

LOCATION MAP
1" = 1000'



LEGEND

(Not all items may be applicable)

o	1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	IRON ROD W/ PLASTIC CAP FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTI	UTILITY
FHE	FIRE HYDRANT EASEMENT
EADUE	EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS

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:

- 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 herein 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. 4843900115K, revised September 25, 2009.
- The City will not maintain any interior drainage systems that originate within private development.

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 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.

Dated this _____ 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

Lienholder: Bank of the Ozarks

By: _____
Name: _____
Title: _____

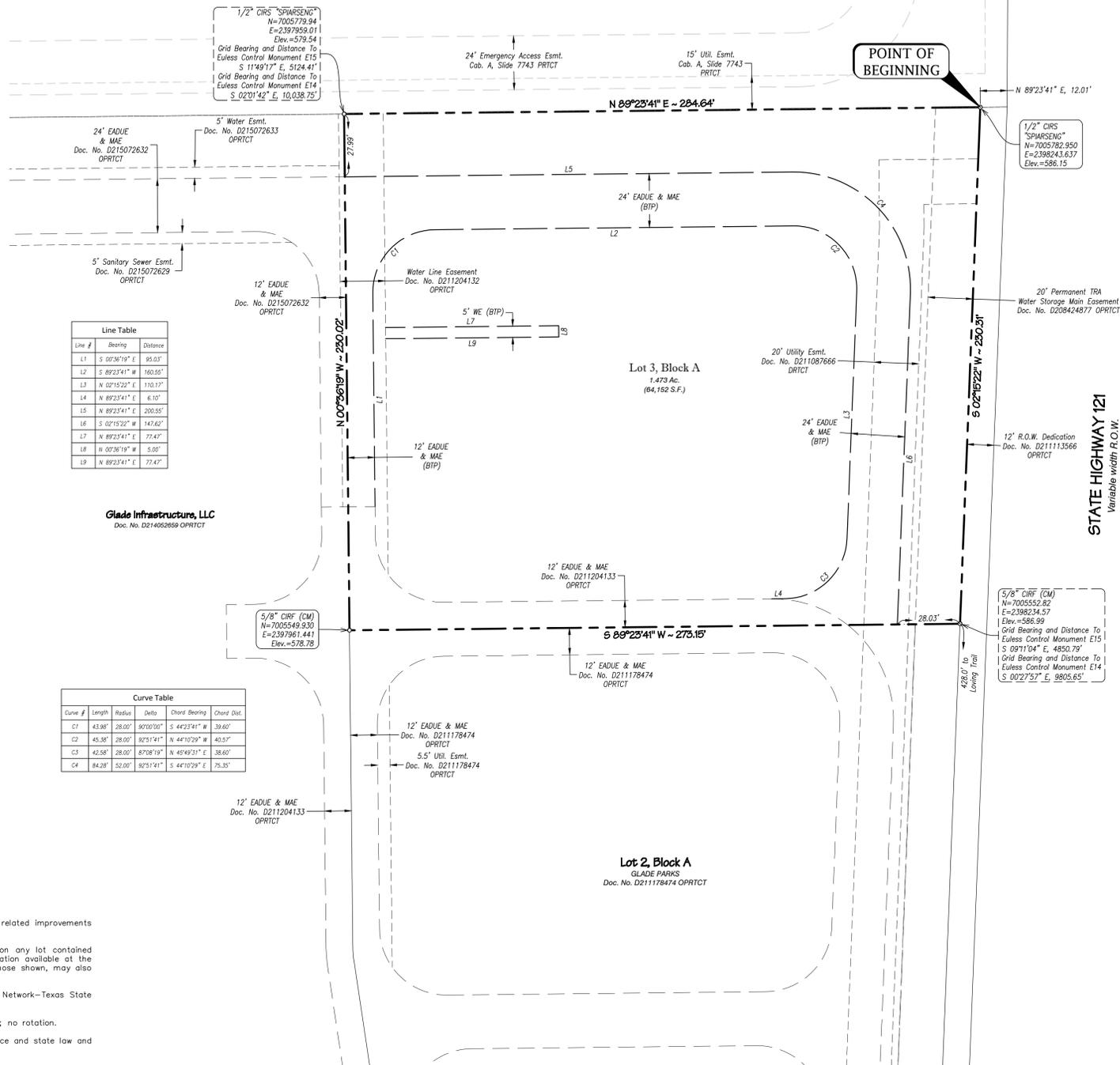
STATE OF TEXAS §
COUNTY OF _____ §

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

LOT 1, Block B
HERITAGE TOWNE CROSSING
Cub. A, Slide 7743 PRCT



Line Table

Line #	Bearing	Distance
L1	S 00°36'19" E	80.03'
L2	S 89°23'41" W	160.55'
L3	N 02°15'22" E	110.17'
L4	N 89°23'41" E	6.10'
L5	N 89°23'41" E	200.55'
L6	S 02°15'22" W	147.62'
L7	N 89°23'41" W	77.47'
L8	N 00°36'19" W	5.00'
L9	N 89°23'41" E	77.47'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	43.98'	28.00'	87°00'30"	S 44°23'41" W	38.60'
C2	45.58'	28.00'	92°51'41"	N 44°10'29" W	40.51'
C3	42.58'	28.00'	87°08'19"	N 45°49'31" E	38.60'
C4	84.28'	52.00'	92°51'41"	S 44°10'29" E	75.35'

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS We, Glade Outlots A, 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, Tarrant County, Texas, being a portion of a tract of land conveyed to Glade Outlots A, LLC, according to the deed recorded in Instrument No. D213323875 of the Official Public Records, Tarrant County, Texas (OPRTCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the south line of Heritage Towne Crossing, an addition recorded in Cabinet A, Slide 7743, Plat Records, Tarrant County, Texas (PRCT), and on the north line of said Glade 121 tract, from which the northeast corner thereof bears N 89°23'41" E, 12.01 feet;

THENCE S 02°15'22" W, 230.31 feet to a 5/8" iron rod with plastic cap found for the northeast corner of Lot 2, Block A, Glade Parks, an addition recorded in Document No. D211178474 OPRTCT;

THENCE S 89°23'41" W, 273.15 feet along the north line thereof to a 5/8" iron rod with plastic cap found on the east line of a tract conveyed to Glade Infrastructure, LLC, recorded in Document No. D214052659 OPRTCT, for the northwest corner of Lot 2;

THENCE N 00°36'19" W, 230.02 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of said Glade Infrastructure tract, and being on the south line of Heritage Towne Crossing;

THENCE N 89°23'41" E, 284.64 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 64,152 square feet or 1.473 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Glade Outlots A, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **GLADE PARKS, LOT 3, BLOCK A**, 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 Outlots A, 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 holder(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 Winnebago County, Illinois, this _____ day of _____, 2015.

GLADE OUTLOTS A, 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

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
Approval
and Zoning Commission

Date of P&Z

Case #15-09-IP
FINAL PLAT

GLADE PARKS
LOT 3, BLOCK A

1.473 Acres / 64,152 Sq. Ft.

OUT OF THE J. HAVENS SURVEY, ABSTRACT NO. 685
CITY OF EULESS, TARRANT COUNTY, TEXAS

OWNER / APPLICANT
Glade Outlots A, LLC
6723 Weaver Road, Ste. 108
Rockford, IL 61114
Telephone (81) 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