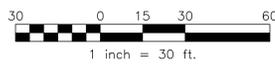


LOCATION MAP  
1" = 1000'



**LEGEND**  
(Not all items may be applicable)

o	1/2" IRON ROD WITH YELLOW CAP STAMPED "SPIARSENG" 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

**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 this private development.
- The EADUE & MAE recorded in Document No. D211204137, is hereby abandoned by this plat and is to be replaced by the EADUE & MAE shown herein.

**Curve Table**

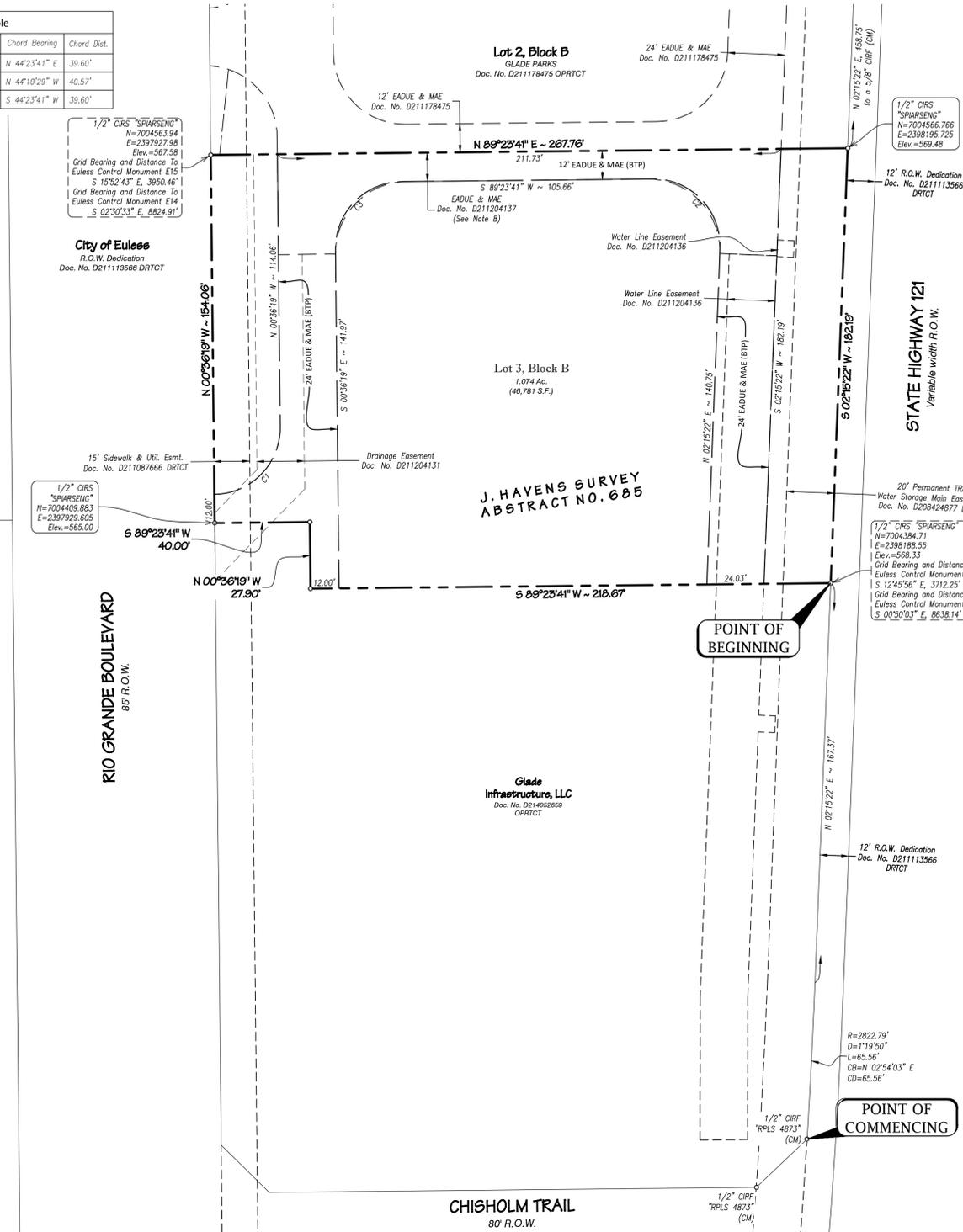
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	43.98'	28.00'	90°00'00"	N 44°23'41" E	39.60'
C2	45.38'	28.00'	92°51'41"	N 44°10'29" W	40.57'
C3	43.98'	28.00'	90°00'00"	S 44°23'41" W	39.60'

1/2" CIRCS "SPIARSENG"  
N=7004563.94  
E=2397927.98  
Elev.=567.58  
Grid Bearing and Distance To Euless Control Monument E15  
S 15°52'43" E, 3950.46'  
Grid Bearing and Distance To Euless Control Monument E14  
S 02°50'33" E, 8824.91'

**City of Euless**  
R.O.W. Dedication  
Doc. No. D21113566 DRCT

**Glade Inline I, LLC**  
Doc. No. D21443036 OPRTCT

**Glade Lifestyle, LLC**  
Doc. No. D214230415 OPRTCT



**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 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 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 the foregoing instrument, and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas

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

COMMENCING at a 1/2" iron rod with plastic cap stamped "RPLS 4873" found at the northeast end of a corner clip at the intersection of the west line of State Highway 121 (a variable width public right-of-way) with the north line of Chisholm Trail (an 80 foot right-of-way), said rights-of-way having been conveyed to the City of Euless, recorded in Document No. D21113566 OPRTCT;

THENCE along the west line of said highway, around a curve to the left having a central angle of 01°19'50", a radius of 2822.79 feet, a chord of N 02°54'03" E - 65.56 feet, an arc length of 65.56 feet;

THENCE N 02°15'22" E, 167.37 feet continuing along the west line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the POINT OF BEGINNING of the subject tract;

THENCE S 89°23'41" W, 218.67 feet departing said line to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 00°36'19" W, 27.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 89°23'41" W, 40.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Rio Grande Boulevard (85 foot public right-of-way), as conveyed to the City of Euless, recorded in Document No. D21113566 OPRTCT;

THENCE N 00°36'19" W, 154.06 feet along the east line thereof to the southwest corner of Lot 2, Block B, Glade Parks according to the plat recorded in Document No. D211178475 OPRTCT;

THENCE N 89°23'41" E, 267.76 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of said highway, from which a 5/8" iron rod with plastic cap found for the northeast corner of Lot 1, Block B, Glade Parks bears N 02°15'22" E, 458.75 feet;

THENCE S 02°15'22" W, 182.19 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 46,781 square feet or 1.074 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 B, 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 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 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 and Zoning Commission

Date of P&Z Approval \_\_\_\_\_

**Case #15-10-FP  
FINAL PLAT**

**GLADE PARKS  
LOT 3, BLOCK B**

BEING 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 (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