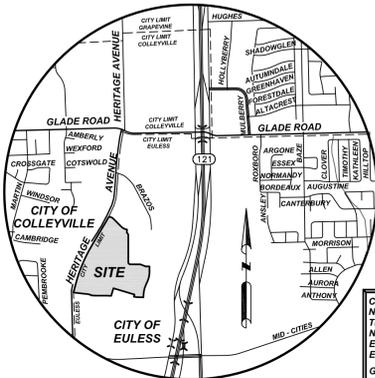
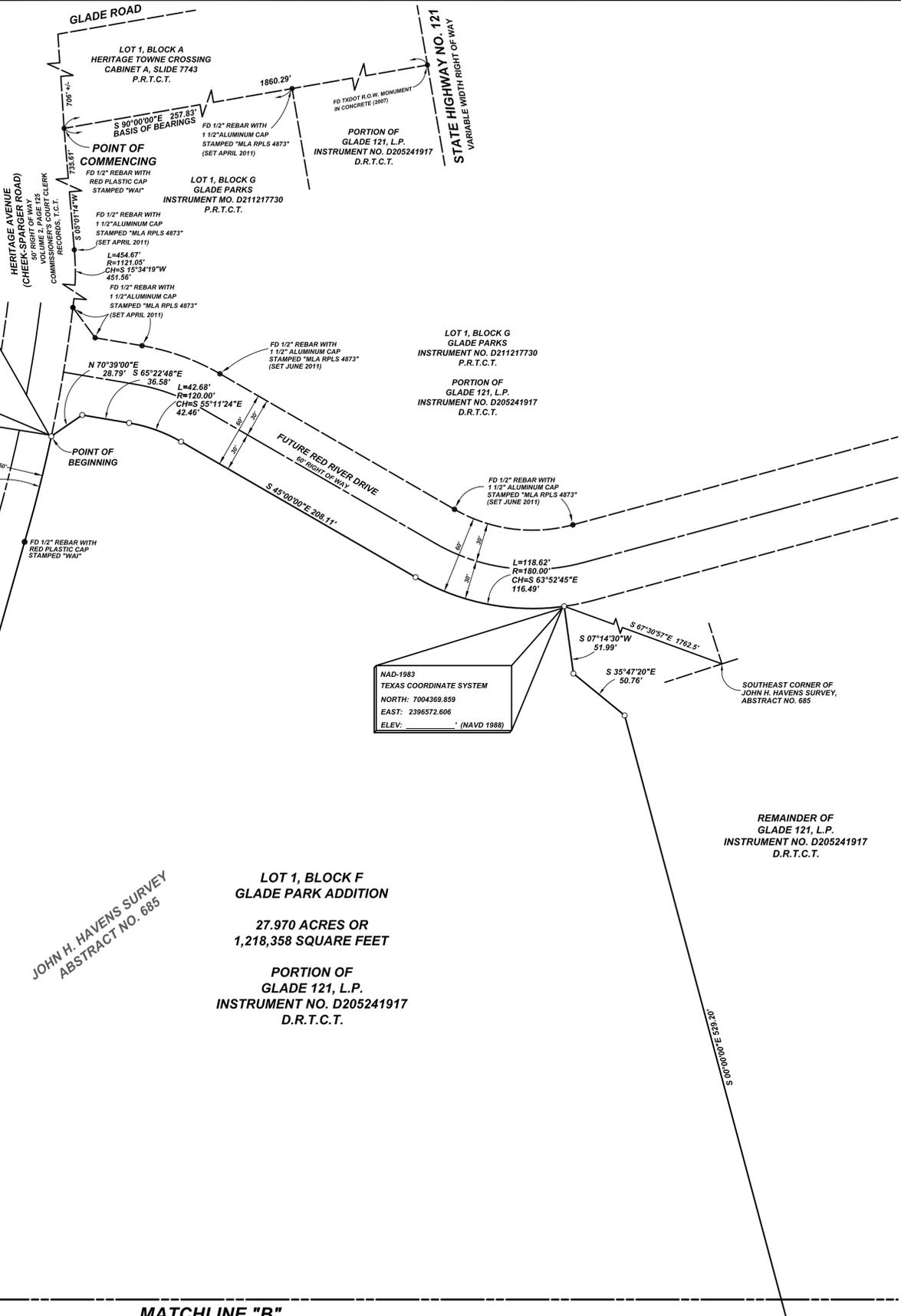


**VICINITY MAP**

SCALE: 1" = 2000'



CONCRETE MONUMENT SET  
 NAD-1983  
 TEXAS COORDINATE SYSTEM  
 NORTH: 7004594.549  
 EAST: 2396223.191  
 ELEV: \_\_\_\_\_ (NAVD 1988)  
 GRID BEARING AND DISTANCE TO  
 EULESS CONTROL MONUMENT E15  
 S 36°02'28"E 4735.42'  
 GRID BEARING AND DISTANCE TO  
 EULESS CONTROL MONUMENT E13  
 S 08°54'12"E 14431.26'



**LOT 1, BLOCK F  
 GLADE PARK ADDITION**  
 27.970 ACRES OR  
 1,218,358 SQUARE FEET  
 PORTION OF  
 GLADE 121, L.P.  
 INSTRUMENT NO. D205241917  
 D.R.T.C.T.

JOHN H. HAVENS SURVEY  
 ABSTRACT NO. 685

**LEGEND**

- FD ... FOUND
- ... FD 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" (SET JUNE 2011) (UNLESS NOTED OTHERWISE)
- ... SET 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" (UNLESS NOTED OTHERWISE)

**OWNER/DEVELOPER**

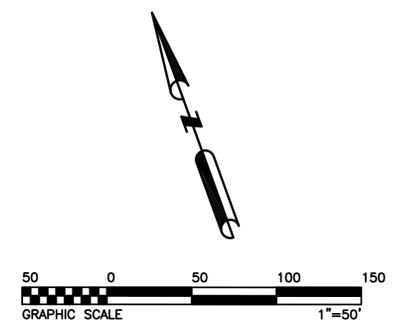
GLADE 121, LP  
 4949 HARRISON AVENUE  
 ROCKFORD, ILLINOIS 61108  
 (817) 807-7678

**ENGINEER**

SPARS ENGINEERING, INC.  
 765 CUSTER ROAD, SUITE 100  
 PLANO, TEXAS 75075  
 CONTACT: KEVIN WIER, P.E.  
 (972) 422-0077

**GENERAL NOTES**

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF HERITAGE TOWNE CROSSING, AS RECORDED IN CABINET A, SLIDE 7743, PLAT RECORDS, TARRANT COUNTY, TEXAS, SHOWN THEREON AS EAST.
  2. COMBINED SCALE FACTOR INCLUDING ELEVATION ADJUSTMENT IS 0.999877857556. ROTATION FROM PLAT BEARING TO GRID BEARING IS 00°36'22" COUNTERCLOCKWISE. NORTH LINE OF LOT 1, BLOCK H - (PLAT) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, (NAD 83 GRID BEARING) NORTH 89 DEGREES 23 MINUTES 38 SECONDS EAST.
  3. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY REPUBLIC TITLE OF TEXAS, GF NO. 11R13395 FWS, ISSUED JUNE 28, 2011. REFERENCE IS MADE TO SAID COMMITMENTS AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS.
  - MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.
  4. 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 WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
  5. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT OR RE-PLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
  6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48439C0115 K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN:  
 ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:  
 "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."
- THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP AVAILABLE ON SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.



**IMPACT FEE TABLE**

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	\$1,336.97	\$92.25
1	2.5	\$3,342.42	\$191.42
1.5	5.0	\$6,684.83	\$382.84
2	8.0 - 10.0	\$10,695.72	\$612.54
3	16.0 - 24.0	\$32,087.16	\$1,837.62
4	25.0 - 42.0	\$56,152.53	\$3,215.84
6	50.0 - 92.0	\$123,000.78	\$7,044.21
8	80.0 - 160.0	\$213,914.40	\$12,250.80
10	115.0 - 250.0	\$334,241.25	\$19,141.88

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.

**CONVEYANCE PLAT CASE NO.:** \_\_\_\_\_  
**LOT 1, BLOCK F**  
**GLADE PARKS ADDITION**  
 1 LOT LOCATED ON 27.970 ACRES OF LAND OUT OF THE  
 JOHN H. HAVENS SURVEY, ABSTRACT NO. 685  
 AND JESSE DOSS SURVEY, ABSTRACT NO. 441  
 CITY OF EULESS, TARRANT COUNTY, TEXAS  
 DATE OF PREPERATION: FEBRUARY 2012

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2012

DATE: 2/21/2012	JOB NO.: 11047F	DRAWN BY: SPA	CHECKED BY: MLL
<b>MARSHALL LANCASTER &amp; ASSOCIATES, INC.</b> CONSULTING LAND SURVEYORS			
<i>commercial, retail and industrial construction surveying - land title surveys - topography - subdivision platting</i>			
1864 North Norwood Drive, Suite E, Hurst, TX 76054 metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com			
SCALE: 1" = 50'			SHEET NO. 1 OF 3

MATCHLINE "B"

MATCHLINE "B"

APPROXIMATE SURVEY LINE

LOT 1, BLOCK F  
GLADE PARK ADDITION  
27.970 ACRES OR  
1,218,358 SQUARE FEET  
PORTION OF  
GLADE 121, L.P.  
INSTRUMENT NO. D205241917  
D.R.T.C.T.

JESSE DOSS SURVEY  
ABSTRACT NO. 441

APPROXIMATE  
LOCATION OF  
CITY LIMITS LINE

L=786.34'  
R=2839.64'  
CH=N 22°56'42"E  
783.83'

L=786.34'  
R=2839.64'  
CH=N 22°56'42"E  
783.83'

HERITAGE AVENUE  
(CHEEK-SPARGER ROAD)  
50' RIGHT OF WAY  
COMMISSIONER'S COURT CLERK  
RECORDS, T.C.T.

N 15°00'00"E 167.53'

CONCRETE MONUMENT SET  
NAD-1983  
TEXAS COORDINATE SYSTEM  
NORTH: 7003188.441  
EAST: 2395583.313  
ELEV: (NAVD 1988)  
GRID BEARING AND DISTANCE TO  
EULESS CONTROL MONUMENT E15  
S 54°43'45"E 4196.27'  
GRID BEARING AND DISTANCE TO  
EULESS CONTROL MONUMENT E13  
S 12°36'10"E 13168.72'

DRILL SITE  
INSTRUMENT NO. D205241916  
D.R.T.C.T.

40' EMERGENCY ACCESS, ACCESS &  
PIPELINE EASEMENT  
INSTRUMENT NO. D211290401, D.R.T.C.T.

40' ACCESS & PIPELINE EASEMENT  
INSTRUMENT NO. D211290401, D.R.T.C.T.

N 73°29'22"W 410.00'

L=90.39'  
R=325.00'  
CH=N 82°01'56"W  
90.10'

L=15.66'  
R=275.00'  
CH=N 88°22'06"W  
15.66'

DRAINAGE EASEMENT  
INSTRUMENT NO. D211306567, D.R.T.C.T.

NAD-1983  
TEXAS COORDINATE SYSTEM  
NORTH: 7003111.442  
EAST: 2396890.656  
ELEV: (NAVD 1988)



REMAINDER OF  
GLADE 121, L.P.  
INSTRUMENT NO. D205241917  
D.R.T.C.T.



**LEGEND**

- FD ... FOUND
- ... FD 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" (SET JUNE 2011) (UNLESS NOTED OTHERWISE)
- ... SET 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" (UNLESS NOTED OTHERWISE)

**OWNER/DEVELOPER**

GLADE 121, LP  
4949 HARRISON AVENUE  
ROCKFORD, ILLINOIS 61108  
(817) 807-7678

**ENGINEER**

SPIARS ENGINEERING, INC.  
765 CUSTER ROAD, SUITE 100  
PLANO, TEXAS 75075  
CONTACT: KEVIN WIER, P.E.  
(972) 422-0077

CONVEYANCE PLAT CASE NO.: \_\_\_\_\_  
**LOT 1, BLOCK F**  
**GLADE PARKS ADDITION**  
1 LOT LOCATED ON 27.970 ACRES OF LAND OUT OF THE  
JOHN H. HAVENS SURVEY, ABSTRACT NO. 685  
AND JESSE DOSS SURVEY, ABSTRACT NO. 441  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
DATE OF PREPERATION: FEBRUARY 2012

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2012

DATE: 2/21/2012 JOB NO.: 11047F DRAWN BY: SPA CHECKED BY: MLL

**MARSHALL LANCASTER & ASSOCIATES, INC.**  
CONSULTING LAND SURVEYORS

commercial, retail and industrial construction surveying - land title surveys - topography - subdivision platting

1864 North Norwood Drive, Suite E, Hurst, TX 76054  
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com

SCALE: 1" = 50'

SHEET NO. 2 OF 3

## OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, **GLADE 121, LP** IS THE SOLE OWNER OF TRACT OR PARCEL OF LAND BEING SITUATED IN THE JOHN H. HAVENS SURVEY, ABSTRACT NO. 685 AND JESSE DOSS SURVEY, ABSTRACT NO. 441, TARRANT COUNTY, TEXAS, AND BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO GLADE 121, L.P., RECORDED IN INSTRUMENT NO. D205241917, DEED RECORDS, TARRANT COUNTY, TEXAS, AND DEED RECORDED IN INSTRUMENT NO. D205241915, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "WAI" FOUND AT THE NORTHWEST CORNER OF SAID GLADE 121 TRACT, RECORDED IN INSTRUMENT NO. D205241917, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF HERITAGE AVENUE (ACCORDING TO SAID INSTRUMENT NO. D205241917);

**THENCE** ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID GLADE 121 TRACT, RECORDED IN INSTRUMENT NO. D205241917, SOUTH 05 DEGREES 01 MINUTES 14 SECONDS WEST A DISTANCE OF 735.61 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1121.05 FEET;

**THENCE** CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND WEST LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 14 MINUTES 15 SECONDS, AN ARC LENGTH OF 454.67 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 34 MINUTES 19 SECONDS WEST A DISTANCE OF 451.56 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET, SAID POINT BEING THE **POINT OF BEGINNING**;

**THENCE** NORTH 70 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 28.79 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 65 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 36.58 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 22 MINUTES 49 SECONDS, AN ARC LENGTH OF 42.68 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 55 DEGREES 11 MINUTES 24 SECONDS EAST A DISTANCE OF 42.46 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 208.11 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 180.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 45 MINUTES 31 SECONDS, AN ARC LENGTH OF 118.62 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 63 DEGREES 52 MINUTES 45 SECONDS EAST A DISTANCE OF 116.49 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 07 DEGREES 14 MINUTES 30 SECONDS WEST A DISTANCE OF 51.99 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 35 DEGREES 47 MINUTES 20 SECONDS EAST A DISTANCE OF 50.76 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 529.20 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 44 DEGREES 59 MINUTES 57 SECONDS EAST A DISTANCE OF 34.62 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 201.56 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 68 DEGREES 21 MINUTES 59 SECONDS EAST A DISTANCE OF 104.56 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 72.76 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 95.77 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 470.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 25 MINUTES 36 SECONDS, AN ARC LENGTH OF 224.98 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 13 DEGREES 42 MINUTES 47 SECONDS WEST A DISTANCE OF 222.84 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 530.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 09 MINUTES 49 SECONDS, AN ARC LENGTH OF 223.52 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 221.87 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 03 DEGREES 15 MINUTES 47 SECONDS WEST A DISTANCE OF 50.60 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 86 DEGREES 44 MINUTES 18 SECONDS WEST A DISTANCE OF 34.18 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 15 MINUTES 47 SECONDS, AN ARC LENGTH OF 15.66 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 86 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 15.66 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 38.39 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 56 MINUTES 05 SECONDS, AN ARC LENGTH OF 90.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 82 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 90.10 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 16 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 73 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 410.00 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 16 DEGREES 30 MINUTES 38 SECONDS WEST A DISTANCE OF 147.07 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 5 DEGREES 26 MINUTES 28 SECONDS, AN ARC LENGTH OF 84.99 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 87 DEGREES 16 MINUTES 46 SECONDS WEST A DISTANCE OF 84.96 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 201.63 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 635.00 FEET;

**THENCE** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 16 MINUTES 29 SECONDS, ARC LENGTH OF 91.71 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 85 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 91.63 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 15 DEGREES 27 MINUTES 50 SECONDS WEST A DISTANCE OF 6.64 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 72 DEGREES 29 MINUTES 10 SECONDS WEST A DISTANCE OF 32.85 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 77 DEGREES 54 MINUTES 45 SECONDS WEST A DISTANCE OF 28.59 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 84 DEGREES 37 MINUTES 13 SECONDS WEST A DISTANCE OF 36.26 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 86 DEGREES 17 MINUTES 59 SECONDS WEST A DISTANCE OF 25.54 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** NORTH 83 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 206.43 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

**THENCE** ALONG SAID WEST LINE AND ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING 4 COURSES:

1. NORTH 15 DEGREES 00 MINUTES 09 SECONDS EAST A DISTANCE OF 167.53 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET, SAID POINT BEING AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2839.64 FEET;

2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 58 SECONDS, AN ARC LENGTH OF 786.34 FEET, BEING SUBTENDED BY A CHORD NORTH 22 DEGREES 56 MINUTES 42 SECONDS EAST A DISTANCE OF 783.83 FEET TO A 1/2" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

3. NORTH 30 DEGREES 53 MINUTES 12 SECONDS EAST A DISTANCE OF 516.04 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "WAI" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1121.05 FEET;

4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 16 MINUTES 02 SECONDS, AN ARC LENGTH OF 83.49 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 83.48 FEET TO THE **POINT OF BEGINNING**, CONTAINING 27.970 ACRES OR 1,218,358 SQUARE FEET OF LAND, MORE OR LESS.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT **GLADE 121, LP**, THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOT 1, BLOCK F, GLADE PARK ADDITION**, 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 121, LP**, DOES HEREBY BIND (HIMSELF/HERSELF/ITSELF), (HIS/HERS/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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF EULESS, TEXAS.

WITNESS, MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

**GLADE 121, LP**

BY: \_\_\_\_\_  
**JERRY WEBER**

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JERRY WEBER**, OF **GLADE 121, LP**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## CITY APPROVAL

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

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL LANCASTER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINT OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

\_\_\_\_\_  
PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE



\_\_\_\_\_  
MARSHALL LANCASTER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4873

CONVEYANCE PLAT CASE NO.: \_\_\_\_\_

**LOT 1, BLOCK F**

**GLADE PARKS ADDITION**

**1 LOT LOCATED ON 27.970 ACRES OF LAND OUT OF THE**

**JOHN H. HAVENS SURVEY, ABSTRACT NO. 685**

**AND JESSE DOSS SURVEY, ABSTRACT NO. 441**

**CITY OF EULESS, TARRANT COUNTY, TEXAS**

**DATE OF PREPERATION: FEBRUARY 2012**

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2012

## OWNER/DEVELOPER

GLADE 121, LP  
4949 HARRISON AVENUE  
ROCKFORD, ILLINOIS 61108  
(817) 807-7678

## ENGINEER

SPIARS ENGINEERING, INC.  
765 CUSTER ROAD, SUITE 100  
PLANO, TEXAS 75075  
CONTACT: KEVIN WIER, P.E.  
(972) 422-0077

DATE: 2/21/2012    JOB NO.: 11047F    DRAWN BY: SPA    CHECKED BY: MLL

**MARSHALL LANCASTER & ASSOCIATES, INC.**  
**CONSULTING LAND SURVEYORS**

*commercial, retail and industrial construction surveying - land title surveys - topography - subdivision platting*

1864 North Norwood Drive, Suite E, Hurst, TX 76054  
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com

SHEET NO. 3 OF 3