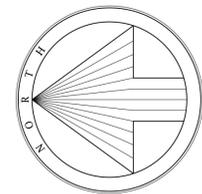


LOCATION MAP  
1" = 1000'



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).
- Coordinates shown hereon are surface values, with a scale factor of 0.999854198761; no rotation.
- 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.

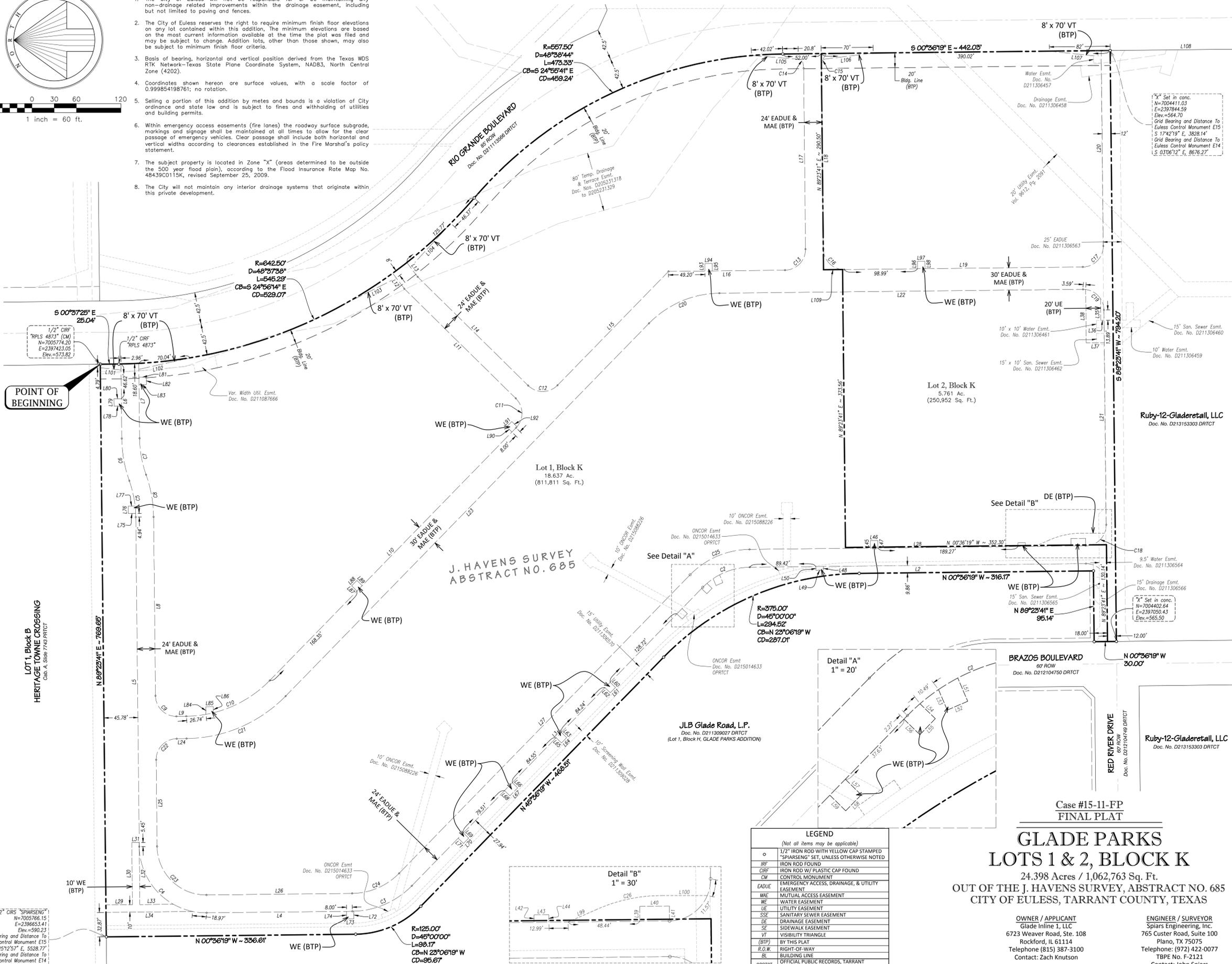
Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 89°23'41" E	77.00'	L37	N 00°36'19" W	24.40'	L73	N 00°36'19" W	10.00'
L2	N 00°36'19" W	453.87'	L38	N 89°23'41" E	71.77'	L74	N 89°23'41" E	10.00'
L3	N 45°36'19" W	561.40'	L39	N 89°23'41" E	10.00'	L75	N 00°36'19" W	10.00'
L4	N 00°36'19" W	196.75'	L40	S 00°36'19" W	20.00'	L76	N 89°23'41" E	10.00'
L5	N 89°23'41" E	442.78'	L41	S 89°23'41" W	10.00'	L77	S 00°36'19" E	9.34'
L6	N 89°23'41" E	100.15'	L42	N 89°23'41" E	5.00'	L78	N 00°36'19" W	10.00'
L7	S 89°23'41" W	100.72'	L43	S 00°36'19" E	10.00'	L79	N 89°23'41" E	10.00'
L8	S 89°23'41" W	240.33'	L44	S 89°23'41" W	5.00'	L80	S 00°36'19" E	10.00'
L9	S 00°36'19" E	13.36'	L45	N 89°23'41" E	10.00'	L81	S 00°36'19" E	10.00'
L10	S 45°36'19" E	475.28'	L46	S 00°36'19" W	10.00'	L82	S 89°23'41" W	10.00'
L11	N 44°23'41" E	210.59'	L47	S 89°23'41" W	10.00'	L83	N 00°36'19" W	10.00'
L12	N 53°02'06" E	26.02'	L48	S 89°23'41" W	5.00'	L84	N 89°23'41" E	10.31'
L13	S 53°02'06" W	24.21'	L49	N 00°36'19" W	10.00'	L85	S 00°36'19" E	10.00'
L14	S 44°23'41" W	208.78'	L50	N 89°23'41" E	5.00'	L86	S 89°23'41" W	8.33'
L15	S 45°36'19" E	214.21'	L51	S 66°53'41" W	11.35'	L87	N 44°23'41" E	10.00'
L16	S 00°36'19" E	157.22'	L52	N 23°06'19" W	10.00'	L88	S 45°36'19" E	10.00'
L17	N 89°23'41" E	243.00'	L53	N 66°53'41" E	10.00'	L89	S 44°23'41" W	10.00'
L18	S 89°23'41" W	243.00'	L54	S 43°56'08" W	9.59'	L90	N 44°23'41" E	10.00'
L19	S 00°36'19" E	322.02'	L55	N 46°03'52" W	10.00'	L91	S 45°36'19" E	10.00'
L20	N 89°23'41" E	262.50'	L56	N 43°56'08" E	10.00'	L92	S 44°23'41" W	9.93'
L21	N 89°23'41" E	288.70'	L57	S 44°23'41" W	10.00'	L93	N 89°23'41" E	10.00'
L22	N 00°36'19" W	490.89'	L58	N 45°36'19" W	10.00'	L94	S 00°36'19" W	10.00'
L23	N 45°36'19" W	701.14'	L59	N 44°23'41" E	10.00'	L95	S 89°23'41" W	10.00'
L24	N 00°36'19" W	13.36'	L60	S 44°23'41" W	10.00'	L96	N 89°23'41" E	10.00'
L25	S 89°23'41" W	116.45'	L61	N 45°36'19" W	10.00'	L97	S 00°36'19" E	10.00'
L26	S 00°36'19" E	196.75'	L62	N 44°23'41" E	10.00'	L98	S 89°23'41" W	10.00'
L27	S 45°36'19" E	561.40'	L63	S 44°23'41" W	10.00'	L99	S 23°40'35" E	20.85'
L28	S 00°36'19" E	453.87'	L64	N 45°36'19" W	10.00'	L100	S 00°00'00" E	30.90'
L29	S 00°36'19" E	35.78'	L65	N 44°23'41" E	10.00'	L101	N 05°54'58" E	28.18'
L30	N 89°23'41" E	83.45'	L66	S 44°23'41" W	10.00'	L102	S 12°35'32" E	71.22'
L31	S 00°36'19" E	10.00'	L67	N 45°36'19" W	15.00'	L103	N 26°40'11" W	80.70'
L32	S 89°23'41" W	83.45'	L68	N 44°23'41" E	10.00'	L104	S 47°16'05" E	80.39'
L33	S 00°36'19" E	45.10'	L69	S 44°23'41" W	10.00'	L105	N 04°29'55" E	67.80'
L34	N 00°36'19" W	116.91'	L70	N 45°36'19" W	10.00'	L106	S 07°07'31" E	68.03'
L35	S 89°23'41" W	29.02'	L71	N 44°23'41" E	10.00'	L107	N 05°54'52" E	59.88'
L36	S 00°36'19" E	4.44'	L72	S 89°23'41" W	10.02'			

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	43.98'	28.00'	90°00'00"	N 44°23'41" E
C2	70.69'	90.00'	45°00'00"	N 23°06'19" W
C3	89.54'	114.00'	45°00'00"	N 23°06'19" W
C4	141.37'	90.00'	90°00'00"	N 44°23'41" E
C5	49.93'	150.00'	19°04'12"	N 79°51'35" E
C6	57.91'	174.00'	19°04'12"	N 79°51'35" E
C7	49.93'	150.00'	19°04'12"	S 79°51'35" W
C8	57.91'	174.00'	19°04'12"	S 79°51'35" W
C9	43.98'	28.00'	90°00'00"	S 44°23'41" W
C10	125.66'	180.00'	45°00'00"	S 23°06'19" E
C11	43.98'	28.00'	90°00'00"	S 44°23'41" W
C12	43.98'	28.00'	90°00'00"	S 00°36'19" E
C13	43.98'	28.00'	90°00'00"	S 45°36'19" E
C14	21.23'	30.00'	40°32'30"	N 69°07'26" E
C15	21.23'	30.00'	40°32'30"	N 70°20'04" W
C16	43.98'	28.00'	90°00'00"	S 44°23'41" W
C17	43.98'	28.00'	90°00'00"	S 45°36'19" E
C18	43.98'	28.00'	90°00'00"	S 45°36'19" E
C19	43.98'	28.00'	90°00'00"	S 44°23'41" W
C20	106.03'	135.00'	45°00'00"	S 23°06'19" W
C21	149.23'	190.00'	45°00'00"	S 23°06'19" W
C22	43.98'	28.00'	90°00'00"	S 45°36'19" W
C23	103.67'	66.00'	90°00'00"	S 44°23'41" W
C24	70.69'	90.00'	45°00'00"	S 23°06'19" E
C25	89.54'	114.00'	45°00'00"	S 23°06'19" E
C26	45.23'	107.50'	24°06'17"	S 12°03'09" E

POINT OF BEGINNING

LOT 1, Block B  
HERITAGE TOWNE CROSSING  
Sub. A, Sheet 7459 PRCT

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



LEGEND  
(Not all items may be applicable)

IRF	IRON ROD FOUND
CHFF	IRON ROD W/ PLASTIC CAP FOUND
CM	CONTROL MONUMENT
EADUE	EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
VE	VEHICLE EASEMENT
SE	SIDEWALK EASEMENT
VT	VISIBILITY TRIANGLE
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
OPRCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS

Case #15-11-FP  
FINAL PLAT

## GLADE PARKS LOTS 1 & 2, BLOCK K

24.398 Acres / 1,062,763 Sq. Ft.  
OUT OF THE J. HAVENS SURVEY, ABSTRACT NO. 685  
CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER / APPLICANT  
Glade Line 1, 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

STATE OF TEXAS §  
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS We, Glade Inline 1, 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. D213153393, 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 a portion of a tract conveyed to Ruby-12-Gladeretail, LLC according to the deed recorded in Document No. D213153393 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 "RPLS 4873" found at the intersection of the north line of said Ruby-12-Gladeretail tract with the west line of Rio Grande Boulevard, an 85 foot right-of-way recorded in Document No. D21113566 DRTCT, said rod being on the south line of Lot 1, Block B, Heritage Towne Crossing, an addition recorded in Cabinet A, Slide 7743 of the Plat Records, Tarrant County, Texas (PRTCT);

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;

And S 00°36'19" E, 442.03 feet continuing along the west line of Rio Grande Boulevard to a to an "X" set in concrete, from which a 1/2" iron rod with plastic cap stamped "SPIARSENG" found bears S 00°36'19" E, 534.48 feet;

THENCE S 89°23'41" W, 794.20 feet departing the west line of Rio Grande Boulevard, to an "X" set in concrete on the east line of Brazos Boulevard, a 60 foot right-of-way recorded in Document No. D212104750 DRTCT;

THENCE N 00°36'19" W, 30.00 feet along the east line of Brazos Boulevard to the southwest corner of Lot 1, Block H, Glade Parks Addition, an addition recorded Document No. D211217730 PRTCT, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

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 said Lot 1, Block B, Heritage Towne Crossing;

THENCE N 89°23'41" E, 769.65 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 1,062,763 square feet or 24.398 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Glade Inline 1, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **GLADE PARKS, LOTS 1 & 2, 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, Glade Inline 1, 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 permanent buildings or structures shall be constructed over any existing or platted easement of any type. Any fencing, trees, shrubs or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Euless or easement holde(s). The City of Euless at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and The City of Euless and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

GLADE INLINE 1, LLC

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

Name: \_\_\_\_\_

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public, State of Illinois

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 platted 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
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	\$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	\$46,272.40
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.

Lienholder: **BANK OF THE OZARKS**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public, State of Texas

Case #15-11-FP  
FINAL PLAT

**GLADE PARKS  
LOTS 1 & 2, BLOCK K**

24.398 Acres / 1,062,763 Sq. Ft.

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OWNER / APPLICANT  
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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