

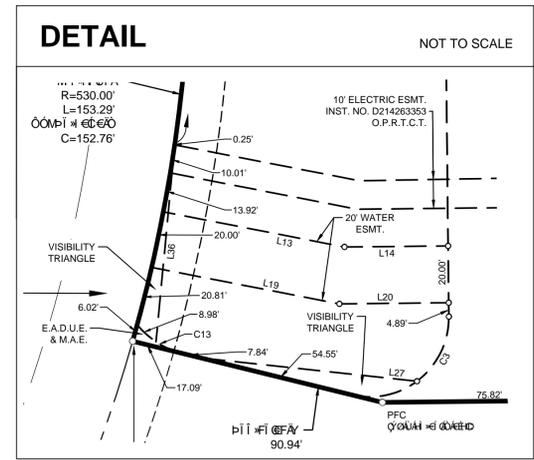
LEGEND:
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 IRF = IRON ROD FOUND
 XF = "X" CUT IN CONCRETE FOUND
 YF = CROW'S FOOT IN CONCRETE FOUND
 PFC = POINT FOR CORNER
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 ESMT. = EASEMENT
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 E.A.D.U.E. = EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT
 M.A.E. = MUTUAL ACCESS EASEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 1/4° E 76.31'	22.81'
L2	S 88° E 61' A	10.00'
L3	S 88° E 61' A	32.83'
L4	S 88° E 61' A	49.95'
L5	S 88° E 61' A	53.72'
L6	S 88° E 61' A	47.21'
L13	S 88° E 61' A	65.25'
L14	S 88° E 61' A	36.65'
L15	S 88° E 61' A	39.14'
L16	S 88° E 61' A	21.32'
L17	S 88° E 61' A	10.00'
L18	S 88° E 61' A	21.32'
L19	S 88° E 61' A	67.63'
L20	S 88° E 61' A	38.67'
L21	S 88° E 61' A	11.31'
L22	S 88° E 61' A	11.27'
L26	S 88° E 61' A	17.05'
L27	S 88° E 61' A	76.79'
L28	S 88° E 61' A	40.98'
L29	S 88° E 61' A	70.46'
L30	S 88° E 61' A	12.66'
L31	S 88° E 61' A	10.00'
L32	S 88° E 61' A	24.53'
L33	S 88° E 61' A	70.09'
L34	S 88° E 61' A	70.46'
L35	S 88° E 61' A	41.09'
L36	S 88° E 61' A	69.90'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90.00°	28.00'	43.99'	S 1/4° E 76.31'	39.60'
C2	90.00°	28.00'	43.98'	S 88° E 61' A	39.59'
C3	90.00°	28.00'	50.98'	S 88° E 61' A	44.22'
C4	90.00°	28.00'	43.99'	S 88° E 61' A	39.60'
C5	90.00°	300.00'	20.32'	S 88° E 61' A	20.31'
C6	90.00°	28.00'	39.38'	S 88° E 61' A	36.21'
C7	90.00°	28.00'	15.04'	S 88° E 61' A	14.86'
C8	90.00°	28.00'	14.17'	S 88° E 61' A	14.02'
C9	90.00°	28.00'	43.98'	S 88° E 61' A	39.59'
C10	90.00°	28.00'	44.28'	S 88° E 61' A	39.81'
C11	90.00°	110.00'	62.15'	S 88° E 61' A	61.33'
C12	90.00°	130.00'	74.78'	S 88° E 61' A	73.75'
C13	90.00°	30.00'	18.21'	S 88° E 61' A	17.93'

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

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.



- NOTES:**
- Basis of bearing is based on City of Euleless monuments 15 and 16 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983 and National Geodetic Vertical Datum of 1929.
 - Combined scale factor is 1.001434 from BM#4; a square cut with "X" set on southwest corner of curb inlet located on west side of Rio Grande Boulevard, 100 feet north of Chisholm Trail. There is no rotation angle from plat bearing to grid bearing.
 - 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.
 - According to Map No. 48439C0230K, Community Panel No. 480593 0230 K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area.
 - 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.
 - The City will not maintain any interior drainage systems that originate within this private development.

APPLICANT:
 DAVE & BUSTERS I, LP
 2481 MANANA DRIVE
 DALLAS, TEXAS 75220
 TEL. NO. (214) 904-2257
 CONTACT: JILL VALACHOVIC
 jill_valachovic@daveandbusters.com

OWNER:
 NATIONAL RETAIL PROPERTIES, LP
 450 SOUTH ORANGE AVENUE, SUITE 900
 ORLANDO, FLORIDA 32801
 TEL. NO. 800-666-7348
 CONTACT: PAUL E. BAYER
 paul.bayer@nrrnet.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 TEL. NO. (972) 770-1300
 CONTACT: SARAH SCOTT, P.E.
 sarah.scott@kimley-horn.com

RECORDED IN DOC. NO. _____ P.R.T.C.T.

**FINAL PLAT
 GLADE PARKS
 LOT 3, BLOCK K**
 1 LOT LOCATED ON 6.138 ACRES OUT OF THE
 JESSE DOSS SURVEY, ABSTRACT NO. 441 AND
 JOHN H. HAVENS SURVEY, ABSTRACT NO. 685
 CITY OF EULESS, TARRANT COUNTY, TEXAS
 CASE NO. 15-06-FF
 JULY 16, 2015

Kimley»Horn
 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 101155-00 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	RSG/SLJ	JAD	JULY 2015	147458000	1 OF 2

DWG NAME: K:\CDL SURVEY\17465800\DAVE&BUSTERS\EULESS.PLDWG PLOTTED BY: DOBBS, ANDY 06/20/15 8:18 AM LAST SAVED: 8/6/2015 7:43 AM

