

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	\$1,447.90	\$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.

GENERAL NOTES

- Basis of Bearing City of Euless GPS Monumentation, Grid Coordinates.
- The subject property shown hereon hereon appears to be located in Zone X, (areas determined to be outside the 0.2% annual chance floodplain) as indicated on the Flood Insurance Rate Map No. 4813C0150K and 484113C0300K, Map Revised: July 7, 2014.
- 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.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property
- The City will not maintain any interior drainage systems that originate within this private development.

LEGEND

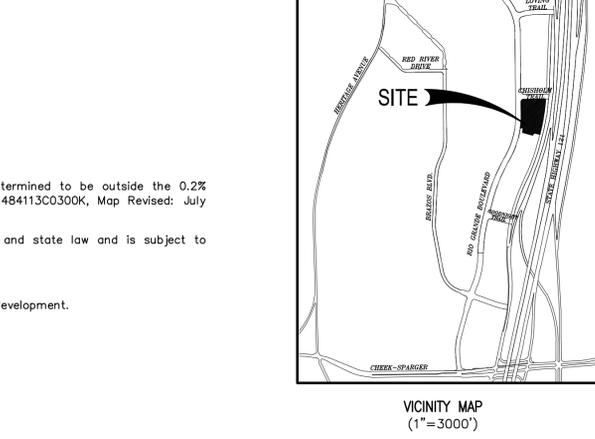
SIR SET IRON ROD WITH GRAHAM ASSOCIATES, INC., "GAI" CAP
 FIR FOUND 1/2 INCH IRON ROD WITH "SPIARSENG" CAP
 E.A.D.U.E. EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT
 C.C.R.T.C.T. COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS

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, Planning and Zoning Commission Date of P&Z Approval

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.



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, GLADE INFRASTRUCTURE, LLC., acting by and through the undersigned, its duly authorized agent are the sole owners of a 1.668 acre tract of land situated in the John Havens Survey, Abstract No. 685, Tarrant County, Texas, and being a portion of Tract 3, a tract of land conveyed to Glade Infrastructure, LLC., as recorded in Instrument No. D214052659, County Clerk Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Being a 1.668 acre tract of land situated in the J. Havens Survey, Abstract No. 685, Tarrant County, Texas and being a portion of Tract 3 of the land conveyed to Glade Infrastructure, LLC, as recorded in Document No. D214052659, County Clerk Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic cap marked "SPIARSENG", being the intersection of the south line of existing Chisholm Trail (an 80 foot right-of-way) and the west right-of-way line of State Highway 121 (a variable width right-of-way) being the beginning of a non-tangent curve to the right, having a radius of 2822.79 feet, a central angle of 06°48'41", and a long chord which bears South 09°28'31" West, 335.37 feet;

THENCE along said existing west right-of-way line and along said non-tangent curve to the right, an arc distance of 335.57 feet to a set 1/2 inch iron rod with plastic cap marked Graham Associates, Inc. "GAI";

THENCE North 77°29'49" West, leaving said existing west right-of-way line, a distance of 40.00 feet to a set 1/2 inch iron rod with plastic cap marked "GAI" cap, for the beginning of a non-tangent curve to the right having a radius of 5377.69 feet and a central angle of 00°18'45", and a long chord which bears South 12°06'38" West, 29.34 feet;

THENCE, along said non-tangent curve to the right an arc distance of 29.34 feet to a set 1/2 inch iron rod with plastic cap marked "GAI";

THENCE North 75°27'56" West, a distance of 120.94 feet to a set 1/2 inch iron rod with plastic cap marked "GAI", for the beginning of a non-tangent curve to the left having a radius of 1069.50 feet and a central angle of 02°58'58" and a long chord which bears North 06°45'44" East, 55.67 feet;

THENCE, along said non-tangent curve to the left an arc distance of 55.68 feet to a set 1/2 inch iron rod with plastic cap marked "GAI";

THENCE North 89°52'22" West, a distance of 27.15 feet to a set 1/2 inch iron rod with plastic cap marked "GAI", for the beginning of a non-tangent curve to the left having a radius of 1042.50 feet and a central angle of 6°05'01", and a long chord which bears North 02°26'14" East, 110.64 feet, said point being in the existing east right-of-way line of Rio Grande Boulevard (an 85 foot wide right-of-way) as described in Document No. D211113566, County Clerk Records, Tarrant County, Texas;

THENCE, along said existing east right-of-way line and along said non-tangent curve to the left an arc distance of 110.69 feet to a found 1/2 inch iron rod with plastic cap marked "SPIARSENG" for corner;

THENCE North 00°36'17" West, continuing along said existing east right-of-way line, a distance of 152.00 feet to a found 1/2 inch iron rod with plastic cap marked "SPIARSENG" for corner, being the south end of a corner-clip at the intersection of said existing east right-of-way line of Rio Grande Boulevard and said existing south right-of-way line of Chisholm Trail;

THENCE North 44°23'43" East, along said corner-clip and said east right-of-way line, a distance of 28.28 feet to a found 1/2 inch iron rod with plastic cap marked "SPIARSENG" for corner;

THENCE North 89°23'43" East, along said existing south right-of-way line, a distance of 197.23 feet to a found 1/2 inch iron rod with plastic cap marked "SPIARSENG" for corner, said point being the north end of a corner clip at the intersection of said south right-of-way line of Chisholm Trail and said west right-of-way line of State Highway 121;

THENCE South 42°23'56" East, along said corner-clip, a distance of 26.66 feet to the **POINT OF BEGINNING** and **CONTAINING** 72,661 square feet, 1.668 acres of land, more or less.

SURVEYOR'S CERTIFICATE

This Is To certify that I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, having platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curvature have been properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

 Michael L. Peterson Date
 Registered Professional Land Surveyor
 Texas Registration No. 5999

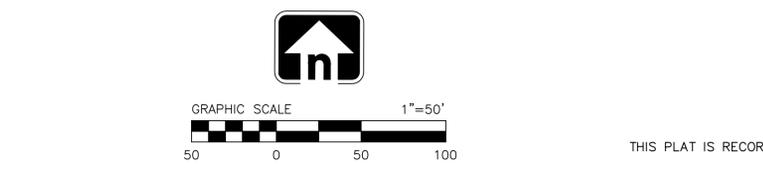
STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

 Notary Public, State of _____

My commission expires: _____



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GLADE INFRASTRUCTURE, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK C, GLADE PARKS ADDITION** on addition to the City of Euless, Tarrant County, 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, 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 holder. The City of Euless at the owners 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 easement 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.

WITNESSED MY HAND THIS _____ DAY OF _____, 2016.

GLADE INFRASTRUCTURE, LLC

Owner _____ Position in Corporation _____

Name of Corporation _____ Lien Holder if Applicable _____

To the best of my knowledge there are no liens against this property.

Owner _____
 WITNESSED MY HAND THIS _____ DAY OF _____, 2016.

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

 Notary Public, State of _____

My commission expires: _____

CURVE TABLE

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	6° 31' 09"	28.00'	1.59'	3.19'	S51° 48' 20"E	3.18'
C-2	58° 17' 54"	10.00'	5.58'	10.17'	S84° 12' 51"E	9.74'
C-3	60° 59' 41"	28.00'	16.49'	29.81'	N36° 08' 25"E	28.42'
C-4	6° 14' 09"	500.00'	27.24'	54.42'	N2° 31' 35"E	54.39'
C-5	6° 22' 25"	524.00'	29.18'	58.29'	N2° 35' 43"E	58.26'
C-7	91° 01' 42"	52.02'	52.96'	82.64'	N43° 50' 19"E	74.22'
C-8	89° 55' 58"	28.00'	27.97'	43.95'	N44° 22' 34"E	39.57'
C-10	98° 02' 38"	52.00'	59.87'	88.98'	S41° 32' 34"E	78.52'
C-11	98° 01' 15"	28.00'	32.22'	47.90'	S41° 31' 53"E	42.27'
C-12	3° 52' 32"	2749.75'	93.03'	185.99'	S9° 25' 03"W	185.96'
C-13	5° 23' 18"	2773.75'	130.52'	260.85'	S10° 10' 26"W	260.75'
C-14	93° 31' 00"	27.98'	29.75'	45.66'	S58° 03' 53"W	40.76'
C-15	0° 25' 29"	2752.85'	10.20'	20.41'	N13° 14' 27"E	20.41'
C-16	88° 00' 54"	28.00'	27.05'	43.01'	N30° 58' 45"W	38.91'
C-18	75° 02' 42"	28.00'	21.50'	36.67'	N31° 44' 35"W	34.11'
C-19	14° 55' 35"	136.99'	17.95'	35.69'	N82° 26' 59"W	35.59'

Parcel Line Table

LINE #	LENGTH	DIRECTION
L1	108.54'	N0° 35' 30"W
L2	109.54'	N0° 35' 30"W
L3	66.67'	N89° 24' 30"E
L4	66.65'	N89° 24' 30"E
L5	6.09'	N75° 13' 33"W
L6	36.24'	N74° 59' 12"W
L7	51.02'	N74° 59' 12"W
L8	7.67'	S89° 27' 33"W
L9	10.00'	S0° 32' 27"E
L10	8.44'	S89° 27' 33"W
L11	9.04'	S89° 24' 30"W
L12	10.00'	S0° 35' 30"E
L13	7.15'	S89° 24' 30"W
L14	27.34'	S89° 52' 51"W
L15	37.25'	N35° 23' 48"W
L16	16.42'	N0° 36' 17"W

FINAL PLAT
GLADE PARKS ADDITION
 LOT 1, BLOCK C
 BEING 1 LOT LOCATED ON 1.668 ACRES OF
 LAND OUT OF THE J. HAVENS SURVEY,
 ABSTRACT NO. 685
 CITY OF EULESS, TARRANT COUNTY, TEXAS
 APRIL 2016

CASE NO. 16-07-PP
Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 940-6535
 TEXAS REG. NO. F-15117BPLS.FIRM.101538-00

