

LOCATION MAP  
1" = 1000'



**LEGEND**  
(Not all items may be applicable)

o	1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	IRON ROD W/ PLASTIC CAP FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
USE	UTILITY
FHE	FIRE HYDRANT EASEMENT
EADUE	EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
WE	WATER EASEMENT
VT	VISIBILITY TRIANGLE
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS

**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	\$12,592.80
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

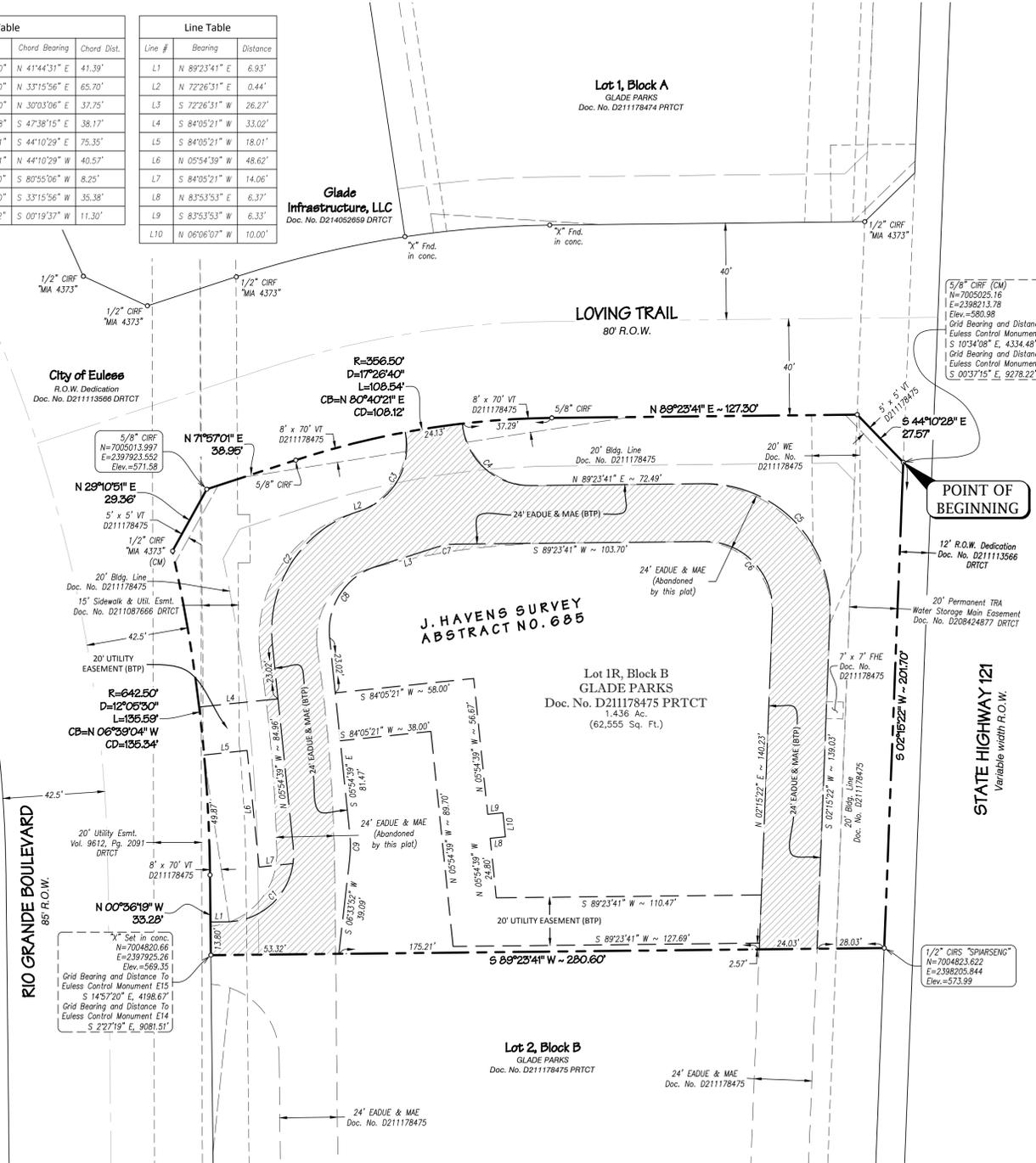
**NOTES:**

- 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 WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202), with a scale factor of 0.9998541988.
- 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.
- The City will not maintain any interior drainage systems that originate within this private development.

Curve Table					Line Table			
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	Line #	Bearing	Distance
C1	46.58'	28.00'	95°18'20"	N 41°44'31" E	41.39'	L1	N 89°23'41" E	6.93'
C2	71.11'	52.00'	78°21'10"	N 33°15'56" E	65.70'	L2	N 72°26'31" E	0.44'
C3	41.43'	28.00'	84°46'50"	N 30°03'06" E	37.75'	L3	S 72°26'31" W	26.27'
C4	42.00'	28.00'	85°56'08"	S 47°38'15" E	38.17'	L4	S 84°05'21" W	33.02'
C5	84.28'	52.00'	92°51'41"	S 44°10'29" E	75.35'	L5	S 84°05'21" W	18.01'
C6	45.38'	28.00'	92°51'41"	N 44°10'29" W	40.57'	L6	N 05°54'39" W	48.62'
C7	8.28'	28.00'	16°57'10"	S 80°55'06" W	8.25'	L7	S 84°05'21" W	14.06'
C8	38.29'	28.00'	78°21'10"	S 33°15'56" W	35.38'	L8	N 83°53'53" E	6.37'
C9	11.32'	52.00'	122°28'32"	S 00°19'37" W	11.30'	L9	S 83°53'53" E	6.37'
						L10	N 06°06'07" W	10.00'

City of Euless  
R.O.W. Dedication  
Doc. No. D21113566 DRTCT

Glade Inline I, LLC  
Doc. No. D214143606 DRTCT



**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.



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

Lot 1, Block A  
GLADE PARKS  
Doc. No. D211178474 PRCT

Lot 1R, Block B  
GLADE PARKS  
Doc. No. D211178475 PRCT  
1.436 Ac.  
(62,555 Sq. Ft.)

Lot 2, Block B  
GLADE PARKS  
Doc. No. D211178475 PRCT

Lienholder: Bank of the Ozarks

By: \_\_\_\_\_  
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

STATE OF TEXAS §  
COUNTY OF TARRANT §

**OWNER'S CERTIFICATE**

WHEREAS We, Glade Outlots A, 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, City of Euless, County of Tarrant, according to the deed recorded in Document No. D213323875, DRTCT, and more particularly described as follows:

BEING a tract of land situated in the J. Havens Survey, Abstract No. 685, City of Euless, Tarrant County, Texas, the subject tract being all of Lot 1, Block B, Glade Parks according to the plat recorded in Document No. D211178475 of the Plat Records, Tarrant County, Texas (PRCT), the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast end of a corner clip at the intersection of the west line of State Highway 121, a variable width public right-of-way, with the south line of Loving Trail, an 80 foot public right-of-way, as conveyed to the City of Euless, recorded in Document No. D21113566 of the Deed Records, Tarrant County, Texas (DRTCT);

THENCE S 02°15'22" W, 201.70 feet along the west line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of Lot 2, Block B, Glade Parks;

THENCE S 89°23'41" W, 280.60 feet along the north line thereof to an "X" set in concrete on the east line of Rio Grande Boulevard, an 85 foot public right-of-way, as conveyed to the City of Euless, recorded in Document No. D21113566 DRTCT;

THENCE N 00°36'19" W, 33.28 feet along the east line of Rio Grande Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE continuing along the east line of Rio Grande Boulevard, around a tangent curve to the left having a central angle of 12°05'30", a radius of 642.50 feet, a chord of N 06°39'04" W - 135.34 feet, an arc length of 135.59 feet to a 1/2" iron rod with plastic cap stamped "MIA 4373" found for the southwest end of a corner clip at the intersection of Rio Grande Boulevard and Loving Trail;

THENCE N 29°10'51" E, 29.36 feet along said corner clip to a 5/8" iron rod with plastic cap found;

THENCE along the south line of Loving Trail, the following:  
N 71°57'01" E, 38.95 feet to a 5/8" iron rod with plastic cap found;

Around a tangent curve to the right having a central angle of 17°26'40", a radius of 356.50 feet, a chord of N 80°40'21" E - 108.12 feet, an arc length of 108.54 feet to a 5/8" iron rod with plastic cap found;

And N 89°23'41" E, 127.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest end of the corner clip at the intersection of State Highway 121 and Loving Trail;

THENCE S 44°10'28" E, 27.57 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 62,555 square feet or 1.436 acres of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Glade Outlots A, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **GLADE PARKS, LOT 1R, BLOCK B**, 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, Glade Outlots A, 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 Collin County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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 \_\_\_\_\_, 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 Illinois

**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 \_\_\_\_\_

THE PURPOSE OF THIS REPLAT IS TO REVISE AND DEDICATE EASEMENTS.

**REPLAT**

**GLADE PARKS  
LOT 1R, BLOCK B**  
BEING A REPLAT OF LOT 1, BLOCK B, GLADE PARKS  
AS PREVIOUSLY FILED IN DOC. NO. D211178475  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
BEING OUT OF THE J. HAVENS SURVEY, ABSTRACT NO. 685  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
CASE NO. 14-07-RP

OWNER / APPLICANT  
Glade Outlots A, LLC  
6723 Weaver Road, Ste. 108  
Rockford, IL 61114  
Telephone: (815) 387-3100  
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