

LOCATION MAP
Scale: 1"=2000'

LEGEND
(Not all items may be applicable)

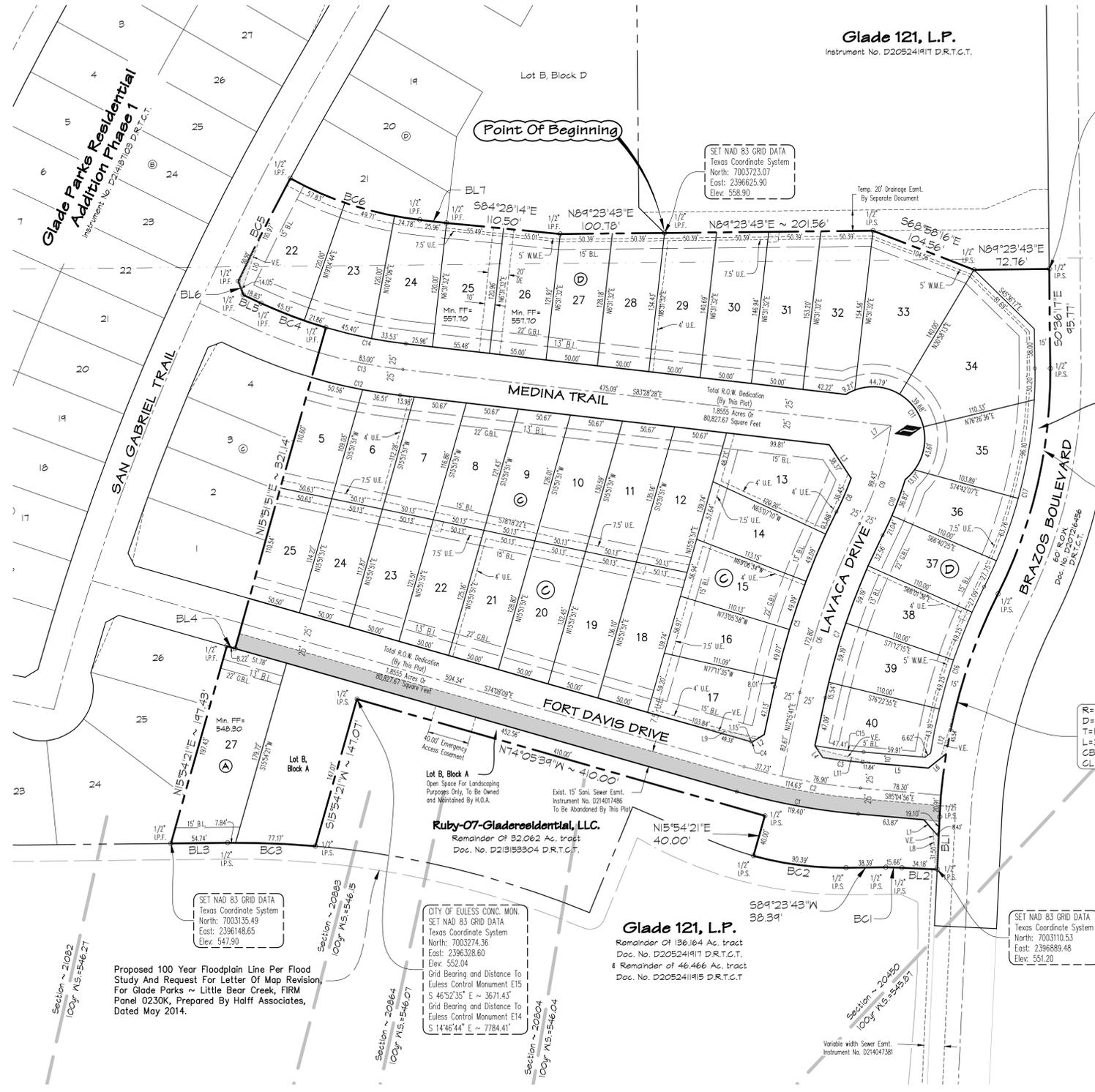
C	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMP	ALLIUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
FALE	FIRELANE, ACCESS & UTILITY EASEMENT
STE	STREET EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
UUE	10' X 10' UTILITY EASEMENT
VAN	VISIBILITY EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
GBL	GARAGE BUILDING LINE
◆	STREET NAME CHANGE
▲	STREET DESIGNATION
▬	STREET FRONTAGE
☐	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
N.T.S.	NOT TO SCALE
(DRCT)	DEED RECORDS, TARRANT COUNTY, TEXAS
(PRCT)	PLAT RECORDS, TARRANT COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Units Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1	2.50	\$3,694.75	\$1,311.75
1.5	5.00	\$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:**
1. Notice 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.
 2. No Flood Plain exists on this site.
 3. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPARSENG" unless otherwise noted.
 4. Lots B, Block A, and Lot C, Block D are to be owned and maintained by the residential H.O.A. These lots are "non-buildable" and are for landscape purposes and screening walls only.
 5. Combined scale factor including elevation adjustment is 0.999877446. Rotation from plat bearing to grid bearing is 00°36'22" counterclockwise. East line of proposed Lot C, Block D, Glade Parks Residential Addition Phase 1 - (plat) S00°00'00"E, (NAD 83 Grid Bearing) S00°36'22"E
 6. The City will not maintain any private drainage systems within this private development.
 7. The maximum sideyard fence line for Lot 13 & 17, Block C, and Lots 22, Block D is 15' (side building Line).



Proposed 100 Year Floodplain Line Per Flood Study And Request For Letter Of Map Revision, For Glade Parks ~ Little Bear Creek, FIRM Panel 0230K, Prepared by Half Associates, Dated May 2014.

Boundary Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	275.00'	3°15'47"	7.83'	15.66'	N88°50'23"W	15.66'
BC2	325.00'	1°56'05"	45.49'	90.99'	N82°30'13"W	90.10'
BC3	845.00'	5°26'30"	42.53'	85.00'	N87°53'02"W	84.97'
BC4	460.00'	8°20'35"	33.55'	66.98'	N69°28'19"W	66.82'
BC5	2944.64'	2°39'19"	55.50'	110.91'	N26°53'24"E	110.96'
BC6	340.00'	22°11'55"	67.01'	192.32'	S72°14'30"E	191.44'

Boundary Line Table

Line #	Length	Direction
BL1	50.60'	S02°39'30"W
BL2	34.18'	N87°20'30"W
BL3	54.74'	S84°23'43"W
BL4	8.22'	S74°08'04"E
BL5	18.83'	N65°18'01"W
BL6	14.05'	N19°55'44"W
BL7	25.96'	S63°28'28"E

Drawing: 15.03.03.08513-186 Glade Parks Phase 213-166-001.dwg, Sheet: 1 of 2, Date: 10/17/2016 11:54:10 AM, Plotted by: D:\staff\p101101\101101.dwg, 10/17/2016 12:03 PM

CASE NUMBER 16-10-FP
FINAL PLAT

GLADE PARKS RESIDENTIAL ADDITION PHASE 2
43 TOTAL LOTS
(41 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS)
LOCATED ON 9.151 ACRES OF LAND
OUT OF THE
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685
JESSE DOSS SURVEY, ABSTRACT NO. 441
CITY OF EULESS, TARRANT COUNTY, TEXAS

Owner: COMMUNITY DEVELOPMENT CAPITAL GROUP, LLC
8585 E. Hartford Drive, Suite 118
Scottsdale, AZ 85255
Telephone (602) 418-0443
Contact: Steven S. Benson

Applicant/Developer: K. Hovanian Homes
5808 Plano Parkway
Plano, Texas 75093
Telephone (469) 737-1400
Fax: (972) 421-6298
Contact: Daniel Satsky

Engineer / Surveyor: Spiers Engineering, Inc. T&E No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Fax: (972) 422-0075
Contact: Tim C Spiers

Scale 1"=60' September, 2016 **SHEET 1 OF 2**

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Community Development Capital Group LLC., is the owner of a tract of land situated in the John H. Havens Survey, Abstract No. 685 and Jesse Doss Survey, Abstract No. 441, Tarrant County, Texas and being part of a tract of land described in deed to Glade 121, L.P., as recorded in Instrument No. D205241917, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of Lot C, Block D of Glade Parks Residential Addition Phase 1, as recorded in Cabinet Number D214187103 Plat Records, Tarrant County, Texas;

THENCE N 89°23'43" E, 201.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE S 68°58'16" E, 104.56 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE N 89°23'43" E, 72.76 feet to a City of Euless concrete monument set for corner on the west line of Brazos Boulevard, 60 foot right-of-way, as recorded in Document No. D212104750 DRTCT;

THENCE along the west line of said Brazos Boulevard, the following:

S 00°36'17" E, 95.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

Around a tangent curve to the right having central angle of 27°25'36", a radius of 470.00 feet, a chord of S 13°06'30" W - 222.84 feet, an arc length of 224.98 feet to 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

Around a reverse curve having central angle of 24°09'49", a radius of 530.00 feet, chord of S 14°44'22" W - 221.87 feet, an arc length of 223.52 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set

And S 02°39'30" W, 50.60 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE N 87°20'30" W, 34.18 feet departing said west line of Brazos Boulevard, to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

Around a tangent curve to the left having a central angle of 03°15'47", a radius of 275.00 feet, a chord N 88°58'23" W - 15.66 feet, an arc length of 15.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE S 89°23'43" W, 38.39 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 15°56'05", a radius of 325.00 feet, a chord N 82°38'13" W - 90.10 feet, an arc length of 90.39 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the east line of a tract conveyed to Ruby-07-Gladeresidential, LLC, recorded in Document No. D213153304 DRTCT;

THENCE N 15°54'21" E, 40.00 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE N 74°05'39" W, 410.00 feet along the common line thereof to a City of Euless concrete monument set;

THENCE S 15°54'21" W, 147.07 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE departing said common line, around a non-tangent curve to the left having a central angle of 05°26'30", a radius of 895.00 feet, a chord of N 87°53'02" W - 84.97 feet, an arc length of 85.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE S 89°23'43" W, 54.74 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the southeast corner of said Glade Parks Residential Addition Phase 1;

THENCE along the east boundary of said Glade Parks Residential Addition Phase 1, the following:

N 15°54'21" E, 197.43 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 74°08'09" E, 8.22 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 15°51'51" E, 321.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

Around a non-tangent curve to the right having a central angle of 08°20'35", a radius of 460.00 feet, a chord N 69°28'19" W - 66.92 feet, an arc length of 66.98 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 65°18'01" W, 18.83 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

N 19°55'44" W, 14.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

Around a non-tangent curve to the right having a central angle of 02°39'19", a radius of 2394.64 feet, a chord N 26°53'24" E - 110.96 feet, an arc length of 110.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

Around a non-tangent curve to the left having a central angle of 22°17'55", a radius of 340.00 feet, a chord S 72°19'30" E - 131.49 feet, an arc length of 132.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 83°28'28" E, 25.96 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

S 84°28'14" E, 110.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" found;

And N 89°23'43" E, 100.78 feet to the Point Of Beginning and containing 398,638 square feet or 9.151 acres of land.

Now therefore know all men by these presents:

That Community Development Capital Group LLC., through the undersign authority, does hereby adopt this plat designating the herein above described property as GLADE PARKS RESIDENTIAL ADDITION PHASE 2, 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, Community Development Capital Group LLC., does hereby bind (himself/herself/itself), (his/hers/its) successors and assigns to forever warrant and defend all and singular the above described streets, alley, easements and right 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 at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS _____ DAY OF _____, 2016.

COMMUNITY DEVELOPMENT CAPITAL GROUP LLC. a Delaware limited liability company

By: Steven S. Benson, the manager of CDCG Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of Community Development Capital Group LLC

NOTARY CERTIFICATE

STATE OF ARIZONA §
COUNTY OF MARICOPA §

The foregoing instrument was acknowledged before me this the ____day of _____2016, by Steven S. Benson, the manager of CDCG Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of Community Development Capital Group LLC, a Delaware limited liability company, for and on behalf thereof.

Notary Public

My commission expires

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Euless, Texas.

Dated this the _____ day of _____, 2016.

Darren K. Brown, Registered Professional Land Surveyor Texas No. 5252



NOTARY CERTIFICATE

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 _____, 2016.

Notary Public, State of Texas

Table with 3 columns: Line #, Length, Direction. Rows L1 through L12.

Table with 7 columns: Curve #, Radius, Delta, Tangent, Length, Chord Bearing, Chord. Rows C1 through C17.

CITY APPROVAL BLOCK FOR FINAL PLATS:

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

GLADE PARKS RESIDENTIAL ADDITION PHASE 2 43 TOTAL LOTS (41 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS) LOCATED ON 9.151 ACRES OF LAND OUT OF THE JOHN H. HAVENS SURVEY, ABSTRACT NO. 685 JESSE DOSS SURVEY, ABSTRACT NO. 441 CITY OF EULESS, TARRANT COUNTY, TEXAS

Owner: COMMUNITY DEVELOPMENT CAPITAL GROUP, LLC. 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ. 85255 Telephone (602) 418-0443 Contact: Steven S. Benson
Applicant/Developer: K. Hovnanian Homes 5808 Plano Parkway Plano, Texas 75093 Telephone (469) 737-1400 Fax: (972) 407-6298 Contact: Daniel Satsky
Engineer / Surveyor: Spiers Engineering, Inc. 18PE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Fax: (972) 422-0075 Contact: Tim C Spiers