

Parcel Line Table

LINE #	LENGTH	DIRECTION
L1	71.01'	N9° 11' 00"E
L2	82.06'	S13° 43' 49"W
L3	82.06'	N13° 43' 49"E
L4	73.16'	N2° 40' 18"E
L5	103.76'	S2° 40' 18"W
L6	167.37'	N76° 16' 11"W
L7	104.01'	S13° 43' 49"W
L8	8.57'	S76° 16' 11"E
L9	10.00'	S13° 43' 49"W
L10	8.57'	N76° 16' 11"W
L11	180.50'	N76° 16' 11"W
L12	180.50'	S76° 16' 11"E
L13	71.21'	S20° 14' 13"W
L14	71.26'	N6° 54' 53"E
L15	160.00'	S13° 43' 49"W
L16	133.00'	S13° 43' 49"W
L17	182.00'	S76° 16' 11"E
L18	8.57'	N76° 16' 11"W
L19	10.00'	S13° 43' 49"W
L20	8.57'	S76° 16' 11"E
L21	27.54'	S47° 43' 20"W

CURVE TABLE

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	47° 22' 57"	30.00'	13.16'	24.81'	S79° 18' 15"W	24.11'
C-2	89° 14' 22"	28.00'	27.63'	43.61'	N30° 53' 22"W	39.33'
C-3	90° 00' 00"	28.00'	28.00'	43.98'	S58° 43' 49"W	39.60'
C-4	11° 03' 31"	84.00'	8.13'	16.21'	S8° 12' 03"W	16.19'
C-5	11° 03' 31"	60.00'	5.81'	11.58'	S8° 12' 03"W	11.56'
C-6	78° 56' 29"	28.00'	23.06'	38.58'	S36° 47' 57"E	35.60'
C-7	90° 00' 00"	28.00'	28.00'	43.98'	N58° 43' 49"E	39.60'
C-8	90° 00' 00"	28.00'	28.00'	43.98'	S58° 43' 49"W	39.60'
C-9	40° 59' 50"	30.00'	11.22'	21.47'	N55° 46' 16"W	21.01'
C-10	40° 58' 17"	30.00'	11.22'	21.45'	N83° 14' 40"E	21.00'
C-11	90° 00' 00"	28.00'	28.00'	43.98'	S31° 16' 11"E	39.60'
C-12	90° 00' 00"	28.00'	28.00'	43.98'	N31° 16' 11"W	39.60'

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

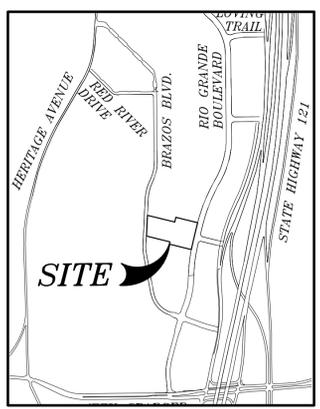
- * LEGEND *
- CAP STAMPED "GAI"
 - SIR SET IRON ROD 1/2 INCH WITH GRAHAM ASSOCIATES, INC. CAP
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - M.E.A.D.U.E. MUTUAL EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT
 - C.C.R.T.C.T. COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS

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.

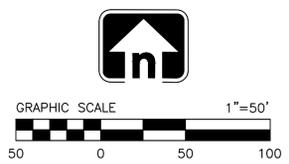
WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENTS (E.A.D.U.E.) (aka: fire lanes) THE ROADWAY SURFACE, SUBGRADE, MARKINGS AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

GENERAL NOTES

- Basis of bearing is City of Euless GPS Monumentation, Grid Coordinates.
- The City will not maintain any interior drainage systems that originate within this private development.
- 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.



VICINITY MAP
(1"=3000')



CITY APPROVAL BLOCK

THE CITY OF EULESS PLANNING AND ZONING COMMISSION, BEING THE MUNICIPAL AUTHORITY RESPONSIBLE FOR APPROVING PLATS, APPROVED THIS 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

OWNER
GLADE INFRASTRUCTURE I, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
817-480-6340

ENGINEERS/SURVEYORS
GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR. STE. 500
ARLINGTON, TEXAS 76011

FINAL PLAT
GLADE PARKS ADDITION
LOT 10, BLOCK K
BEING 1 LOT LOCATED ON 3,500 ACRES OF
LAND OUT OF THE JESSE DOSS SURVEY,
ABSTRACT NO. 441
CITY OF EULESS, TARRANT COUNTY, TEXAS
APRIL 2016

CASE NO. 16-08-PP

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 960-8335
TPE FIRM: F-19178PLS FIRM: 101538-00

SHEET 1 OF 2

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 3.500 acre tract of land situated in the Jesse Doss Survey, Abstract No. 441, Tarrant County, Texas, and being a portion of 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:

COMMENCING at a round 1/2 inch iron rod at the southeast corner of Brazos Boulevard right-of-way as recorded in County Clerk Document Number D213242835, County Clerk Records, Tarrant County, Texas, and the northeast corner of Brazos Boulevard right-of-way as recorded in County Clerk Document Number D214228118, County Clerk Records, Tarrant County, Texas, also being the west line of said Glade Infrastructure, LLC, tract;

THENCE South 02°39'46" West, along the east line of said right-of-way and the west line of said Glade Infrastructure, LLC tract, a distance of 91.23 feet to a set 1/2 inch iron rod with "GAI" cap for the POINT OF BEGINNING;

THENCE South 76°16'11" East, departing the east line of said right-of-way and the west of said Glade Infrastructure tract, a distance of 330.88 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 13°43'49" East, a distance of 56.00 feet to a set 1/2 inch iron with "GAI" cap;

THENCE South 76°16'11" East, a distance of 243.38 feet to set 1/2 inch iron rod with "GAI" cap, also being located in the west right-of-way line of Rio Grande Boulevard (an 80 foot right-of-way), also being located in a non-tangent curve to the left having a delta of 00°52'06", a radius of 2042.50 feet and a chord of South 14°09'04" West, 30.96 feet;

THENCE along said non-tangent tangent curve to the left and continuing along said west right-of-way line, an arc distance of 30.96 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 13°43'01" West, continuing along said west right-of-way line, a distance of 195.27 feet to a set 1/2 inch iron rod with "GAI" cap, being the beginning of a tangent curve to the left having a delta of 02°43'18", a radius of 2042.50 feet and a chord of South 12°21'23" West, 97.01 feet;

THENCE along said tangent curve and continuing along said west right-of-way line, an arc distance of 97.02 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 76°13'16" West, leaving said west right-of-way line, a distance of 245.53 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 13°43'49" East, a distance of 27.00 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 76°16'11" West, a distance of 283.93 feet to a set 1/2 inch iron rod with "GAI" cap, also being located in the east right-of-way line of said Brazos Boulevard;

THENCE North 02°39'46" East, following along said east right-of-way line, a distance of 244.55 feet to the POINT OF BEGINNING and containing 152,428 square feet or 3.500 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 10, BLOCK K, GLADE PARKS ADDITION an 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 of 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: _____

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600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBP&E FIRM # 11917BPLS FIRM 101538-00



THIS PLAT IS RECORDED IN INSTRUMENT NO. _____ DATED _____