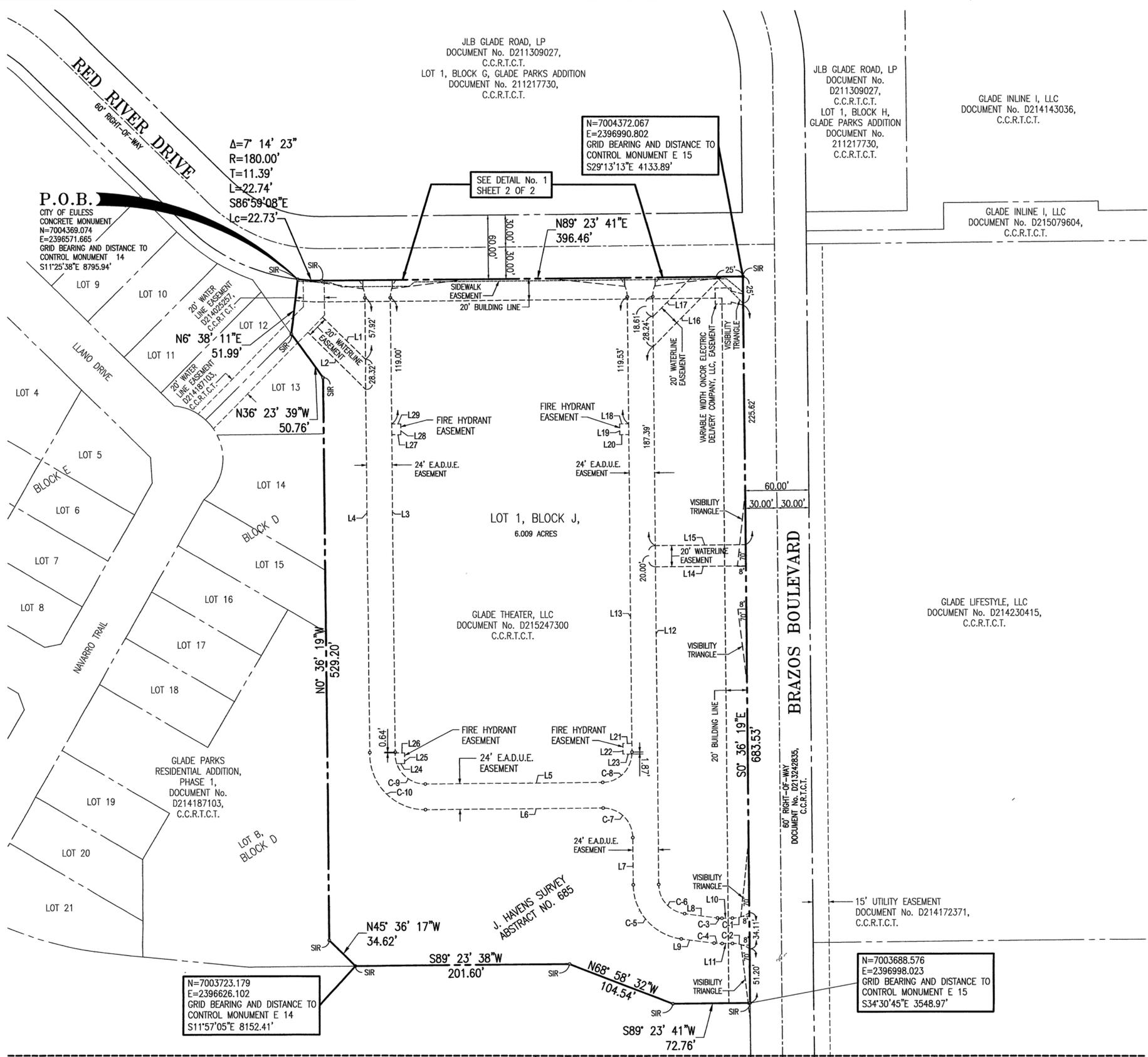


VICINITY MAP  
(SCALE 1" = 2000')



Parcel Line Table

| LINE # | LENGTH  | DIRECTION     |
|--------|---------|---------------|
| L1     | 56.46'  | N45° 32' 27"W |
| L2     | 76.48'  | N45° 32' 27"W |
| L3     | 428.02' | S0° 36' 19"E  |
| L4     | 428.02' | S0° 36' 19"E  |
| L5     | 167.00' | N89° 23' 41"E |
| L6     | 167.33' | S89° 23' 44"W |
| L7     | 44.33'  | N0° 36' 19"W  |
| L8     | 31.22'  | S82° 36' 19"E |
| L9     | 31.22'  | N82° 36' 19"W |
| L10    | 9.86'   | N89° 23' 41"E |
| L11    | 9.77'   | S89° 23' 41"W |
| L12    | 552.82' | S0° 36' 19"E  |
| L13    | 428.54' | N0° 36' 19"W  |
| L14    | 85.05'  | N89° 23' 56"E |
| L15    | 85.05'  | N89° 23' 56"E |
| L16    | 91.95'  | N44° 29' 18"E |
| L17    | 51.95'  | N44° 29' 18"E |
| L18    | 8.45'   | N89° 30' 48"E |
| L19    | 10.00'  | N0° 00' 00"E  |
| L20    | 8.55'   | S89° 30' 48"W |
| L21    | 8.45'   | N89° 30' 48"E |
| L22    | 10.00'  | N0° 00' 00"E  |

Parcel Line Table

| LINE # | LENGTH  | DIRECTION     |
|--------|---------|---------------|
| L23    | 8.49'   | S89° 30' 48"W |
| L24    | 7.44'   | S89° 30' 48"W |
| L25    | 10.00'  | S0° 00' 00"E  |
| L26    | 8.92'   | N89° 30' 48"E |
| L27    | 8.45'   | S89° 30' 48"W |
| L28    | 10.00'  | S0° 00' 00"E  |
| L29    | 8.55'   | N89° 30' 48"E |
| L30    | 8.13'   | N89° 23' 41"E |
| L31    | 11.34'  | S69° 57' 01"E |
| L32    | 63.79'  | N89° 23' 41"E |
| L33    | 6.36'   | N50° 25' 13"E |
| L34    | 293.49' | N89° 23' 41"E |
| L35    | 20.09'  | S51° 06' 47"E |
| L36    | 11.68'  | S76° 30' 25"E |
| L37    | 2.97'   | N0° 37' 46"W  |
| L38    | 15.00'  | S89° 22' 14"W |
| L39    | 15.00'  | S0° 37' 46"E  |
| L40    | 15.00'  | N89° 22' 14"E |
| L41    | 1.72'   | N0° 37' 46"W  |
| L42    | 11.68'  | S76° 30' 25"E |
| L43    | 51.95'  | N44° 29' 18"E |
| L44    | 91.95'  | N44° 29' 18"E |

CURVE TABLE

| CURVE # | Δ           | RADIUS  | TANGENT | LENGTH | LCB           | LCD    |
|---------|-------------|---------|---------|--------|---------------|--------|
| C-1     | 34° 51' 18" | 28.00'  | 8.79'   | 17.03' | N71° 58' 02"E | 16.77' |
| C-2     | 35° 04' 54" | 28.00'  | 8.85'   | 17.14' | N73° 03' 52"W | 16.88' |
| C-3     | 8° 00' 00"  | 30.00'  | 2.10'   | 4.19'  | S86° 36' 19"E | 4.19'  |
| C-4     | 8° 00' 00"  | 54.00'  | 3.78'   | 7.54'  | S86° 36' 19"E | 7.53'  |
| C-5     | 82° 00' 00" | 52.00'  | 45.20'  | 74.42' | S41° 36' 19"E | 68.23' |
| C-6     | 82° 00' 00" | 28.00'  | 24.34'  | 40.07' | S41° 36' 19"E | 36.74' |
| C-7     | 89° 23' 41" | 28.00'  | 27.71'  | 43.69' | N45° 18' 09"W | 39.39' |
| C-8     | 90° 00' 00" | 28.00'  | 28.00'  | 43.98' | N44° 23' 41"E | 39.60' |
| C-9     | 93° 43' 36" | 28.11'  | 30.00'  | 45.98' | S43° 38' 49"E | 41.02' |
| C-10    | 93° 43' 36" | 52.11'  | 55.61'  | 85.24' | S43° 38' 49"E | 76.05' |
| C-11    | 40° 10' 33" | 28.00'  | 10.24'  | 19.63' | S19° 28' 57"W | 19.23' |
| C-12    | 40° 02' 57" | 28.00'  | 10.20'  | 19.57' | N20° 37' 48"W | 19.18' |
| C-13    | 36° 05' 10" | 28.00'  | 9.12'   | 17.63' | S17° 42' 03"W | 17.34' |
| C-14    | 36° 07' 36" | 28.00'  | 9.13'   | 17.66' | N18° 09' 50"W | 17.37' |
| C-15    | 7° 14' 23"  | 182.00' | 11.51'  | 23.00' | S86° 59' 08"E | 22.98' |

NOTE  
1. BASIS OF BEARINGS, HORIZON AND VERTICAL POSITION FROM THE TEXAS WGS 83 NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202), ALL COORDINATES SHOWN ARE GRID.

**FINAL PLAT**  
LOT 1, BLOCK J,  
GLADE PARKS ADDITION  
BEING AN 6.009 ACRE TRACT OF LAND  
SITUATED IN THE J. HAVENS SURVEY,  
ABSTRACT NO. 685,  
CITY OF EULESS, TARRANT COUNTY, TEXAS

DATE: APRIL 2016  
CASE NO. 16-05-FP-FINAL PLAT

OWNER'S CERTIFICATE AND DEDICATION FORM  
FOR CORPORATION  
STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS Glade Theater, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the John H. Havens Survey, Abstract No. 685, County of Tarrant, according to the deed in County Clerk Document Number D215247300, County Clerk Records, Tarrant County, Texas, and more particularly described as follows:

Beginning at a found City of Euless concrete monument in the south right-of-way line of Red River Drive (an 80 foot right-of-way) as recorded in County Clerk Document Number D212104749, County Clerk Records, Tarrant County, Texas, the northeast corner of Glade Parks Residential Addition, Phase 1, as recorded in Document Number D214187103, County Clerk Records, Tarrant County, Texas, also being the northwest corner of a tract of land conveyed to Glade Theater, LLC, as recorded in County Clerk Document Number D215247300, County Clerk Records, Tarrant County, Texas, for the beginning of a non-tangent curve to the left having a radius of 180.00 feet and a central angle of 07°14'23" and a long chord which bears South 86°59'08" East, 22.73 feet;

THENCE, along said non-tangent curve to the right and the south right-of-way line of said Red River Drive, an arc distance of 22.74 feet to a set 1/2 inch iron rod with Graham Associates, Inc. "GAI" cap;

THENCE North 89°23'41" East, continuing with the south right-of-way line of said Red River Drive, a distance of 396.46 feet to a set 1/2 inch iron rod with "GAI" cap being the intersection of the south right-of-way line of said Red River Drive and the west right-of-way line of Brazos Boulevard (an 80 foot right-of-way) as recorded in County Clerk Document Number D213242835, County Clerk Records, Tarrant County, Texas;

THENCE South 00°36'19" East, along the west right-of-way line of said Brazos Boulevard, a distance of 683.53 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 89°23'41" West, departing the west right-of-way line of said Brazos Boulevard, along the south line of said Glade Theater, LLC, tract and along the north line of a tract of land conveyed to Community Development Capital Group as recorded in County Clerk Document Number D213247024, County Clerk Records, Tarrant County, Texas, being a common line, a distance of 72.76 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 68°58'32" West, continuing with said common line, a distance of 104.54 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 89°23'38" West, continuing with said common line, a distance of 201.60 feet to a set 1/2 inch iron rod with "GAI" cap being the southwest corner of said Glade Theater, LLC, tract and the southeast corner of said Glade Parks Residential Addition;

THENCE North 45°36'17" West, departing the southwest corner of said Glade Theater, LLC, tract and the southeast corner of said Glade Parks Residential Addition, along the west line of said Glade Theater, LLC, tract and the east line of said Glade Parks Residential Addition, being a common line, a distance of 34.62 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 00°36'19" West, continuing with said common line, a distance of 529.20 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 36°23'39" West, continuing with said common line, a distance of 50.76 feet to a point set 1/2 inch iron rod with "GAI" cap;

THENCE North 06°38'11" East, continuing with said common line, a distance of 51.99 feet to the POINT OF BEGINNING and CONTAINING 261,755 square feet, 6.009 acres of land, more or less.

Now therefore know all men by these presents:

That Glade Theater, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Lot 1, Block J, Glade Parks Addition, 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 Theater, LLC, does hereby bind 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 of any time of procuring the permission of anyone.

WITNESSED MY HAND THIS 29 DAY OF August, 2016.

[Signature] Vice President  
Signature of Owner  
Glade Theater, LLC  
Name of Corporation if Applicable  
Lien Holder if Applicable

If there is no lien holder, add the following statement:  
To the best of my knowledge there are no liens against this property.

[Signature] Vice President  
Signature of Owner

BEFORE ME, the undersigned authority, on this day personally appeared Lachry A. Knutson known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of August, 2016.

[Seal] Notary Public, in and for Washington, Texas  
My commission expires 7-13-19  
Printed name: Kimberly M. Winkler

SURVEYOR ATTESTATION FORM  
This is to certify that I, Michael L. Peterson, a Registered Professional Land 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.

[Signature] Date 08-25-2016  
Michael L. Peterson, R.P.L.S.  
RPLS No. 5999



BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL L. PETERSON known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25 day of August, 2016.

[Signature]  
Notary Public, in and for State of Texas  
My commission expires 11/14/2020  
Printed name: Deanna L. Johnson



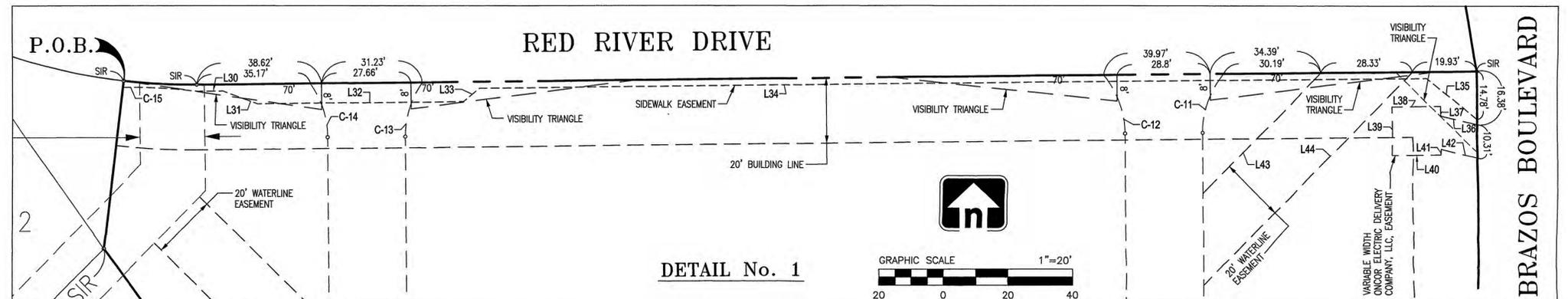
NOTES

1. BASIS OF BEARINGS, HORIZON AND VERTICAL POSITION FROM THE TEXAS WDS RTK NETWORK-TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202), ALL COORDINATES SHOWN ARE GRID.
2. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.
3. 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.
4. 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.

CITY OF EULESS  
WATER AND WASTE WATER IMPACT FEES

| METER SIZE (INCHES) | WATER      | SEWER     | TOTAL      |
|---------------------|------------|-----------|------------|
| 5/8" - 3/4"         | 1,477.90   | 524.70    | 2,002.60   |
| 1"                  | 3,694.75   | 1,311.75  | 5,006.50   |
| 1.5"                | 7,389.50   | 2,823.50  | 10,013.00  |
| 2"                  | 11,823.20  | 4,197.60  | 16,020.80  |
| 3"                  | 35,469.60  | 12,592.80 | 48,062.40  |
| 4"                  | 62,071.80  | 22,037.40 | 84,109.20  |
| 6"                  | 135,966.80 | 48,727.40 | 180,239.20 |
| 8"                  | 236,464.00 | 83,952.00 | 320,419.00 |

IMPACT FEE ARE BASED ON THE SIZE OF WATER METER AND OR TAP SERVING THE USE. IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT APPLICATION.



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, Planning and Zoning Commission \_\_\_\_\_ Date of P&Z Approval \_\_\_\_\_

FINAL PLAT

LOT 1, BLOCK J,  
GLADE PARKS ADDITION  
BEING AN 6.009 ACRE TRACT OF LAND  
SITUATED IN THE J. HAVENS SURVEY,  
ABSTRACT NO. 685,  
CITY OF EULESS, TARRANT COUNTY, TEXAS

DATE: APRIL 2016

CASE NO. 16-05-FP-FINAL PLAT

OWNER  
Glade Theater, LLC  
6723 Weaver Road, Suit 108  
Rockford, Illinois 61114

ENGINEERS/SURVEYORS  
Graham Associates, Inc. Engineers & Planners  
600 Six Flags Dr. Ste. 500 Arlington, Texas  
76011 PHONE: (817) 640-8535



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPE FIRM: F-11917BPLS FIRM: 101538-00

THIS PLAT IS RECORDED IN INSTRUMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_