58'	S65°54'05"E

LEGEND	
(Not all items may be applicable)	
○	1 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DU/E	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
ST/E	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
U/E	10' X 10' UTILITY EASEMENT
VE	VISIBILITY EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
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▲	STREET NAME CHANGE
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FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
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N/S	NOT TO SCALE
(DIRCT)	DIED RECORDS, TARRANT COUNTY, TEXAS
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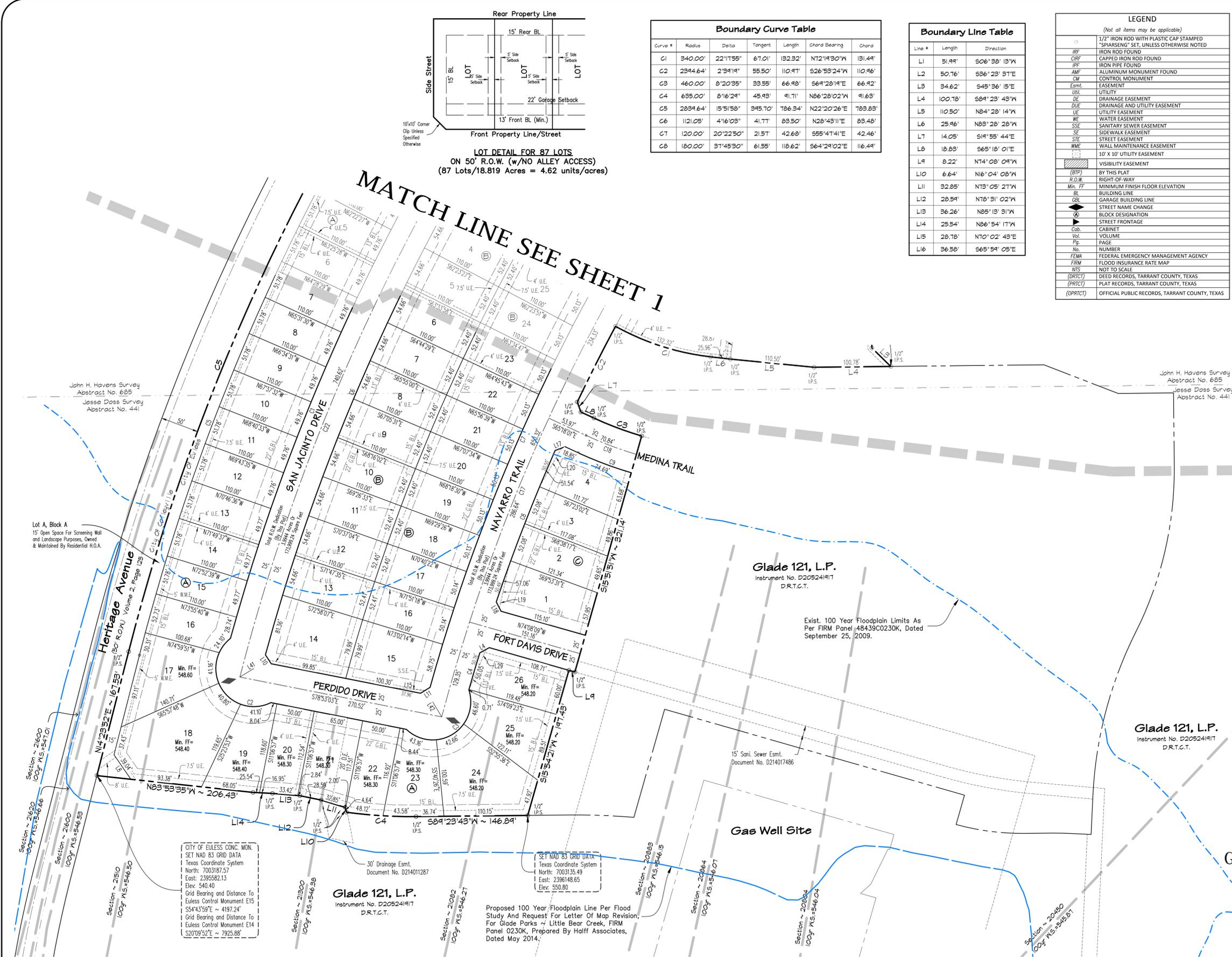


LOCATION MAP
Scale: 1"=2000'

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES			
Meter or Top Diameter	Living Units Equivalency Factor	Water Impact Fee	Sewer Impact Fee
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Impact fees are based on the size of water meter or top serving the use. Impact fees are due at the time of Building Permit application.

- NOTES:**
- Notice 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.
 - Flood Plain exists on this site as per FIRM Panel 48439C0230K, Dated September 25, 2009.
 - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
 - Lots A, Block A, Lot A, Block B, Lots A&B, Block D, Lot A, Block E and Lot A, Block F are to be owned and maintained by the residential H.O.A. These lots are "non-buildable" and are for landscape purposes and screening walls only.
 - Combined scale factor including elevation adjustment is 0.999877446. Rotation from plat bearing to grid bearing is 00°36'22" counterclockwise. East line of proposed Lot C, Block D - (plat) S00°00'00"E, (NAD 83 Grid Bearing) S00°36'22"E
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CASE NUMBER 13-07-FP
FINAL PLAT
GLADE PARKS RESIDENTIAL ADDITION PHASE 1
93 TOTAL LOTS
(87 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS)
LOCATED ON 18.819 ACRES OF LAND
OUT OF THE
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685
JESSE DOSS SURVEY, ABSTRACT NO. 441
CITY OF EULESS, TARRANT COUNTY, TEXAS

Owner COMMUNITY DEVELOPMENT CAPITAL GROUP LLC c/o CDC Asset Management, LLC 8585 E. Hartford Drive, Suite 200 Scottsdale, AZ 85255 Telephone (602) 284-2227 Contact: Steven S. Benson	Applicant/Developer K. Hovanian Homes 5808 Plano Parkway Plano, Texas 75093 Telephone (469) 737-1400 Fax: (972) 407-6298 Contact: Daniel Satsky	Engineer / Surveyor Spiors Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Fax: (972) 422-0075 Contact: Tim C Spiors
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STATE OF TEXAS §

COUNTY OF TARRANT §

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS Community Development Capital Group LLC is the owner of a tract of land situated in the John H. Havens Survey, Abstract No. 685 and Jesse Doss Survey, Abstract No. 441, Tarrant County, Texas and being part of a tract of land described in deed to Glade 121, L.P., as recorded in Instrument No. D205241917, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a City of Euless concrete monument set for corner on the south line of Red River Drive, (60 foot right-of-way, as recorded in Document No D212104749, Deed Records, Tarrant County, Texas;

THENCE, S 06°38'13" W, 51.99 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 36°23'37" E, 50.76 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 00°36'17" E, 529.20 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 45°36'15" E, 34.62 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 89°23'43" W, 100.78 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 84°28'14" W, 110.50 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 83°28'28" W, 25.96 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

Around a tangent curve to the right having central angle of 22°17'55", a radius of 340.00 feet, a chord of N 72°19'30" W ~ 131.49 feet, an arc length of 132.32 feet to 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having central angle of 02°39'19", a radius of 2394.64 feet, chord of S 26°53'24" W ~ 110.96 feet, an arc length of 110.97 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set

THENCE, S 19°55'44" E, 14.05 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 65°18'01" E, 18.83 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

Around a tangent curve to the left having a central angle of 08°20'35", a radius of 460.00 feet, a chord S 69°28'19" E ~ 66.92 feet, an arc length of 66.98 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 15°51'51" W, 321.14 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 74°08'09" W, 8.22 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 15°54'21" W, 197.43 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, S 89°23'43" W, 146.89 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

Around tangent curve to the right having a central angle of 08°16'29", a radius of 635.00 feet, a chord of N 86°28'02" W ~ 91.63 feet, an arc length of 91.71 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 16°04'08" W, 6.64 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 73°05'27" W, 32.85 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 78°31'02" W, 28.59 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 85°13'31" W, 36.26 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 86°54'17" W, 25.54 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE, N 83°53'35" W, 206.43 feet to a City of Euless concrete monument set for corner, said point being on the east line of said Heritage Avenue;

THENCE along east line of said Heritage Avenue as follows:

N 14°23'52" E, 167.53 feet to a 1/2" iron rod found;

Around a tangent curve to the right having central angle of 15°51'58", a radius of 2839.64 feet, a chord of N 22°20'26" E ~ 783.83 feet an arc length 786.34 feet to a 1/2" iron rod found;

THENCE, N 30°16'55" E, 516.04 feet to a 1/2 inch iron rod found;

Around a tangent curve to the left having a central angle of 04°16'03". a radius of 1121.05 feet, a chord of N 28°43'11" E ~ 83.48 feet, an arc length of 83.50 feet to a 1/2 inch iron rod found;

THENCE, N 70°02'43" E, 28.78 feet, along a corner clip at Heritage Avenue and Red River Drive to a 1/2 inch iron rod with aluminum cap stamped found;

THENCE, along the south line of Red River Drive as follows;

S 65°59'03" E, 36.58 feet to a 1/2 inch iron rod with aluminum cap stamped MLA RPLS 4873' found;

Around a tangent curve to the right having a central angle of 20°22'50", a radius of 120.00 feet, a chord S 55°47'41" E ~ 42.46 feet, an arc length of 42.68 feet to a 1/2 inch iron rod with aluminum cap stamped MLA RPLS 4873' found;

S 45°36'17" E, 208.11 feet to a 1/2 inch iron rod with aluminum cap stamped MLA RPLS 4873' found;

Around a tangent curve to the left having a central angle of 37°45'30", a radius of 180.00 feet, a chord S 64°29'02" E ~ 116.49 feet, an arc length 118.62 feet to the Point Of Beginning and containing 819,737 square feet or 18.819 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Community Development Capital Group LLC through the undersign authority, does hereby adopt this plat designating the herein above described property as GLADE PARKS RESIDENTIAL ADDITION PHASE 1, 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, Community Development Capital Group LLC does hereby bind (himself/herself/itself), (his/hers/its) successors and assigns to forever warrant and defend all and singular the above described streets, alley, easements and right 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.

WITNESSED MY HAND THIS _____ DAY OF _____, 2014.

COMMUNITY DEVELOPMENT CAPITAL GROUP LLC, a Delaware limited liability company

By: _____

Steven S. Benson, the manager of CDCG Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of Community Development Capital Group LLC

NOTARY CERTIFICATE

STATE OF ARIZONA §

COUNTY OF MARICOPA §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Steven S. Benson, the manager of CDCG Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of Community Development Capital Group LLC, a Delaware limited liability company, 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 Arizona

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, 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, Registered Professional Land Surveyor Texas No. 5252

NOTARY CERTIFICATE

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

Table with 3 columns: Line #, Length, Direction. Contains 23 rows of lot data (L1-L23).

Table with 3 columns: Line #, Length, Direction. Contains 23 rows of lot data (L24-L46).

Table with 7 columns: Curve #, Radius, Delta, Tangent, Length, Chord Bearing, Chord. Contains 23 rows of curve data (C1-C23).

CITY APPROVAL BLOCK FOR PRELIMINARY PLATS:

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

CASE NUMBER 13-07-FP

FINAL PLAT

GLADE PARKS RESIDENTIAL ADDITION PHASE 1

93 TOTAL LOTS

(87 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS)

LOCATED ON 18.819 ACRES OF LAND

OUT OF THE

JOHN H. HAVENS SURVEY, ABSTRACT NO. 685

JESSE DOSS SURVEY, ABSTRACT NO. 441

CITY OF EULESS, TARRANT COUNTY, TEXAS

Owner: COMMUNITY DEVELOPMENT CAPITAL GROUP LLC, c/o CDCG Asset Management, LLC, 8585 E. Hartford Drive, Suite 200, Scottsdale, AZ. 85255, Telephone (602) 284-2227, Contact: Steven S. Benson

Applicant/Developer: K. Hovanian Homes, 5808 Plano Parkway, Plano, Texas 75093, Telephone (469) 737-1400, Fax: (972) 407-6298, Contact: Daniel Satsky

Engineer / Surveyor: Spiers Engineering, Inc. TBPE No. F-2121, 765 Custer Road, Suite 100, Plano, Texas 75075, Telephone (972) 422-0077, Fax: (972) 422-0075, Contact: Tim C Spiers

Scale 1"=60' August 12, 2014

SHEET 3 OF 3

Printed by: D:\net\pzd Date: 8/12/2014 3:16 PM Drawing: C:\2014\0085118-148_Glade_Parks_Phase_1\3-148-plat.dwg Sheet: By: Editor Save Time: 8/12/2014 3:42:28 PM